

COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE

5th April 2023

Subject: Conservation Area Appraisals

Purpose:

To update committee on the progress and work undertaken in relation to the Appraisal of Conservation Areas within Carmarthenshire and the proposed amendments to their boundaries.

THE SCRUTINY COMMITTEE IS ASKED TO:-

Review and assess the information contained in Report and provide any recommendations, comments, or advice to the Cabinet Member and / or Director prior to the report's consideration by Cabinet.

Reason(s)

- To set out the outcome of the Conservation Area Appraisals and the associated consultation exercise.
- To reflect the Councils legal duties under the Planning (Listed Building and Conservation Areas) Act 1990
- To outline the next steps and future stages towards the adoption of the appraisals and their outcomes.

CABINET MEMBER PORTFOLIO HOLDER:- Cllr Ann Davies

Cabinet Member for Rural Affairs & Planning Policy

Directorate
Place and Infrastructure

Designations:

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EXECUTIVE SUMMARY

Conservation Area Appraisals

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

This report builds on the work undertaken to review ten of the designated Conservation Areas across the County and the subsequent preparation and consultation of the appraisals for each of the identified Conservation Areas.

The report outlines the process and feedback received as part of the associated formal public consultation, setting out the final draft conservation area appraisals and any recommended amendments the Conservation Areas themselves. The report also sets out the next steps in relation to the regulatory process required to formally amend the Conservation Areas.

This series of appraisals will support decision making and future investments in the areas selected as well as the town centre recovery plans and the Ten Towns initiative.

2. Background

Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. Conservation area designation introduces some extra planning controls over the way owners can alter or develop their properties in order to protect those historic and architectural elements which make the place special.

There are 27 Conservation Areas in Carmarthenshire, and the Council has a legal duty to review these and submit any proposed changes for consideration to the public according to Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990. As many of the Conservation Areas have not been reviewed since their creation, some as long ago as the 1970's, there is a lack of up-to-date information on the character and appearance of the Conservation Areas to guide those preparing and assessing development proposals.

The Council undertook reviews of 10 Conservation Areas in Carmarthenshire and to develop a series of resources to support heritage regeneration in the County. This reflected an opportunity that arose thanks to the successful application to the Community Renewal Fund combined with sufficient staff resources being available to enable the management and ongoing review of the programme. However, the time limitations associated with this grant meant it was not thought feasible to assess all 27 Areas in the short period stipulated. Consequently 10 were selected as being the area's most in need of review because of their historic significance (most specifically the 4 in Carmarthen), in addition to them being in the 10 Towns programme. The Conservation Areas selected for appraisal were:

- Carmarthen Town,
- Priory Street, Carmarthen
- Lammas Street, Carmarthen
- Picton Terrace, Carmarthen
- Laugharne,
- St Clears,
- Kidwelly,
- Llanelli,
- Llandeilo, and
- Newcastle Emlyn.

Note: Llandovery was part of a Townscape Heritage Initiative programme within the last 15 years and was therefore not considered as such a high priority, despite it being one of the 10 Towns with a highly

significant Conservation Area.

The Conservation Area Appraisals can be viewed through the links below:

- Carmarthen Town Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=C339FDEC4297464AA6953A044A9450C6
- Lammas Street, Carmarthen Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=C339FDEC4297464AA6953A044A9450C9
- Picton Terrace, Carmarthen Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=C339FDEC4297464AA6953A044A9450CC
- Priory Street, Carmarthen Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=C339FDEC4297464AA6953A044A9450CD
- Kidwelly Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=C339FDEC4297464AA6953A044A9450CE
- Laugharne Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=C339FDEC4297464AA6953A044A9450D2
- Llandeilo Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=8DB875093C15458F959DD320278BB050
- Llanelli Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=8DB875093C15458F959DD320278BB051
- Newcastle Emlyn Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=8DB875093C15458F959DD320278BB052
- St Clears Conservation Area
https://planning-carmarthenshire.msaproxy.net/PublicAccess_LIVE/Document/ViewDocument?id=8DB875093C15458F959DD320278BB053

In commissioning Donald Insall Associates to undertake the appraisals they were also commissioned to develop an historic buildings Character Appraisal Toolkit. This will be promoted by the Place and Sustainability Service and specifically the Built Heritage Team to engage people living in the remaining 17 Conservation Areas to start to assess the historic character of their local areas. It is proposed that the Conservation Area Appraisals of these remaining areas will be undertaken by the Built Heritage Team with the support and engagement of local communities in an ongoing programme.

Consultation

The consultation on the content of the draft Conservation Area Appraisals was undertaken between the 24th June 2022 and 26th August 2022. The consultation was undertaken through an online questionnaire along with webinars on each of the towns as well as face to face drop-in sessions.

As part of the online questionnaire 16 responses were received. A further 93 comments were submitted as part of the face to face and webinar sessions. All comments received have been duly considered and have informed the content of the draft assessments forming part of this report.

Conservation Area Boundary Amendments

As part of the preparation of the Conservation Area Appraisals and the associated Management Plan, a review of the Conservation Area boundary has been undertaken to understand the rationale for designating the area, and whether development since its initial designation means that this boundary

should be revised.

This review has been undertaken to each of the ten Conservations Areas through a series of site surveys, as well as desk-top research and consultation with stakeholders, and the public. Any proposed alterations to the boundary of a Conservation Area are set out in the appraisal documents, with a map identifying the proposed amendment along with a more detailed rationale. The following conservation areas are subject to proposed amendments to their boundaries:

- Carmarthen Town,
- Priory Street, Carmarthen
- Lammas Street, Carmarthen
- Picton Terrace, Carmarthen
- Laugharne
- St Clears
- Kidwelly
- Llandeilo

In relation to Llandeilo, it is further proposed to create a separate Conservation Area for the Dinefwr Estate. Currently the Dinefwr Estate and the town of Llandeilo are captured within one conservation area. However, the appraisal recognises that the Dinefwr Estate and Llandeilo town have two very different historic and architectural characteristics, the former based around a few structures within a designed landscape and the latter a town centre with commercial and residential dwellings. The management of these spaces also requires two very different approaches. As such, it is proposed that the existing Conservation Area be split into two, with the Dinefwr Estate becoming its own Conservation Area, allowing these individual qualities to be recognised.

There are no amendments proposed for the Conservation Area boundaries for Newcastle Emlyn and Llanelli.

Next Steps

In line with statutory requirements formal notice will be given via the London Gazette and local newspaper. This will occur once the report has been approved at meeting of County Council. Following which the revised conservation area boundaries will be formally published and utilised in decision making.

DETAILED REPORT ATTACHED ?

NO

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Rhodri Griffiths

Head of Place and Sustainability

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	NONE	NONE	YES

1. Policy, Crime & Disorder and Equalities

In considering the well-being goals, the better management of historic built environment contributes to:

- A prosperous Wales: By improving the public realm and capitalising on the historic built environments potential to be a positive place to work and live.
- A Healthier Wales: By engendering a sense of place and positive wellbeing
- A Wales of cohesive communities: By promoting the attractiveness, viability and safety of our historic towns
- A globally responsible Wales: By improving the long-term value and viability of the built environment which has Carbon embodied in it.
- A vibrant culture and thriving Welsh Language: by promoting built heritage for people to enjoy and appreciate.

Particularly in relation to the Conservation Area Appraisals in Carmarthen and Llanelli, the Carmarthenshire Economic Recovery and Delivery Plan have been considered as part of the conservation Area Appraisals and management plans.

The Growth Plans for Kidwelly, Laugharne, Llandeilo, Newcastle Emlyn and St Clears have been considered as part of the consultation process and the conservation Area Appraisals and management plans.

The appraisals will subsequently inform the preparation and content of the emerging Revised Local Development Plan and the scope and content of any subsequent Supplementary Planning Guidance.

2. Legal

To comply with the Duties of the local Authority under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 in relation to the formulation and publication of proposals for preservation and enhancement of conservation areas.

3. Finance

The Conservation Area Appraisal review work was undertaken through grant funded as part of the Community Renewal Fund.

Implementation will be undertaken through current identified resources, namely the Built Heritage Team, using the existing staffing budgets.

6. Physical Assets

There are a number of properties on the Council's asset register which are situated in the Conservation Areas and may be affected as part of the proposed changes identified in this report. Officers will continue to liaise to ensure the changes and any implications are fully understood.

**CABINET MEMBER PORTFOLIO
HOLDER(S) AWARE/CONSULTED**

YES

No observations

**Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:**

Title of Document	File Ref No.	Locations that the papers are available for public inspection