

**PADIHAM CONSERVATION AREA MANAGEMENT PLAN**

**REPORT TO THE EXECUTIVE**



<b>DATE</b>	<b>13<sup>th</sup> February 2017</b>
<b>PORTFOLIO</b>	<b>Regeneration and Economic Development</b>
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**PURPOSE**

1. To seek approval of the draft Padiham Conservation Area Management Plan (CAMP) for consultation.

**RECOMMENDATION**

2. That the Executive approve the draft CAMP for the purposes of public consultation in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. That the Executive approve the Head of Regeneration and Planning Policy has delegation to make minor editorial changes to the draft CAMP prior to publication.
4. To note the final CAMP will be reported to the Executive for approval and adoption at a future meeting.

**REASONS FOR RECOMMENDATION**

5. The CAMP is a key tool in fulfilling the council's duties under Section 71 of the 1990 Planning (Listed Buildings and Conservation Areas) Act to draw up and publish proposals for the preservation and enhancement of conservation areas and to consult the local community.
6. An adopted CAMP is a key requirement for the awarding of £1.4m HLF funding for Padiham Town Centre.
7. By supporting the CAMP and its proactive implementation throughout the lifetime of the TH scheme and beyond, the Council is demonstrating to HLF its commitment to using the full range of planning measures and statutory powers, where appropriate, to ensure proper management of the conservation area in which funding will be invested.

<b>SUMMARY OF KEY POINTS</b>
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**Padiham: Crafting the Future funding bid**

8. In February 2016 Burnley Borough Council was successful in a stage 1 pass from the Heritage Lottery Fund (HLF) Townscape Heritage (TH) programme for the Padiham: Crafting the Future project. A development grant of £48,000 was awarded to progress the TH business case to a stage 2 application, which (if successful) will allow access to £1.4million which has been ring-fenced by HLF to deliver the scheme over 5 years.
9. The Padiham TH project is focussed on a compact area of mostly Victorian buildings, predominantly in retail use, at the heart of the conservation area, an area known locally as 'The Hill'. The 5 year programme aims to bring back traditional life and vitality to the historic core and renew the appreciation of the town's rich heritage and strong connections with Gawthorpe Hall, through three key areas:
  - Repair and restoration works to buildings – this will involve grant aided works available to property owners within the TH boundary at a fixed percentage rate (yet to be determined) to cover the costs of external repair and restoration works to retain the historic nature of the area. Where applicable, grants to bring vacant floorspace back into use will also be available. This is seen as key for the area in terms of increasing footfall and spend. Increases in occupancy will also ensure that the buildings are better looked after and maintained. Under this workstream the Council will also deliver an exemplar refurbished building to set an example of good craftsmanship and to deliver immediate impact at a prominent location on 'The Hill'.
  - Public realm scheme - £250,000 is earmarked for environmental improvements within the TH area to include decluttering of street furniture, introduction of traffic calming measures, new pavement surfaces and public art.
  - Wider activity programme – Working with local partners, the Padiham TH will deliver a Borough wide programme of community engagement events and heritage skills training activities throughout the lifetime of the project, to deliver a skills and education legacy.
10. In addition, the programme will have funding for a TH Officer over the 5 year period.
11. The stage 2 application (development phase) is currently on track and the bid will be submitted on 28th February, with a decision expected by the end of June 2017. If approved it is expected that the project will commence this autumn for a period of 5 years.

**Padiham Conservation Area Management Plan**

12. A CAMP is a key tool for fulfilling the council's duties under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to draw up and publish proposals for the preservation and enhancement of conservation areas and will assist in interpreting the Local Plan. However, it must be emphasised that the CAMP is not a substitute for policy making that is properly associated with the local plan.
13. The production and adoption of a Conservation Area Management Plan is also a key requirement for the awarding of the HLF grant. Its intended purpose is to provide a framework to assist the Council in the onward management of Padiham Conservation Area, and safeguard TH investment after the programme has ended.

14. An up to date Conservation Area Management Plan gives the HLF confidence that the Council is committed to the Conservation Area in the long term and that the Council has accepted what is required in terms of interventions and future actions to continue to manage it and improve it. HLF requires confidence that its investment is part of a bigger agreed picture and that improvements forthcoming will not necessarily be made in isolation.
15. The draft CAMP for Padiham has been produced by Buttress Architects (in consultation with Council Officers) and has been part funded by HLF during the development stage. The document sets out the management actions and enhancement proposals required to protect and strengthen those elements of the Padiham Conservation Area which gave rise to its designation as an area of special architectural and historic interest. Whilst the management actions are primarily the responsibility of Burnley Council, their successful implementation will also depend on the co-operation and enthusiasm of other organisations and stakeholders including property owners and the local community. To be effective the Plan must be actively supported by all, with stakeholders working together to strengthen and promote the area's built and natural heritage.
16. Principally, the plan aims to manage future change in order to strengthen the area's distinctive identity and make it attractive for a range of commercial, cultural and leisure activities through the recognition of threats, by pro-active management, by local commitment and with programmes of enhancement and guidance provided when possible.
17. It is intended that this Plan will cover a period of ten years from adoption and will be subject to regular monitoring and review to ensure that priorities remain relevant, to assess progress and to make any amendments necessary to reflect changes in circumstances. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making and supports the active management of the Conservation Area through the development control process.
18. There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 for the local authority to consult the local community on any management proposals for Conservation Areas. Executive agreement is now sought to approve the draft CAMP document for public consultation. The consultation shall run for a minimum period of four weeks and will include a public meeting held in Padiham Town Centre to present and discuss the content. The council will directly consult Padiham Town Council and those with an interest in the subjects covered by the management plan and efforts will be made to reach a wider audience through the local press, the council's website and social media. Paper copies will be accessible in Padiham library. The Council will consider any views expressed through the consultation in preparing the final draft for formal adoption. The revised CAMP will be brought back to Executive so that they may approve and adopt the CAMP and support its proactive implementation throughout the lifetime of the TH scheme and beyond. In adopting the CAMP, the Council is committing to using the full range of planning measures and statutory powers, where appropriate, to ensure proper management of the conservation area. It is anticipated that the CAMP will be reviewed at 5 year intervals.

## **FINANCIAL IMPLICATIONS AND BUDGET PROVISION**

19. There are no financial implications directly associated with this report.
20. The adoption of a Conservation Area Management Plan will assist the Council's endeavours to secure a £1.4M investment in part of Padiham's Conservation Area, through an application to the Heritage Lottery Fund. The CAMP itself while recommending many interventions, further studies and actions, does not commit the Council to any increase in existing budget provision.

## **POLICY IMPLICATIONS**

21. The Padiham: Crafting the Future project is a high priority and delivers the Council's objectives on prosperity and place.

## **DETAILS OF CONSULTATION**

None

## **BACKGROUND PAPERS**

- Padiham Conservation Area Appraisal
- Draft Conservation Area Management Plan for Padiham

## **FURTHER INFORMATION**

**PLEASE CONTACT:**

**ALSO:**