

RUISLIP VILLAGE CONSERVATION AREA: CONSERVATION APPRAISAL

Cabinet Member	Councillor Keith Burrows
Cabinet Portfolio	Planning and Transportation
Officer Contact	Sarah Harper – Planning, Environment and Community Services
Circulated Separately	Colour copies of the Ruislip Village Conservation Area Appraisal will be circulated separately and available in Group Offices.

HEADLINE INFORMATION

Purpose of report	To seek approval for the adoption of the Ruislip Village Conservation Area Appraisal.
Contribution to our plans and strategies	The Council's BVPI 219b target, the Hillingdon Partners Sustainable Community Strategy and emerging Local Development Framework and Council Plan.
Financial Cost	Approximately £355 for printing 40 copies of the document and £60 for the production of 50 CDs
Relevant Policy Overview Committee	Residents and Environmental Services
Ward(s) affected	West Ruislip, Eastcote and East Ruislip.

RECOMMENDATION

That Cabinet:

- 1. Notes the response to the public consultation and adopts the Ruislip Village Conservation Area Appraisal.**
- 2. Approves the publication and circulation of the Ruislip Village Conservation Area Appraisal.**

INFORMATION

Reasons for Recommendations:-

- a) The Ruislip Village Conservation Area Appraisal will be a key background document for the assessment of development proposals and for emerging policy and proposals in the Local Development Framework.

- b) The public consultation showed support for the document, subject to amendments, which have been incorporated.
- c) The publication of paper documents is necessary for reference at local libraries and Council offices, and for use by local amenity groups and ward councillors. In addition, CD Roms will be provided free of charge for residents upon application.

Alternative options considered

Cabinet could decide not to approve the document for formal adoption. If so, there would be no evidence base on conservation matters within the Ruislip Village Conservation Area to support the determination of planning applications and cases at appeal.

Comments of Policy Overview Committee(s)

No request has been made to see this report at this point.

Supporting Information

1. Under Sections 69-71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local authorities have a duty to designate conservation areas and formulate proposals for the preservation and enhancement of their character and appearance. From April 2007, Best Value Performance Indicator BVPI 219b has also required local planning authorities to complete conservation area appraisals for designated areas.
2. At the Cabinet meeting of 21 January 2010, Members approved the draft appraisal for the Ruislip Village Conservation Area for public consultation. During March, a four week consultation exercise was carried out. The document was placed on the Council's web site for comment and hard copies were made available at Planning Information Services and at Ruislip Manor and Eastcote libraries. Letters were sent to all ward councillors and to all properties within the area asking for views and comments. A drop in session, attended by Conservation Officers, was also held at Ruislip Library between 5pm and 7pm on 18th March. In addition, the March/April edition of "Hillingdon People" included a piece on the appraisal and details of the consultation exercise and contacts.
3. The local groups consulted included the Ruislip Residents Association, the Local History and Natural History Societies and the Conservation Panel. English Heritage and Design for London were also consulted.

Response to consultation

4. There was a very limited response to the consultation given that 984 letters were sent out. Three letters of support from residents were received; these included comments on existing poor shop signage in the area, the threat posed by developers proposing blocks of flats and also litter. The Ruislip Residents Association also wrote, commenting that they appreciated how much work that had gone into producing the document and requesting that two further buildings of architectural merit be considered for inclusion; the post office located on the High Street and No 2 Midcroft. A letter was also received from Design for London, supporting the document, and commenting on its high standard and attention to detail. In all, 5 members of the public attended the drop in session, including a well respected local historian who later provided detailed written comments and advice on the history of the area.

5. The comments from the Ruislip Residents Association have been incorporated into Chapter 6, paragraph 6.10, which describes key unlisted buildings and paragraph 6.18 which discusses new development within the High Street area. The comments provided on the history and development of the area have been included within the revisions to Chapter 3, Origins and Historical Development, with changes being made to the sections covering archaeology, historic layout and development and the historic map assessment.

Financial Implications

(a). The cost of the production of the final appraisal will be contained within the existing budget for Planning, Environment and Community Services. The cost of 40 paper copies will be approximately £355 (£8.88 per appraisal) and the production of 50 CD Roms will be £60.

(b). An article confirming the formal adoption of the document will be included in Hillingdon People. This will not have any cost implication for the Planning, Environment and Community Services budget.

EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

The aim of the recommendation is to adopt the appraisal and agree it for publication, with the intention that it is adopted as a Supplementary Planning Document. It will provide greater clarity for developers, residents and planning officers when considering development proposals, and will identify areas for improvement when funding opportunities arise.

Consultation Carried Out or Required

The report and the attached document have been circulated internally, to ward councillors and Planning Committee members.

CORPORATE IMPLICATIONS

Corporate Finance

A Corporate Finance officer has reviewed this report and the financial implications within it, and is satisfied that any costs associated with the production of the final appraisal will be contained within the existing budget for Planning, Environment and Community Services.

Legal

The drafting of proposals for the preservation and enhancement of Conservation Areas is governed by the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act").

Section 71 of the Act requires that proposals, such as appraisal statements, are considered at a public meeting. The drop in session has satisfied this requirement. In addition, the other consultation exercises have provided a good opportunity for members of the public to make a contribution.

To ensure fairness and natural justice, the decision maker must ensure that any consultation responses are considered objectively without any predetermination.

Corporate Property

No objections have been raised to the appraisal.

BACKGROUND PAPERS

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Statement 5 Planning for the Historic Environment 2010
- DoE Circular 9/95, General Development Order 1995 (as amended)
- DETR/DCMS Circular 14/97:1/97 Planning and the Historic Environment.
- English Heritage: Guidance on Conservation Area Appraisals August 2005