

Report to: **Executive**  
Date: **7 March 2024**  
Title: **Totnes Conservation Area Appraisal & Management Plan**  
Portfolio Area: **Planning - Cllr D Thomas Deputy Leader of the Council**  
Wards Affected: **Totnes**  
Urgent Decision: **N** Approval and clearance obtained: **Y**

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**RECOMMENDATION:**

**It is RECOMMENDED that the Executive APPROVES the commencement of consultation on the draft Totnes Conservation Area Appraisal & Management Plan.**

**1. Executive summary**

- 1.1 The Totnes Conservation Area Appraisal & Management Plan has been reviewed in accordance with the requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 & 2).
- 1.2 It is a statutory responsibility of the Council to revise the Appraisals & Management Plans and seek public consultation in the interests of the preservation and enhancement of the Conservation Area.
- 1.3 The progress to public consultation marks the start of the first tranche of reviews of all Conservation Areas in South Hams and is the final stage of the Totnes Conservation Area Appraisal & Management Plan review before a final version is adopted following the consideration of comments received during the consultation period.

## **2. Background**

- 2.1 The Totnes Conservation Area & Management Plan 2007 (1st revision) has been reviewed and updated in accordance with the requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 & 2).
- 2.2 The existing Conservation Area has been fully surveyed, with consideration given to whether the existing area requires further expansion. It is recommended that a small boundary extension is required. As part of the assessment process the previous (current) appraisal has been fully taken into account in order to monitor and record any changes that may have occurred to date.
- 2.3 There has been informal consultation using the current appraisal and maps, with the local councillors and local heritage stakeholders to inform the process. This provided an opportunity to capture initial feedback prior to the final draft of the revised Appraisal and Management plan and ensure engagement with key partners.
- 2.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to formulate and publish proposals for the preservation and enhancement of the Conservation Area, for public consideration and comment.
- 2.5 This ensures that regard is had to any views concerning the proposed revised Appraisal, Management Plan and boundary extensions and to also inform all properties that fall within any part of the existing and proposed boundary extensions that it is a requirement to have such inclusion in the Conservation Area recorded as a local land charge when the Conservation Area Appraisal & Management Plan is adopted.

## **3. Outcomes/outputs**

- 3.1 Once the public consultation period has been completed, all feedback will be recorded and taken into consideration towards any additional amendments to the Conservation Area Appraisal, Management Plan and/or boundary extension. The Totnes Conservation Area & Management Plan will be brought back to Executive for adoption.
- 3.2 At that stage a list of any additional properties, that fall within any boundary extension areas, will be submitted to Land charges in order to register the property being within Totnes Conservation Area.
- 3.3 This first review of the Conservation Areas in South Hams with updated Conservation Area Appraisals & Management Plans establishes a new format for the review for the remaining

Conservation Areas and production of Conservation Area Appraisal & Management Plans for each of them.

- 3.4 The proposed outcome for this revised Conservation Area Appraisal and Management Plan is for it to be adopted, thus ensuring the Totnes Conservation Area Appraisal & Management Plan 2023 complies with the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 & 2) and to better protect this designated heritage asset. It will be used to manage the Conservation Areas and will be used to inform any planning matters that affect the historic environment in and around Totnes Conservation Area.

#### **4. Options available and consideration of risk**

- 4.1 In order to comply with the relevant legislation, the local Authority should proceed with a formal public consultation. Following that, consideration should be given to any comments submitted and where appropriate, amendments made before the Totnes Conservation Area Appraisal & Management Plan is adopted.
- 4.2 Alternatively, the Totnes Conservation Area Appraisal & Management Plan could not be taken forward and instead, the previous version could remain, this would however not present a robust option as an updated assessment and would not be undertaken to keep a regular review of the Conservation Area.

#### **5. Proposed Way Forward**

- 5.1 It is recommended that the Executive approves the public consultation of the Draft Totnes Conservation Area Appraisal & Management Plan 2023.

#### **6. Implications**

Implications	Relevant to proposals N	Details are set out in this report.
Legal/Governance	Y	The revised proposals and public consultation for the preservation and enhancement of the Totnes Conservation Area Appraisal & Management Plan is a statutory responsibility of the Council. The Totnes Conservation Area Appraisal & Management Plan follows the requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 & 2).

Financial implications to include reference to value for money	N	There are no financial costs, other than any possible internal, inter departmental charges, should they emerge.
Risk	Y	There is a risk of scrutiny from the public and Historic England, should the public consultation not be undertaken.
Supporting Corporate Strategy	Y	The Council's role in the Conservation Area review is a process that is a statutory duty and action in the recently adopted Council Plan.
Climate Change - Carbon / Biodiversity Impact	Y	The Totnes Conservation Area Appraisal & Management Plan aligns with the Joint Local Plan and contains recommendations within the Management Plan aimed at mitigating the effects of Climate Change and impacts upon Biodiversity and how they should be handled in a sensitive manner.
<b>Comprehensive Impact Assessment Implications</b>		
Equality and Diversity	Y	None
Safeguarding	N	None
Community Safety, Crime and Disorder	N	No direct implications.
Health, Safety and Wellbeing	Y	Positive outcomes are expected following the public consultation and review of the Conservation Area.
Other implications	N	None

### **Supporting Information**

#### **Appendices:**

Appendix 1: Draft Totnes Conservation Area Appraisal & Management Plan 2023.