

BNES/PMP/009: Hinton Blewett Conservation Area Character Appraisal Information

Bath & North East Somerset Council

Cabinet Single-Member Decisions and Responses to Recommendations from PDS Panels

published 11-Jul-14 to 2-Sep-14

Further details of each decision can be seen on the Council's Single-member Decision Register at
<http://democracy.bathnes.gov.uk/mgDelegatedDecisions.aspx?&dm=3>

Date	Decision Maker
Reference	Title

07-Jul-14 Cllr Katie Hall

E2677 Naming of Streets in Keynsham Redevelopment Site

The Cabinet Member decided not to object. The decision was Called-in and the Cabinet Member made a replacement decision which was not to object.

14-Jul-14 Cllrs Paul Crossley, Tim Ball

E2665 Gypsy & Traveller Site (Lower Bristol Road)

The Cabinet Members agreed to enter into a partnership to deliver a site on the land; and approved spending of £1.8M already given provisional budget approval

23-Jul-14 Cllrs Tim Ball, Paul Crossley

E2648 Combe Hay Conservation Area Appraisal

The Cabinet Members agreed to adopt the Combe Hay Conservation Area Appraisal

23-Jul-14 Cllrs Paul Crossley, Tim Ball

E2675 Hinton Blewett Conservation Area Appraisal

The Cabinet Members agreed to adopt the Hinton Blewett Conservation Area Appraisal

06-Aug-14 Cllrs Paul Crossley, Ben Stevens

E2680 Bath Enterprise Area Innovation Quay Capital Approval

The Cabinet Members approved the Capital Items for Bath Quays North & Bath Quays South totalling £1.65M identified within the Councils Capital Programme

Date	Decision Maker
Reference	Title

17-Jul-14 Cllrs Paul Crossley, David Bellotti

E2685 (R16) Property Acquisition

The Cabinet Members agreed to the acquisition of the property by way of assignment

11-Aug-14 Cllrs Paul Crossley, David Dixon

E2686 Consultation Outcome For Radstock Library

The Cabinet members agreed that Library facilities will be re-located to new premises in the RADCO superstore and agreed the basis of operation

22-Aug-14 Cllr Caroline Roberts

E2671 Bath Outer Area TRO

The Cabinet member approved some aspects of the p[ro]posals but decided to amend or not to proceed with other aspects

22-Aug-14 Cllr David Bellotti

E2672 Purchase of Self Service Payment Kiosks

The Cabinet Member approved the commencement of this project within the 2014/15 capital programme

02-Sep-14 Cllrs Paul Crossley, David Bellotti

E2692 Policy loan of £500k in Wilmington Farm Solar Array

The Cabinet members agreed to approve the loan in principle, subject to due diligence


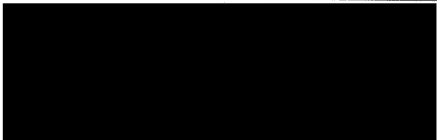
Single Member Cabinet Decision

Executive
Forward Plan
Reference

E 2675

Hinton Blewett Conservation Area Appraisal

Decision maker/s	Cllr. Tim Ball, Cabinet Member for Homes and Planning Cllr. Paul Crossley, Leader of the Council
The Issue	Hinton Blewett Conservation Area Appraisal
Decision Date	23 July 2014
The decision	The Cabinet Member and Council Leader agree that the Hinton Blewett Conservation Area Appraisal should be formally adopted by the Council.
Rationale for decision	An assessment of the special interest and a description of the architectural qualities; identify opportunities for enhancement; recommend management proposals; review and propose for two boundary extensions; explanation of the planning policy context.
Financial and budget implications	There will be small costs incurred following the decision and adoption relating to minor administrative tasks.
Issues considered	Sustainability; Human Resources; Property; Other Legal Considerations
Consultation undertaken	Parish Council; Staff; Service Users; Local Residents
How consultation was carried out	Consultation was undertaken with Parish Council, local community, B&NES Planning Policy and a public meeting was held by the Council at the community hall in Hinton Blewett at the beginning of the formal 6-week consultation period. A copy of the draft Hinton Blewett Conservation Area Appraisal was made available on the Council's website and hard copies made available to Hinton Blewett Parish Council and residents and contributions were sought. The draft document was considered and commented on by the Combe Hay Parish Council taking advice from constituents as necessary and the Conservation Area Appraisal was amended accordingly.
Other options considered	None

Signatures of Decision Makers		
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Date of Signature	24/7/14	25/7/14
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Subject to Call-in until 5 Working days have elapsed following publication of the decision

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Cllr. Tim Ball, Cabinet Member for Homes and Planning Cllr. Paul Crossley, Leader of the Council	
MEETING/ DECISION DATE:	23rd July 2014 (for single Member decision)	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2675
TITLE:	Hinton Blewett Conservation Area Appraisal	
WARD:	Mendip	
AN OPEN PUBLIC ITEM		
List of attachments to this report: 1. Hinton Blewett Conservation Area Appraisal 2. Hinton Blewett Conservation Area Appraisal Map		

1 THE ISSUE

Conservation area appraisals provide the justification for conservation areas by defining the special architectural and historic interest that warranted their designation. They also provide an opportunity to inform and involve local communities in maintaining the character that gives conservation areas their distinctiveness.

An appraisal of the Hinton Blewett Conservation Area was prepared in 2012. It includes:

- An assessment of the special interest
- A description of the architectural qualities
- Opportunities for enhancement
- Recommended management proposals
- A record of community involvement
- An explanation of the planning policy context
- References for policy and guidance

This report seeks formal adoption of the document by B&NES Council as the local planning authority.

2 RECOMMENDATION

- 2.1 The Cabinet Member and Council Leader are requested to consider that the Hinton Blewett Conservation Area Appraisal (July 2014) should be formally adopted by the Council for planning purposes.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The Hinton Blewett Conservation Area Appraisal has been reviewed and updated by the Local Planning Authority and funded by the Council. There will be small costs incurred following the decision and adoption relating to minor administrative tasks.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

4.1 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.' Conservation area appraisals are widely accepted as being one of the means for fulfilling that duty.

4.2 In addition, Paragraph 127 of the National Planning Policy Framework expects local authorities to be able to justify conservation area designations in terms of their special architectural or historic interest. Conservation area appraisals are the means by which the special interest can be set out.

5 THE REPORT

- 5.1 The preparation of the Hinton Blewett Conservation Area Appraisal and formal adoption has gained significant support and is regarded as a key Council policy document in helping to protect and preserve the character and special qualities that Hinton Blewett possesses as an important historic settlement.

6 RATIONALE

- 6.1 An assessment of the special interest and a description of the architectural qualities; identify opportunities for enhancement; recommend management proposals; explanation of the planning policy context

7 OTHER OPTIONS CONSIDERED

None.

8 CONSULTATION

- 8.1 Consultation was undertaken with Hinton Blewett Parish Council, local community, wider community, B&NES Planning Services. A copy of the draft Hinton Blewett Conservation Area Appraisal was made available on the Council's website and hard copies made available to Hinton Blewett Parish Council and community and contributions were sought. A public meeting was organised by the Local Planning Authority at Hinton Blewett village hall on 28 April 2014 and a presentation was given of the Hinton Blewett Conservation Area Appraisal and this marked the beginning of the formal six-week consultation period. The presentation was well attended and well received. The draft document was considered and commented on by Hinton Blewett Parish Council taking advice from constituents as necessary. Some minor amendments were suggested and the relevant changes to the document were accordingly made in response. No other relevant consultation comments were received.

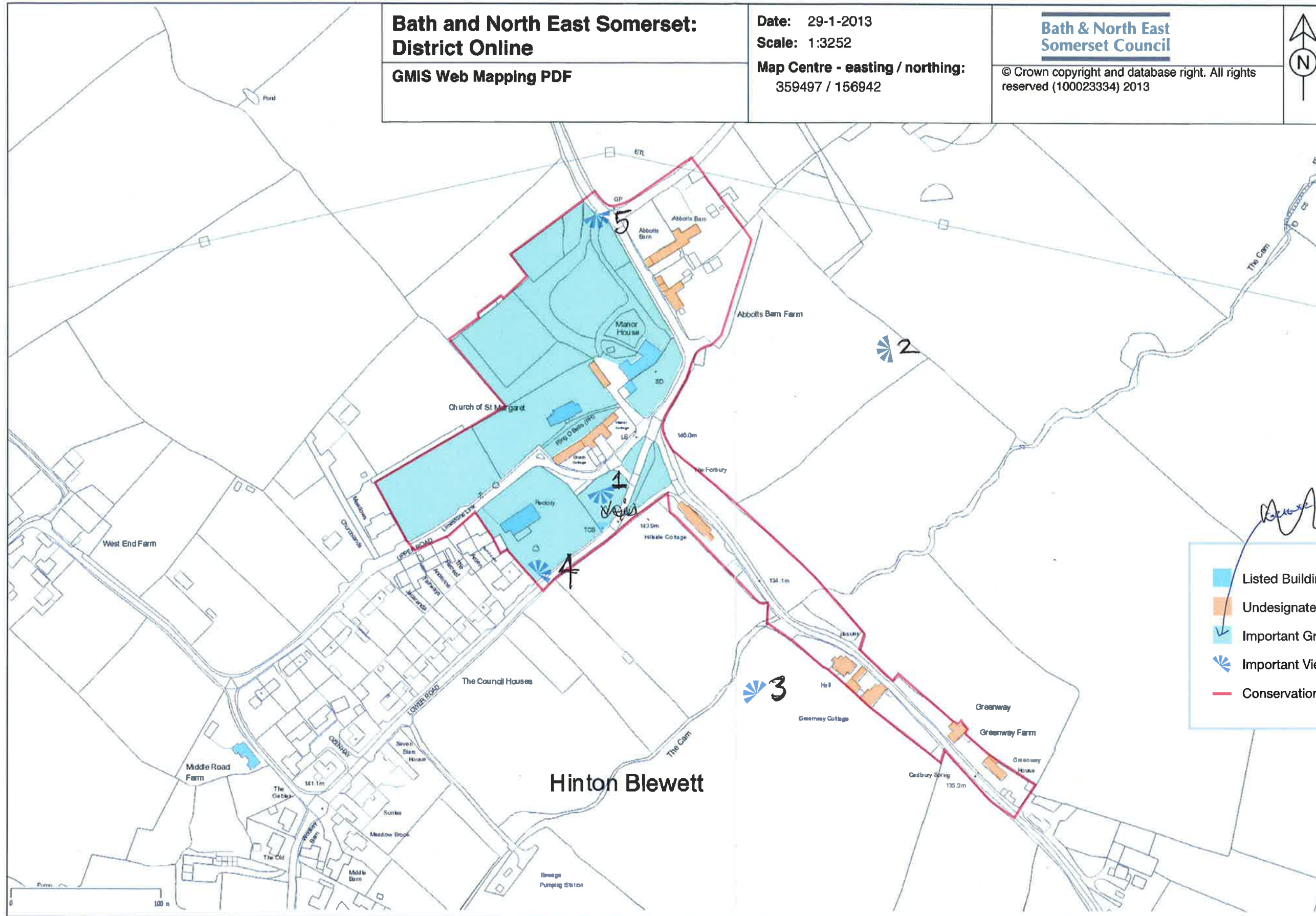
9 RISK MANAGEMENT

9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

Contact person	<i>Adrian Neilson 01225 477020 Tony Crouch 01225 477584</i>
Background papers	<i>Appendix 1: Hinton Blewett Conservation Area Appraisal 2: Hinton Blewett Conservation Area Appraisal Map</i>
Please contact the report author if you need to access this report in an alternative format	

Hinton Blewett Conservation Area

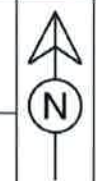
Draft Hinton Blewett Conservation Area Appraisal Map



**Bath and North East Somerset:
District Online**
GMIS Web Mapping PDF

Date: 29-1-2013
Scale: 1:3252
Map Centre - easting / northing:
359497 / 156942

**Bath & North East
Somerset Council**
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- Listed Buildings
- Undesignated Heritage Assets
- ↘ Important Green Spaces
- ☂ Important Views
- Conservation Area Boundary

change to more green colour