



Report Reference Number: C/22/4

To:	Council
Date:	27 September 2022
Status:	Key Decision
Ward(s) Affected:	Selby Town, Tadcaster, Appleton Roebuck, Brayton, Cawood, Hemingbrough, Monk Fryston and Riccall
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Lead Executive Member:	Councillor Richard Musgrave, Lead Councillor for Place Shaping
Lead Officer:	Martin Grainger, Head of Planning and Interim Head of Regulatory Services

Title: Adoption of Conservation Area Appraisals for Selby Town, Tadcaster, Appleton Roebuck, Brayton, Cawood, Hemingbrough, Monk Fryston and Riccall

Summary:

Conservation Areas are areas created by local planning authorities due to their special architectural or historic interest and thereby deserve careful management to protect that character. The Planning (Listed Buildings and Conservation Areas) Act 1980 requires local planning authorities to formulate and publish proposals for the preservation of Conservation Areas and consult the public in the area in questions, taking account of the views expressed.

It is a statutory requirement for local planning authorities from time to time to review their Conservation Areas. To fulfil this requirement and help to inform the preparation of the Selby District Local Plan Conservation Area Appraisals have been undertaken in Selby Town, Tadcaster, Appleton Roebuck, Brayton, Cawood, Hemingbrough, Monk Fryston and Riccall.

Recommendations:

That Council adopt the Conservation Area Appraisals attached at Appendix 1.

Reasons for recommendation

To fulfil the statutory requirements set out in the Planning (Listed Buildings and Conservation Areas) Act 1980 and provide a sound basis for planning decisions which may impact Conservation Areas.

1. Introduction and background

- 1.1 Conservation Area Appraisals help Selby District Council and local communities to preserve the special character of Conservation Areas. They do this by providing homeowners, developers, Council officers and other interested parties with a framework against which future development proposals in the conservation area can be assessed and determined.
- 1.2 A Conservation Area Appraisal outlines the history of an area and explains what makes it special. It identifies the elements that make up the character and special interest of the area, and those that detract from it, and provides recommendations for the area's management. This may include changes to its boundaries, where appropriate. In doing so, appraisals support the District Council's legal duty (under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to prepare proposals for the preservation and enhancement of Conservation Areas and to consult the public about those proposals.

2. Conservation Area Appraisals

- 2.1 The Selby District has 23 Conservation Areas designated between 1969 and 2000. The town of Selby consists of 4 Conservation Areas of Selby Town; Armoury Road and Brook Street; Leeds Road and Millgate.
- 2.2 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Authorities to publish proposals for the preservation and enhancement of each of their Conservation Areas, and at present, none in the Selby District have up-to-date appraisals. Those areas that do have an appraisal were reviewed in 1995. Boundary reviews were undertaken between 1997 and 2004 but there has been no further review of the Conservation Areas since this time.
- 2.3 In June 2020 Alan Baxter Associates were commissioned by the Council to undertake Conservation Area Appraisals for Selby Town, Tadcaster, Appleton Roebuck, Brayton, Cawood, Escrick, Hemingbrough, Monk Fryston and Riccall. These Conservation Areas were prioritised as they were under the greatest pressure from future development.
- 2.4 Draft Conservation Areas Appraisals have been drafted and public consultation taken place as set out in the table below.

Conservation Area Appraisal	Consultation Dates
Selby Town Conservation Area Appraisal	3 December 2020 to 28 January 2021
Armoury Road and Brook Street Conservation Area Appraisal	
Leeds Road Conservation Area Appraisal	
Millgate Conservation Area Appraisal	

Tadcaster	5 March 2021 to 16 April 2021
Appleton Roebuck	18 June to 30 July
Brayton	
Cawood	
Escrick	
Hemingbrough	
Monk Fryston	
Riccall	

2.5 The comments received to the consultations on the Draft Conservation Area Appraisals can be seen at Appendix 2. Further work is being undertaken on the Escrick Conservation Area Appraisal to address comments received and will be presented to Council at a later date.

2.6 The final versions of the Conservation Area Appraisals which have been amended to reflect consultation comments where appropriate are attached at appendix 1.

3. Alternative Options Considered

The reviews are considered necessary as Local planning authorities have a statutory responsibility to review designated Conservation Areas.

4. Implications

4.1 Legal Implications

The Conservation Area Appraisals have been prepared and subject to public consultation in line with the Planning (Listed Buildings and Conservation Areas) Act 1980 and guidance from Historic England.

4.2 Financial Implications

The Conservation Area Appraisals have been undertaken within approved Local Plan budget resources.

4.3 Policy and Risk Implications

None

4.4 Corporate Plan Implications

The Conservation Area Appraisals provide a sound evidence base to help inform future the emerging Local Plan or planning applications and will help the Council to

deliver its Corporate Plan objectives to make Selby a great place to do business and to enjoy life.

4.5 Resource Implications

The Conservation Area Appraisals have been undertaken within Local Plan resources.

4.6 Other Implications

None

4.7 Equalities Impact Assessment

None

5. Conclusion

- 5.1** That Council adopt the Conservation Area Appraisals attached at Appendix 1 so that they can provide evidence to support future planning decisions.

6. Background Documents

Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)

7. Appendices

Appendix 1 – Conservation Area Appraisals (Not included in agenda pack due to document size but available to view online [here](#))

Appendix 2 – Schedule of Comments (Included in agenda pack)

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