

Report to: Cabinet
Planning Committee

Date: 11 December 2008
6 January 2009

Subject: Golborne Town Centre Conservation Area Appraisal

Report of: Executive Director Environmental Services

Contact officer: Lorraine King 01942 404250

Purpose / summary: To report the results of a consultation of Golborne Town Centre Conservation area appraisal and management proposal.

Alternative options considered and reason for selecting the one recommended: Local authorities are required to review the boundaries of conservation areas from time to time.

The council could decide not to extend the conservation area boundary however having undertaken a review of the conservation area and there having been no objections it is now appropriate to formally adopt the revised appraisal.

Recommendation / decision:

- 1) That Planning Committee notes the revised Golborne Town Centre conservation area appraisal which will become a material consideration in the assessment of future planning applications.
- 2) That Cabinet adopts the revised Golborne Town Centre conservation area appraisal and management proposal.
- 3) That Cabinet approves the extension of the Golborne Town Centre conservation area to include the churchyard of St Thomas Church under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Key Decision:

This report does not involve a key decision. The decision made as a result of this report will be published within **48 hours** and cannot be actioned until **seven working days** have elapsed, i.e. before 23 December 2008

Risks / Implications:

Financial:	None arising from this report
Staffing:	None arising from this report
Policy:	Replacement Unitary Development Plan Policies EV3 and EV4, specifically EV4.
Equal Opportunities - Has a Diversity Impact Assessment been conducted?	Yes
Wards affected:	Golborne and Lowton West

Property Implications – Does the proposal involve a reduction, addition or change to the Council’s asset base or its occupation?

No

If yes, have the property implications been agreed with the Corporate Property Officer?

Does this proposal have significant implications for the Council and the local population?

A diversity impact assessment is not necessary at this stage, however, equality and diversity implications have been considered when producing this report.

Does this proposal involve a new policy or procedure or significant changes to an existing policy or procedure?

A diversity impact assessment is not necessary at this stage, however, equality and diversity implications have been considered when producing this report.

Has the Director of Legal and Property Services confirmed that the recommendations within this report are lawful and comply with the Council’s Constitution?

Yes *

Has the Director of Finance and IT confirmed that any expenditure referred to within this report is consistent with the Council’s budget?

Yes *

Are any of the recommendations within this report contrary to the Policy Framework of the Council?

No *

* delete which applicable

For Cabinet reports only:

Categorisation of the report:	X
Discussion leading to a decision	
Monitoring	
Sharing for corporate understanding	

	X
Discussion	
Decision	X
Information	

Tracking/Process:

	Consultation	Ward Members	Partners
Panel	Overview & Scrutiny	Cabinet	Council
Planning 6 January 09		11 December 2008	

List of Background Papers in accordance with Section 100D of the Local Government Act 1972:

Document	Date	File Reference	Place of Inspection
Consultation Responses	Aug/Sept/Oct 2008	2.32.100/GC	Environmental Services, Civic Buildings, New Market Street, Wigan, WN1 1RP
Conservation Area Appraisal	November 2008		Members Library, Town Hall

Proper Officer Martin Kimber

Date 26 November 2008

1.0 Background:

1.1 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69 of the Act imposes a duty on local authorities to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

1.2 The replacement Wigan Unitary Development Plan Policy EV4 Conservation states that:

The council will conserve the historic built environment by:-

- Designating new conservation areas and reviewing the boundaries of existing ones where the quality and interest of the area is of special architectural or historic interest due to:
 - The historic layout of properties, boundaries and thoroughfares;
 - The particular mix of uses;
 - The use of characteristic materials;
 - The appropriate use of scaling and detailing on buildings;
 - The quality of advertisements, shop fronts, street furniture and hard and soft surfaces;
 - The quality of vistas along streets and between buildings; or
 - The extent to which traffic intrudes and limits pedestrian use of space between buildings.

The council originally designated Golborne Town Centre conservation area in December 1989.

2.0 Proposals:

2.1 There is one proposed boundary change to the existing conservation area (see map on p.30 of the appraisal which is available in the members Library). During the review process it was identified that the current boundary should be extended to incorporate the churchyard of St Thomas Church in its entirety in order to preserve an area of local significance which has a positive impact on both the character and appearance of the conservation area.

This extension to the area was felt to be logical and would help to safeguard the historic character of this area in the future.

2.2 Consultation

The draft Golborne Town Centre conservation area was subject to targeted consultations with all property occupiers and key stakeholders, including ward members. An initial informal period for comment was given during a 3 week period from 17 June 2008 to 7 July 2008. The formal consultation period then took place during a 7 week period from the 31 July 2008 to 19 September 2008. This period was then extended until the 27 October 2008 to facilitate further meetings with the local Township Forum and a public open evening. All occupiers in the existing and proposed boundary were notified of the appraisal and were provided with copies of the document and comments sheet. The full document was available on request and on the council website. Several responses were received and these are outlined with the council's reply in the table below:

Name of Consultee	Summary of Comments	Response and Action
Franzen P	<ul style="list-style-type: none"> - Peter Kane Sq - not high quality surface, concrete made to look that way, benches of poor quality, problem with vandalism; - Comments on historic properties not included in much detail in report 	<ul style="list-style-type: none"> - Acknowledged and report amended to reflect this and highlight these problems; - Noted and details added to report where necessary.
Fairclough K	<ul style="list-style-type: none"> • In agreement with the objectives set out in report; • Reporting concerns over maintenance on his neighbouring building; • Enquiring about grant aid available for repair works to his property. 	<ul style="list-style-type: none"> • Acknowledged; • Acknowledged his concerns; • Already reflected in report; • Advised grants not available at this time.
Township Forum	<ul style="list-style-type: none"> • General Support 	<ul style="list-style-type: none"> • Acknowledged

2.3 Key Issues identified in the appraisal:

High number of vacant properties, especially along High Street:

- These properties detract from the overall streetscape within the town centre area;
- Many are in poor condition and have been vacant for extended periods of time;
- Deter potential investment as they promote an image of a failing or stagnant economy.

Lack of maintenance of properties:

- Several properties are not being maintained to a high standard, issues such as faulty guttering, water damage and faulty roof tiles can all be seen in the conservation area;
- This detracts from other high quality properties and contributes to an unattractive streetscape.

3.0 Alternative options considered and reason for the recommended option:

3.1 Local authorities are required to determine which parts of their areas are of special architectural or historic interest and to designate those as conservation areas and to review the boundaries from time to time.

3.2 Following the review of the conservation area, production of an updated draft appraisal and following public consultation there have been no objections, it is now not an option but to formally adopt the appraisal.

4.0 Conclusions:

- 4.1 That Planning Committee notes the revised Golborne Town Centre Conservation Area Appraisal which will become a material consideration in the assessment of future planning applications.
- 4.2 That Cabinet adopts the revised Golborne Town Centre Conservation Area Appraisal and Management Proposal.
- 4.3 That Cabinet approves the extension of the Golborne Town Centre conservation area to include the churchyard of St Thomas Church under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Diversity Impact Assessment form

Section: Policy and Projects

Policy/Service Area: Implementation

Person Completing Form: Lorraine King

Date: 24 November
2008

Do any of the below groups suffer specific disadvantage (please indicate)

	Yes	No		Yes	No
Race		X	Disability		X
Ethnicity		X	Gender		X
Age		X	Religion		X
Class		X	Sexual Orientation		X

Is there evidence of disadvantage or associated problems?

No

How was the information collected and/or who have you consulted with?

All affected residents, local businesses, Local Ward Members and Local Township

Action Plan – *What specific actions are planned to tackle any disadvantage identified?*

N/A

Is the policy in line with current equality legislation and relevant codes of practice?

Yes

Timescale	
Responsibility	
Comments	

Are the actions specified included in any other documents/plans?

Departmental Service Plan	
Section/Team Plan	
Other (Specify)	

Date for further review
