

Report to:	EXECUTIVE
Relevant Officer:	Carl Carrington, Head of Planning Quality and Control
Relevant Cabinet Member:	Councillor Gillian Campbell, Cabinet Member for Culture and Tourism
Date of Decision:	8 February 2021

PROPOSED LAYTON CONSERVATION AREA

1.0 Purpose of the report:

1.1 To seek approval to undertake a public consultation on proposals to designate a Layton Conservation Area.

2.0 Recommendation(s):

2.1 To approve the carrying out of a public consultation on proposals to designate a Layton Conservation Area.

3.0 Reasons for recommendation(s):

3.1 Blackpool has a lower than average number of conservation areas, and recommendations for further research into potential conservation areas were made following the series of Blackpool Townscape Characterisation Reports undertaken in 2008/9. Since then four additional conservation areas have been designated – Raikes Hall, Foxhall, Marton Moss and North Promenade – and the Town Centre Conservation Area has been extended. Layton was also recommended as potential conservation area by the relevant characterisation report.

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.3 Is the recommendation in accordance with the Council’s approved budget? Yes

4.0 Other alternative options to be considered:

4.1 Not to approve the carrying out of a public consultation. Under the relevant legislation a public consultation is not a requirement for conservation area designation. However, it is considered good practice to consult the public and interested parties in order to ensure feedback is reflected in the final conservation area appraisal. Although covid 19 restrictions mean that paper copies will be unable to be made available to view in Central Library and Customer First, site notices will be posted throughout the proposed conservation area directing residents to the Council website where the appraisal and addresses for representations can be made.

5.0 Council priority:

5.1 The relevant Council Priority is: “The economy: Maximising growth and opportunity across Blackpool”.

6.0 Background information

6.1 The Blackpool Historic Townscape Characterisation reports were commissioned to provide a tool for informing forward planning and as a mechanism for supporting future funding bids for the historic built environment. They were funded jointly by English Heritage (now Historic England) and the Single Regeneration Budget programme, and were completed late in 2009. One of the recommendations to come out of the reports was the creation of a number of new conservation areas.

6.2 A conservation area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”, as set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this legislation, local authorities have a duty to designate such areas and to review them, and to use their planning powers to safeguard and enhance the special qualities of these areas within a framework of managing change with a positive approach. Designation automatically entails control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within the area. The National Planning Policy Framework (NPPF) states that the historic built environment is an irreplaceable resource, and strategies should be developed through Local Plans so that heritage assets are conserved in a manner appropriate to their significance.

6.3 Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy (2012-2027) states that development proposals will be supported which respect and draw inspiration from Blackpool’s built, social and cultural heritage. Proposals will be supported that strengthen the existing character created by historic buildings. Developers must demonstrate how the development will complement and enhance existing features of heritage significance including their wider setting for conservation areas, listed buildings and other identified heritage assets.

6.4 Conservation area designation enables better development management within an area to ensure that character is preserved, and potentially damaging development is managed and controlled. Designation automatically entails control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within the area.

6.5 Does the information submitted include any exempt information? No

7.0 List of Appendices:

7.1 Appendix 8a: Layton Conservation Area Appraisal
Appendix 8b: Boundary maps

8.0 Financial considerations:

8.1 None other than officer time within the heritage team.

9.0 Legal considerations:

9.1 The Council has an ongoing duty under S.69 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) ("the Act") from time to time to determine which parts of its area should be designated, and to review past exercise of its powers (under section 69(2) of the Act) and determine whether any further parts should be designated. There is no statutory requirement to consult on proposals to designate, but the guidance advises that consultation with local residents, businesses and other interested local bodies over the identification of areas and their boundaries is highly desirable.

10.0 Risk management considerations:

10.1 None.

11.0 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None directly.

13.0 Internal/external consultation undertaken:

13.1 The Development Management Team and Planning Policy Team have been consulted. The consultation process will be started as soon as approval is given for the consultation to

commence.

14.0 Background papers:

14.1 None.

15.0 Key decision information:

15.1 Is this a key decision? Yes

15.2 If so, Forward Plan reference number: 3/2020

15.3 If a key decision, is the decision required in less than five days? No

15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 28 January 2021 Date approved:

18.0 Declarations of interest (if applicable):

18.1

19.0 Executive decision:

19.1

20.0 Date of Decision:

20.1

21.0 Reason(s) for decision:

21.1

22.0 Date Decision published:

22.1

23.0 Executive Members in attendance:

23.1

24.0 Call-in:

24.1

25.0 Notes:

25.1