

Report to: **Hub Committee**

Date: **5th March 2024**

Title: **Tavistock Conservation Area Appraisal & Management Plan**

Portfolio Area: **Planning – Cllr Caroline Mott**

Wards Affected: **Tavistock North, South West and South East**

Urgent Decision: **N** Approval and clearance obtained: **Y**

Author: **Karen Pritchard**

Role: **Senior Planning Officer (Conservation)**

Contact: karen.pritchard@swdevon.gov.uk

RECOMMENDATION:

It is RECOMMENDED that the Hub Committee:

- 1. Approves the draft Tavistock Conservation Area Appraisal and Management Plan at Appendix A to the report; and**
- 2. Authorises the Assistant Director – Planning to consult formally on the draft Tavistock Conservation Area Appraisal and Management Plan.**

1. Executive summary

- 1.1 The Tavistock Conservation Area Appraisal and Management Plan has been reviewed in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1) and(2).
- 1.2 It is a statutory responsibility of the Council to revise the Appraisals and 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 West Devon and is the final stage of the Tavistock Conservation Area Appraisal

and Management Plan review before a final version is adopted following the consideration of comments received during the consultation period.

2. Background

- 2.1 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.
- 2.2 The Tavistock Conservation Area and Management Plan 2014 (2nd revision) has been reviewed and updated in accordance with the requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 and 2).
- 2.3 The existing Conservation Area has been fully surveyed, with consideration given to whether the existing area requires further expansion. As part of the assessment process the current appraisal has been fully taken into account in order to monitor and record any changes that may have occurred to date.
- 2.4 There has been informal consultation using the current appraisal and maps, 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. Consequently, it is proposed that the conservation area is expanded to include the public allotments and green space to the North of Butcher Park Hill.
- 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 and 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 Tavistock Conservation Area and Management Plan (Appendix 1) will be brought back to Hub Committee to consider the outcome of the public consultation and to consider whether the appraisal and management plan should be adopted.

- 3.2 This first review of the Conservation Areas in West Devon 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 and Management Plans for each of them.
- 3.3 The proposed outcome for this revised Conservation Area Appraisal and Management Plan is for it to be adopted, thus ensuring the Tavistock Conservation Area Appraisal and Management Plan 2024 to meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 and 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 Tavistock Conservation Area.

4. Options available and consideration of risk

- 4.1 Hub Committee has the following options:
 - (i) To approve the draft Tavistock Conservation Area Appraisal and Management Plan for consultation,
 - (ii) To approve the draft Tavistock Conservation Area Appraisal and Management Plan for consultation subject to any amendments that the Committee may agree, or
 - (iii) Not to approve the draft Tavistock Conservation Area Appraisal and Management Plan for consultation. The risk with the third of those options is that any delay in progressing the appraisal and management plan increases the risk that the current appraisal and management plan will be found to be deficient and planning decisions based on it will not be robust enough when challenged.

5. Proposed Way Forward

- 5.1 It is recommended that the Hub Committee approves the commencement of consultation on the Draft Tavistock Conservation Area Appraisal & Management Plan 2024.

6. Implications

Implications	Relevant to proposals	Details are set out in this report.
Legal/Governance	Y	<p>The revised proposals and public consultation for the preservation and enhancement of the Tavistock Conservation Area Appraisal and Management Plan is a statutory responsibility of the Council.</p> <p>The Tavistock Conservation Area Appraisal & Management Plan follows the requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(1 and 2).</p>
Financial implications to include reference to value for money	N	<p>There are no financial costs, other than any possible internal, inter departmental charges, should they emerge.</p>
Risk	Y	<p>There is a risk of scrutiny from the public and Historic England, should the public consultation not be undertaken.</p>
Supporting Corporate Strategy	Y	<p>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.</p>
Climate Change - Carbon / Biodiversity Impact	Y	<p>The Tavistock Conservation Area Appraisal and 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.</p>
Comprehensive Impact Assessment Implications		
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 Tavistock Conservation Area Appraisal and Management Plan 2024