

REPORT OF BUILDING CONSERVATION OFFICER

SUBJECT: REVIEW OF CONSERVATION AREA BOUNDARIES

Purpose of Report

This report seeks approval for confirming the existing boundaries of Angle, Caerfarchell, Caldey Island, Little Haven, Manorbier, Newport, Newport Parrog, Portclew, Saint Davids, Saundersfoot, Solva and Trefin Conservation Areas.

The Conservation Areas listed above were designated/amended 1997-2002. These boundaries have been reviewed, the relevant City/Town/Community Councils consulted, and have been found fit for purpose with no boundary amendments proposed.

Background

Conservation Areas are 'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. Their introduction under the 1967 Civic Amenities Act resulted from the growing awareness that as well as individual buildings, trees and features, whole areas could be of interest and value. Typically, historic cores of cities, towns and village are designated conservation areas, with a total of 500 such areas across Wales.

There are a total of 14 Conservation Areas in the National Park, Tenby and Porthgain being in addition to those listed above. These will be the subject of further review and future reporting to Members.

Legal Background

The focus of this report is on Conservation Areas, which include unlisted and listed buildings which make a major contribution to the historic environment. They represent the settlements of greatest architectural and historic importance within the National Park and are a key and finite resource.

Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to review these conservation areas from time to time.

Programme

Members will be aware that all Conservation Areas are regularly reviewed, with Article 4(2) Directions existing in Conservation Areas where survey has found erosion of character. St Davids, Little Haven, Solva, Tenby and Newport all have such Directions.

The next part of the Conservation Area programme is to review existing boundaries, the focus of this report.

The third part of the programme is to consider new areas for designation, which will be the focus of future reports.

All of the relevant town/community councils have been consulted with all in favour of retaining the boundaries as existing, except Lamphey Community Council who suggested a minor amendment to Portclew Conservation Area to include a ruined cottage and copse to the north of the settlement. Alternative protection in the form of a Tree Preservation Order is considered a more relevant form of protection in this instance and the cottage is not considered to be of high historic/architectural importance.

Legal considerations

These are dealt with in the body of the report.

Financial considerations

The Conservation Areas Review is being undertaken in-house and is therefore contained within existing budgets.

Equality issues and Diversity

Conservation Area status is all encompassing and exclusive to the defined area. An area may be defined by the built environment and its character and not by the people within it, although they may have influenced it. As such, there are no issues of equality or diversity.

Conclusion

That the existing Conservation Area Boundaries in Angle, Caerfarchell, Caldey Island, Little Haven, Manorbier, Newport, Newport Parrog, Portclew, St Davids, Saundersfoot, Solva and Trefin are fit for purpose with no amendments required.

Recommendation

1. Members endorse that the existing boundaries of Angle, Caerfarchell, Caldey Island, Little Haven, Manorbier, Newport, Newport Parrog, Portclew, St Davids, Saundersfoot, Solva and Trefin Conservation Areas be re-confirmed as fit for purpose and that the boundary maps be updated accordingly.

(For further information please contact Mr Rob Scourfield, Building Conservation Officer)

Officer Consulted – Nicola Gandy, Team Leader Development Management