

## **CABINET**

**5 SEPTEMBER 2023**

### **STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN – REQUEST TO GO TO PUBLIC CONSULTATION**

Portfolio Holder: Councillor Simon Curry, Portfolio Holder for Climate Change & Strategic Regeneration

Report from: Adam Bryan, Director of Place

Author: Ross Crayford, Conservation Officer

#### **Summary**

This report requests Cabinet approval for public consultation on the draft Star Hill to Sun Pier Conservation Area Appraisal and Management Plan. The Appraisal considers the historic character and significance of the Conservation Area, and through the Management Plan introduces means for its future conservation and enhancement. As part of the Management Plan, four potential areas for extension to the Conservation Area have been identified.

#### **1. Recommendation**

- 1.1. The Cabinet is requested to approve the commencement of public consultation on the draft Star Hill to Sun Pier Conservation Area Appraisal and Management Plan, given the significant potential benefits outlined in the report.

#### **2. Suggested reasons for decision**

- 2.1. The proposed public consultation for the draft Conservation Area Appraisal will meet the requirements of Section 71(2) and (3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires a public consultation and consideration of any comments received and will assist in the adoption of the Conservation Area Appraisal and Management Plan.

#### **3. Budget and policy framework**

- 3.1. Conservation Area Appraisals help define the historic, architectural and townscape qualities that make a Conservation Area special. Their production helps the Council meet their legal duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the formulation, publication, and public consultation on proposals for the preservation and

enhancement of Conservation Areas. Conservation Areas must also be reviewed as required by Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## 4. Background

- 4.1. Medway has 24 Conservation Areas, 6 of which currently have adopted Conservation Area Appraisals. The last Conservation Area Appraisal adopted in Medway was for the Upper Upnor Conservation Area in 2022.
- 4.2. The Star Hill to Sun Pier Conservation Area was chosen as the most appropriate Conservation Area for the next Appraisal at this time due to it being subject to the current High Street Heritage Action Zone (HSHAZ) and being particularly sensitive to change.
- 4.3. Alongside the Appraisal, a Development Framework (for the same area) is also being produced to help shape the form and type of future development in the Area. It is intended that the two documents will be consulted upon in tandem.
- 4.4. As part of its production, a Conservation Area Appraisal must be subject to public consultation which is set out in section 8 of this report.

## 5. Options

- 5.1. The options available are:
  - A. approve the request for public consultation of the draft Star Hill to Sun Pier Conservation Area Appraisal and Management Plan (preferred option);
  - B. reject the request for public consultation; or
  - C. refine the request for public consultation.

## 6. Advice and analysis

- 6.1. The proposed public consultation for the draft Conservation Area Appraisal will meet the requirements of Section 71(2) and (3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires a public consultation and consideration of any comments received and will assist in the adoption of the Conservation Area Appraisal and Management Plan.
- 6.2. Following the public consultation, and should it be approved, the adopted Conservation Area Appraisal and Management Plan will support the continued conservation and enhancement of the historic environment through defining the historic, architectural and townscape qualities that make the Star Hill to Sun Pier Conservation Area special. The Appraisal will also provide clear guidance as to how change is managed within the area and advise residents on how to maintain the character of their property. Four new areas for potential extensions to the Conservation Area are identified too.

- 6.3. If the request for the public consultation is rejected, the Conservation Area will continue to have no adopted Conservation Area Appraisal and Management Plan.
- 6.4. The draft Star Hill to Sun Pier Conservation Area Appraisal and Management Plan has been prepared by Conservation Officers within the Planning Service to ensure it meets the requirements of national planning policy and guidance.

## 7. Risk management

7.1. Risk management is set out below:

<b>Risk</b>	<b>Description</b>	<b>Action to avoid or mitigate risk</b>	<b>Risk rating</b>
Not undertaking the public consultation	The level of public consultation falls short of that required by the legislation.	Undertake public consultation in line with the adopted Statement of Community Involvement (SCI).	D2
Not achieving effective engagement	The public consultation allows for additional information to be included and the content refined.	Reach individuals and groups that will actively contribute to the public consultation.	D2

For risk rating, please refer to the following table (please **retain** table in final report):

<b>Likelihood</b>	<b>Impact:</b>
A Very likely	I Catastrophic
B Likely	II Major
C Unlikely	III Moderate
D Rare	IV Minor

## 8. Consultation

- 8.1. The public consultation is planned to be for a minimum 6-week period between October and November 2023, and will follow the requirements set out for Supplementary Planning Documents in the adopted SCI.
- 8.2. The public consultation will meet the requirements of Section 71(2) and (3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires a public consultation and consideration of any comments received

and will assist in the adoption of the Conservation Area Appraisal and Management Plan.

- 8.3. Electronic copies of the draft Appraisal will be available through the Council website, and paper copies will be made available for inspection at public buildings (such as local libraries).
- 8.4. Conservation Officers will attend a local 'Intra PACT' meeting to present the draft Appraisal and to respond to questions.
- 8.5. Statutory consultees (such as Historic England) will also be consulted, as well as local history and amenity groups.
- 8.6. Responses to the consultation are to be received by letter and email and will be collated and responded to in a summary table at the close of the consultation.
- 8.7. Following the consultation, a final draft Appraisal will be brought back to Departmental Management Team (DMT) and Cabinet to request adoption.

## 9. Climate change implications

- 9.1. There are no climate change implications of the requested public consultation.

## 10. Financial implications

- 10.1. There are no financial implications for the Council, other than the printing costs for a limited number of paper copies of the draft Appraisal and officer time, which can be accommodated from within existing revenue budgets.

## 11. Legal implications

- 11.1. The request for the public consultation has benefited from early engagement with Legal Services and will also meet the requirements of the adopted SCI.

## Lead officer contact

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## Appendices

Appendix 1 – Draft Conservation Area Appraisal and Management Plan

## Background papers

None