



WARD AFFECTED: RATBY, BAGWORTH AND THORNTON

1. **PURPOSE OF REPORT**

To seek Members' approval to adopt the Conservation Area Statement and Management Plan for the Conservation Area in Ratby.

2. **RECOMMENDATION**

That Members recommend to Council the adoption of the Conservation Area Statement and Management Plan for Ratby as Planning Guidance.

3. **BACKGROUND TO THE REPORT**

3.1 All Conservation Areas in the Borough have been reviewed and a Conservation Area appraisal has been produced for each designated area. However, under current government guidance, officers have to review each Conservation Area from time to time to ensure the guidance is up to date.

3.2 The Conservation Area in Ratby was declared in February 1987. A Conservation Area appraisal was completed at that time which gave a description of the historical development of the village and assessed the qualities of the Conservation Area which should be protected.

3.3 However, as the review process developed as more Conservation Areas were assessed, in addition to the appraisal, a separate Management Plan and a photographic survey were also produced.

3.4 The Management Plan for the Conservation Area takes the form of a mid to long term strategy for preserving and enhancing the Conservation Area. It addresses the issues and makes recommendations for action arising from the statement and identifies any further detailed work needed for their implementation. It also sets out specific enhancement schemes for the public realm and aims to secure the repair of important heritage features and buildings in the area. The appraisal has also identified locally important heritage buildings which will be placed on a local list which will provide further protection. It also includes a photographic survey, which will be used as a mechanism for monitoring future change in the designated area. Recent reviews have also included a window and roof survey which will be used to highlight the impact that man made / none natural materials is having on the qualities of an area to assist officers if its Conservation Area status is at risk.

3.5 The benefits of a comprehensive appraisal of a conservation area are that it will provide a sound basis for development control decisions, for protecting our local heritage, for developing initiatives to improve the area and as an educational and informative document for the local community.

3.6 The Conservation Statement, Management Plan and associated documents for Ratby have recently been completed by officers of the Council. A public exhibition was held at the Methodist Church Hall on Chapel Lane which was very well attended by local residents. The documents were also made available on the Council's Web Site.

4. **FINANCIAL IMPLICATIONS (SE)**

There are no financial implications arising directly from this report.

5. **LEGAL IMPLICATIONS (AB)**

Under section 71 Planning (Listed Buildings and Conservation Areas) Act 1990, there is a duty on a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of their conservation areas, to submit these for consideration to a public meeting in the area to which they relate, and to have regard to any views concerning the proposals expressed by persons attending the meeting.

6. **CORPORATE PLAN IMPLICATIONS**

The preparation of the Conservation Area Statement and Management Plan both meet Corporate Aim 1 Creating a vibrant place to work and live.

7. **CONSULTATION**

7.1 The exhibition was held at the Methodist Church Hall on 16th of December. The display included the study findings and future management recommendations illustrated by photographs, drawings and maps.

7.2 The exhibition generated a lot of public interest. The displays also gave the opportunity to provide additional information about the purpose of Conservation Area designation, the impact of the additional controls over land and property, and guidance regarding the type of development that is acceptable.

7.3 Over 40 residents and the two Ward Councilors attended the exhibition when it was manned by an officer of the Council to answer questions. A total of 11 written responses were submitted by the public.

7.4 The written responses of the public together with officer responses are included in Appendix A. The applicable comments have been incorporated into the revised documents. Any further responses received will be reported to Committee as a late item.

8. **RISK IMPLICATIONS**

8.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

8.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this project have been identified, assessed and that controls are in place to manage them effectively.

8.3 The ability to fund the improvements identified in the Management Plan to an extent depends on adequate Council funding being available which in the

current economic climate is unlikely. This will have an impact on residents' aspirations for the quality of the environment in the conservation area.

- 8.4 The key risks of not endorsing and implementing the Conservation Area Statement and Management Plan, are not meeting performance targets and the Council not being recognised for the good achievements of its Conservation Service and not protecting our local heritage.

9. **KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS**

9.1 The new Conservation Area Statements will further protect the Borough's Heritage. (Chapter 5 of the Community Plan). The village of Ratby is in the rural area of the Borough.

9.2 The documents concerning Ratby are only relevant to this Conservation Area and will help development control officers when commenting on planning applications.

10. **CORPORATE IMPLICATIONS**

By submitting this report, the author has taken the following into account:

Community Safety Implications - None
Environmental implications – Included in the report.
ICT Implications – None
Asset Management Implications - None
Human Resources Implications – None
Planning Implications – Contained within the report.

Background papers: Conservation Area Appraisal, Appraisal Plan, Long Term Strategy Management Plan, Public Comments on the Ratby Conservation Area available in the members room and can be viewed on the Council's web site. [All are available to view on line](http://www.hinckley-bosworth.gov.uk/info/511/conservation_areas/344/ratby_conservation_area/2) at:
http://www.hinckley-bosworth.gov.uk/info/511/conservation_areas/344/ratby_conservation_area/2

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