

**EXTRACT FROM THE DRAFT MINUTES**  
**PLANNING POLICY COMMITTEE**  
**20th March 2014-04-10**

**13.PP.51      BROUGHTON CONSERVATION AREA APPRAISAL**

A report was submitted which sought Members' agreement to formally adopt the appraisal and proposed boundary of the Broughton Conservation Area following the final responses to the appraisal consultation.

One person attended the meeting and addressed the Committee under the Council's Right to Speak Policy.

Two distinct boundary options had been proposed and consulted upon. A "tight" boundary encompassed a small geographic area at the centre of the village, while the "loose" boundary was a larger area, including several agricultural fields surrounding Broughton.

The final document had been consulted upon from 2<sup>nd</sup> December 2013 to 31 January 2014, the purpose of which was to seek views from residents, businesses and statutory consultees as to whether the proposed boundary was suitable and whether the document produced accord with those views. Members noted that a summary of the final consultation was contained within the report.

Members noted that eleven responses had been received as part of the final consultation, with a majority of respondents supporting the creation of a conservation area and the proposed boundary. A summary of those responses was provided to the meeting.

Broughton Parish Council had made a number of points that had not been included in the final document and details of these were provided to the meeting. Members also noted that two landowners in the village had also responded. The owners of land behind Glebe Avenue had provided a brief response supporting the document. The owner of land to the north of Gate Lane had submitted a thorough response detailing their reasons as to why their land should not be included inside the boundary. Advice was subsequently sought from English Heritage with a conclusion drawn that this specific area of land made a positive contribution to the character and appearance of the Conservation Area and should therefore be included within it.

Members were advised that the Conservation Area would become a material planning consideration should it be adopted. Members were further advised that designation of land within the proposed Conservation Area would not prevent development, but would ensure that any planning permissions granted were of a design suitable for the character and appearance of the area.

Members were provided the opportunity to asked question before it was

**RESOLVED** that members formally refer to Full Council the adoption of the final Broughton Conservation Area Appraisal; and agree for it to be statutorily adopted in accordance with Section 70(8) of the Planning (Listed Building and Conservation Areas) Act 1990 subject to Full Council ratification.

Draft Minutes