

Subject:	Proposed Haslingden Conservation Area	Status:	For Publication
Report to:	Cabinet	Date:	4 th July 2018
Report of:	Sebastian Pickles	Portfolio Holder:	Regulatory Services
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception	<input type="checkbox"/> Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	Initial Equality Impact Assessment	Attached: No
Biodiversity Impact Assessment	Required:	No	Attached: No
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1.	RECOMMENDATION(S)
1.1	The Cabinet adopt the proposed Conservation Area Boundary and Appraisal for Haslingden as a material planning consideration.

2. PURPOSE OF REPORT

2.1 To seek authorisation for the adoption, as material planning consideration, the proposed Conservation Area for Haslingden and Conservation Area Appraisal.

3. CORPORATE PRIORITIES

3.1 The matters discussed in this report impact directly on the following corporate priorities:

- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
- **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.

4. RISK ASSESSMENT IMPLICATIONS

4.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- The adoption of the proposed Conservation would enable future funding opportunities, for the improvement of the area or specific buildings which are deemed to be at risk or in need or development, to be explored. Such opportunities would not be feasible without the designated Conservation Area.
- There was a recent application for a Townscape Heritage Initiative in Haslingden for over £2m with the HLF which was unfortunately unsuccessful. The adoption of the Conservation Area would enable future funding applications to be considered more favorably.

5. BACKGROUND AND OPTIONS

5.1 Haslingden's commercial core is a significant historic streetscape with many significant positive features including a rich variety of buildings types of which within the proposed area are designated and none designated heritage assets.

5.2 Haslingden is one of the oldest settlements within the Borough and from available records can be traced back to the Medieval period in 1241. With the development of the town this saw an increase in its size and with large clearances in the late 18th and early 19th century this saw

the loss of the earlier settlement. The townscape we see today is as a direct result of the industrial boom with the increase in Mill and Mill workers.

- 5.3 From record it appears that Haslingden has been considered for a Conservation Area for a substantial period of time and some draft work was undertaken during the last round of reappraisals in 2011. This would finally see the Conservation realised and ensure the needed protection for the area and the assets within it.
- 5.4 Consultation for the proposed area initially took place under Reg 18 of the Local Plan from the 24th August to the 9th October 2017.
- 5.5 A further Public consultation was held between the 6th April and the 4th May 2018. This included a Public drop in event on the 16th April, held at the Haslingden Public Library from 15:00 to 19:00. Feedback forms were available at the event and we also recommended using the electronic online form on the Council's website. The event was well attended, comments on the area were positive, with some suggestions to include additional areas.
- 5.6 Consultation responses

A total of 5 responses were received from the public consultation. (see attached for detailed comments)

Response Comments
Resident: Supportive of the Conservation area and appraisal, comment on it being well researched and put together. Balanced comments on the future management of the area encouraging change rather than forced change.
RCT Comments: Discussed proposed areas and extension set out in the Local Plan. Comments regarding concerns of the Public baths included in the areas, discussing the costs of works required.
Comments from RCT: Overall supportive of the Conservation Area, comments to suggest that more detail should have been included, and discussed some areas which they believe should be included. Comments received on the positive and negative elements set out in the appraisal. Also commented that they felt Local group and historians should have undertaken the Appraisal.
Resident: Overall supportive of the CA, discussion areas of possible inclusion. Some comments on errors in the report which needed addressing. Positive comments for possible Blue plaques but raises concerns over management of shops in the area.
Resident: Comments with concern for the Public baths being considered a building for the Local List. Comments relate to previous condition survey. No comments on the overall proposal.

**COMMENTS FROM STATUTORY OFFICERS:
SECTION 151 OFFICER**

- 6.1 There are no direct financial impacts from designating this Conservation Area in Haslingden. However, not approving the Conservation Area would jeopardise the success of future funding options.

7. MONITORING OFFICER

7.1 The Council should review conservation area boundaries and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. The Council has a duty to have regard to the desirability of preserving or enhancing the character or appearance of the area and once adopted, planning decisions will be taken in accordance with the designation and policies, unless material considerations indicate otherwise.

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

8.1 Consultation of the proposed Conservation Area took place between 24th August and 9th October 2017 under the Local Plan Consultation. A further public consultation was held following the completion of the draft Area Appraisal from 6th April to 4th May 2018. An EIA initial assessment has been undertaken and it has been identified there are no disproportional impact and a Full EIA is not required.

9. CONCLUSION

9.1 The adoption of the Haslingden Conservation Area has been previously proposed and now sees it coming to fruition. The adoption will allow the Council to apply for available funding that is not currently available. 5 responses were received from the consultation. None were directly objecting to the proposed area and overall the proposal is supported. Some of the matters raised will be considered and may inform consideration of the area going forward. The area will also ensure that an area of special architectural and historic nature is retained and positively managed going forward.

Background Papers

Document

Haslingden Conservation Area Appraisal and Management Plan
Appendix Maps, Consultation Comments

Place of Inspection

Available in Room 121, Futures park or via:

https://www.rossendale.gov.uk/downloads/download/11059/proposed_haslingden_conservation_area