



Lewes District Council

www.lewes.gov.uk

MINUTE EXTRACT

Cabinet – 7 September 2011

54 Review of Lewes Conservation Area Boundary

The Cabinet considered Report No 147/11 relating to a proposal to prioritise work on reviewing Conservation Area boundaries in Lewes.

The Lewes Conservation Area Character Appraisal had been published in April 2007. It followed guidelines published by English Heritage and satisfied the legislation requirements for local planning authorities to formulate and publish proposals for any parts of their areas which were conservation areas, and set out a number of recommendations for their preservation and enhancement.

One of the recommendations set out in the Appraisal was that the boundary of the Conservation Area be extended in Lewes to include an area to the west of St Pancras Road and south of St Anne's Crescent, as far as Bell Lane in the west, as illustrated on the map at Appendix A to the Report. If that recommendation was implemented, several sites would be included in the extension such as County Hall and the former St Anne's School and its playing fields, further details of which were set out in paragraph 1.5 of the Report.

The Appraisal recognised that the existing County Hall building was not a positive feature and an explanation of the justification for its inclusion in the Conservation Area was set out in paragraph 1.11 of the Report.

Following the completion of the programme of Appraisals, it was the intention that the Council needed to agree an overall programme for the implementation of their recommendations, with priority being given to those areas where the highest needs or risks had been identified.

The progression of the recommendations of the Lewes Appraisal was considered to be a priority due to the uncertainty regarding the future of parts of the area identified for inclusion within the Conservation Area, further details of which were set out in paragraph 1.10 of the Report.

The proposed extension of the Conservation Area was not a measure that would block any future development or changes to buildings or their surroundings. It would, however, give the Local Planning Authority greater control over aspects of any development proposals that would affect the special interest, character and appearance of the Area.

The proposed Area was within the South Downs National Park and, consequently, the South Downs National Park Authority (SDNPA) was the Local Planning Authority responsible for any decision on revisions to the Conservation Area boundary.

It would therefore be necessary to negotiate with the SDNPA in order to gain agreement to, and funding for, the additional work and for its prioritisation ahead of other similar projects within the District that were within the SDNPA's jurisdiction. Initial discussions held with the Authority's officers had suggested that they were likely to support the proposal.

Resolved:

- 54.1** That the prioritisation of the progression of the boundary changes to Lewes Conservation Area, as recommended in the 2007 Conservation Area Character Appraisal and as detailed in Report No 147/11, be not agreed and that no further action be taken by the Council on the matter.

DPES

Reason for the Decision:

To consider whether to prioritise work to extend the Lewes Conservation Area.

Alternative Option Considered and Rejected:

That the prioritisation of the progression of the boundary changes to Lewes Conservation Area, as recommended in the 2007 Conservation Area Character Appraisal and as detailed in Report No 147/11, be endorsed; and

That the Director of Planning and Environmental Services be authorised to seek the agreement of the South Downs National Park Authority, as Local Planning Authority, for the prioritisation of, and funding for, this project.

(Note: Councillor Jones declared his non-prejudicial interest in this item as he was the Council's representative on the South Downs National Park Authority, a position to which he had been appointed at the Annual Meeting of the Council held on 25 May 2011).