

<b>Planning and Resources Committee Meeting</b>	
<b>Meeting Date</b>	7th February 2024
<b>Report Title</b>	Milton Regis Conservation Area review
<b>EMT Lead</b>	Emma Wiggins - Director of Regeneration & Neighbourhoods
<b>Head of Service</b>	Joanne Johnson – Head of Regeneration, Economic Development and Property and Interim Head of Planning
<b>Lead Officer</b>	Jhilmil Kishore - Senior Conservation & Design Officer (Projects)
<b>Classification</b>	<b>Open</b>
<b>Recommendations</b>	<ol style="list-style-type: none"> <li>1. To note the content of the public consultation draft of the character appraisal and management strategy document produced for the review, and the representations made on this by interested parties, the details of which are set out in the report appendices.</li> <li>2. To agree the changes to the review document proposed by officers in response to the representations received during the course of the public consultation.</li> </ol>

## 1 Purpose of Report and Executive Summary

- 1.1 The purpose of this report is to make the Policy & Resources Committee aware of updated appraisal to the Milton Regis Conservation Area and to recommend that the conservation area be formally re-designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. The proposals include a detailed character appraisal and associated management strategy in line with current good practice for the management of conservation areas. Officers recommend that the Policy & Resources Committee supports and agrees the changes to the review document set out in **Appendix i** and as reflected in **Appendix ii**).

## 2 Background

2.1 Milton Regis Conservation Area was first designated in by Kent County Council on the 19th July 1977. This is the first review of the conservation area since the conservation area was designated. There is a formal requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for Conservation Areas to be reviewed from 'time to time'.

2.2 The Swale Heritage Strategy, adopted in March 2020, has resulted in a stronger commitment by the Council to ensure its conservation areas are reviewed more regularly and possible new conservation areas also given consideration. The review of Milton Regis Conservation Area is part of the work programme of the initial 3-year action plan forming part of the adopted Swale Heritage Strategy 2020 – 2032. The focus on conservation areas in the initial action plan has given priority to those conservation areas in the Borough classified locally and nationally as ‘at risk’ – of which there are 8 – Milton Regis Conservation Area is one of them. As the existing level of officer resource did not allow for this review work to be carried out in-house, an external consultant was appointed to carry out the work. The same consultant (Peter Bell) who carried out the review of Bredgar & Hartlip conservation areas in the Summer last year was re-appointed to undertake the review of Milton Regis Conservation Areas.

### **3 Proposals**

3.1 The proposal is to re-designate and amend the boundary of the conservation area and to equip it with a detailed character appraisal and a complementary management strategy which will assist with development management and heritage conservation purposes over the next decade or more. It will be a matter for the Policy & Resources Committee to decide whether to formally adopt the Milton Regis Conservation Area Character Appraisal and Management Strategy (as recommended and set out in **Appendix ii**, following consultation feedback, or otherwise).

3.2 Part of the review process involved an assessment of whether the area should be extended or reduced in size. In this regard particular consideration was given to extending the conservation area. There are 11 minor changes proposed to the boundary as follows:

#### **Proposed boundary change A, B1, B2, B3 and C**

Proposed boundary changes at A, B1, B2, B3 and C are simply to more accurately reflect existing property boundary lines which may have changed over time.

#### **Proposed boundary change D**

Proposed boundary change D is to extend the conservation area to include the workshop attached to the north of 117 High Street and its boundary wall which is constructed of burr brickwork. Whilst the building, which was originally a forge, has undergone changes over

the years it still retains its original shape and materials. It forms a strong group with 113. to 117 High Street which are listed buildings.

#### **Proposed boundary change E**

Proposed boundary change E, is to remove the access track which runs between the rear of 93 and 95 High Street and Walnut Court from the conservation area. The

boundary currently bisects the bungalow at 2 Walnut Court so it too should be removed from the conservation area.

#### **Proposed boundary change F**

Proposed boundary change F is to remove land at the rear of 71 to 87 High Street as well as a group of flat roofed garages and 3 and 4 Cortland Mews from the conservation area. The area appears to fall outside the original burgage plots and the modern buildings are of no architectural interest.

#### **Proposed boundary change G**

Proposed boundary change G, is to extend the conservation area marginally to include the retaining wall which fronts Crown Road between number 14 and its junction with Beechwood Avenue. The wall is constructed of local yellow stock brickwork and is a significant feature in the street.

#### **Proposed boundary change H**

Proposed boundary change H is to remove from the conservation area the car park in the backland triangle between Crown Road and St Pauls Street. The area has no intrinsic architectural or historic interest so does not fit well within the conservation area.

#### **Proposed boundary change I**

Proposed boundary change I, is to include all of the grass and the public footpath adjacent to the east of number 4 St Pauls Road within the conservation area. The boundary currently includes only part of the grass area to the rear of 16 to 26 Kings Mill Close and the proposal is to include all of it.

### 3.3 The recommendation is:

- Members note the content of the public consultation draft of the character appraisal and management strategy document produced for the review, and the representations made on this by interested parties, the details of which are set out in the report appendices; and
- Support and agree the changes to the review document proposed by officers in response to the representations received during the course of the public consultation.

## **4 Alternative Options Considered and Rejected**

4.1 One option would be to not take this review work any further. This is not recommended because it would risk the justifiable continuation of the designation and/or the appropriately sensitive and positive management of the conservation area and its wider setting moving forward.

- 4.2 A second possible option would be to disregard some elements, or all of the feedback received, in terms of the suggested boundary change(s). However, whilst it is considered that the appraisal and management plan (to support the redesignation of the conservation area) is essentially sound, the feedback provided from the local community is valuable and to ignore any of this feedback without sound reasons would call the value of the consultation process into question and potentially deliver reputational damage to the Council.
- 4.3 A third possible option would be to suspend the work on this review until some point in the future. Whilst this option would not result in wasted officer time, it could still lead to (a) the designation being challenged, (b) reputational damage to the Council and/or (c) development and associated infrastructure provision decisions being made for the locality without an appropriate understanding and appreciation of the special qualities of the Milton Regis Conservation Area.

## **5 Consultation Undertaken or Proposed**

- 5.1 A 6-week public consultation ran from Friday 10th November 2023 until Friday 22nd December 2023.
- 5.2 All those parties with property within or overlapping the current conservation area boundary were notified in writing of the review and were invited to comment on it, as were key relevant organisations including Kent County Council and Historic England.
- 5.3 Hard copies of the review document were made available at the Sittingbourne Library and was also available to view/download on-line via the Council’s website for the duration of the 6-week (including the extended) public consultation period,
- 5.4 A total of 3 consultation responses have been received. All from Local residents. The officer’s response to these responses (as summarised) is attached as appendix i.
- 5.5 Historic England has responded advising that it has no substantive comments to make.
- 5.6 Kent County Council in its function as the Highway Authority was consulted on the conservation area review but provided no feedback.
- 5.7 A presentation was done to Sittingbourne Area Committee on 12th December 2023, highlighting the main aspects of the Milton Regis Conservation Area Review.

## **6 Implications**

Issue	Implications
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Corporate Plan	<p>Priority 2 of the Plan is: 'Investing in our environment and responding positively to global challenges'. Objectives 2.1, 2.4 and 2.5 of this priority are respectively to:</p> <p>(2.1) 'Develop a coherent strategy to address the climate and ecological emergencies, aiming for carbon neutrality in the council's own operations by 2025 and in the whole borough by 2020, and pursue all opportunities to enhance biodiversity across the borough'.</p> <p>(2.4) 'Recognise and support our local heritage to give people pride in the place they live and boost the local tourism industry.</p> <p>(2.5) 'Work towards a cleaner borough where recycling remains a focus and ensure that the council acts as an exemplar environmental steward, making space for nature wherever possible'.</p> <p>The character appraisal and management strategy document, once amended as appropriate and subsequently adopted would support all 3 of the above-stated objectives from the Corporate Plan.</p>
Financial, Resource and Property	<p>Implementing some aspects of the proposed Management Plan may have financial and resource implications for the council, particularly if it is decided to proceed with an Article 4 Direction review or/and signage review. These costs are not yet budgeted for and may need to be considered within any future Heritage Strategy Action Plans.</p>
Legal, Statutory and Procurement	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on every local planning authority to "<i>determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance</i>" and, from time to time, to review the functioning existing conservation areas.</p>
Crime and Disorder	<p>None identified at this stage.</p>
Environment and Climate/Ecological Emergency	<p>One of the three dimensions of sustainable development is its environmental role: contributing to protecting and enhancing our natural, built and historic environment.</p>
Health and Wellbeing	<p>The health and wellbeing aspects of interaction with heritage assets and heritage related projects are referenced in the adopted Heritage Strategy which underpins this review work.</p>
Safeguarding of Children, Young People and Vulnerable Adults	<p>None identified at this stage.</p>

Risk Management and Health and Safety	None identified at this stage.
Equality and Diversity	None identified at this stage.
Privacy and Data Protection	None identified at this stage.

## 7 Appendices

7.1 The following documents are to be published with this report and form part of the report:

- Appendix i: Public consultation – table of representations (in summary form), and the council’s response to them.
- Appendix ii: Public consultation version of the 2023 draft Milton Regis character appraisal and management plan document.

## 8 Background Papers

A Heritage Strategy for Swale 2020-2032 Adopted March 2020