

REPORT OF BUILDING CONSERVATION OFFICER

SUBJECT: REVIEW OF PORTHGAIN CONSERVATION AREA BOUNDARY

Purpose of Report

This report seeks approval for extending the existing boundary of Porthgain Conservation Area which was designated in 1997.

The boundary of Porthgain has been recently reviewed and it is proposed to extend the conservation area to the west to include important industrial archaeology. A map showing the existing and proposed boundaries is attached at Appendix A.

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.

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.

The land proposed for inclusion consists of open fields and coastal headland, including various individual structures, buried archaeology and the former Penclegyr Quarries, all of which formed part of the historic industrial infrastructure of Porthgain Harbour. The land is all owned by the National Trust, which is supportive of the proposal as is Llanrhian Community Council.

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 Conservation Area boundary of Porthgain be extended as shown on the map attached at Annex A.

Recommendation

1. That the Conservation Area boundary be amended as set out in the map attached at Appendix A, that the base data and annotation of the map be updated accordingly and that statutory notices be placed in the local press and London Gazette.

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

Officer Consulted – Nicola Gandy, Team Leader Development Management

