

**WHITEHAVEN TOWN CENTRE AND HIGH STREET CONSERVATION
AREAS – REVIEW OF CONSERVATION AREA BOUNDARY (AMENDMENT)**

EXECUTIVE MEMBER: Councillor Cath Giel and Councillor Geoff Blackwell
LEAD OFFICER: Pat Graham, Head of Development Operations
REPORT AUTHOR: Tony Pomfret, development Control Manager

**WHAT BENEFITS WILL THESE PROPOSALS BRING TO COPELAND
RESIDENTS**

The inclusion of the former bus station and bus depot sites within the Whitehaven Town Centre Conservation Area will ensure that greater weight can be given to the design elements of any future planning proposals for these sites.

WHY HAS THIS REPORT COME TO THE EXECUTIVE?

This report seeks to amend a previous decision by Executive.

RECOMMENDATION:

That the proposed boundary of the Whitehaven Town Centre Conservation Area should include the sites of the former Bus Station and Bus Depot, as illustrated on the attached plan, (to correct an error in the previous drafting of the boundary).

1. INTRODUCTION

- 1.1 At Executive on 10 February 2010 a recommendation to extend and combine two Conservation Areas in Whitehaven Town Centre was agreed. Unfortunately, the plan attached to that report excluded the sites of the former bus station and bus depot. This was as a result of a draughting error, as both of these sites were recommended for inclusion in the revised Conservation Area by consultants, Paul Butler Associates, in their Conservation Area Appraisal which had been previously reported to the Planning Panel (22 July 2009).

2. ARGUMENT

- 2.1 These two sites are considered to be important sites which could make a positive regeneration contribution at this important gateway to the town centre. Their inclusion in the revised Conservation Area will enhance the Council's planning powers in dealing with any future planning applications.
- 2.2 The consultation process on the extension to the Conservation Area included these two sites within the proposed Conservation Area.

3. OPTIONS TO BE CONSIDERED

- 3.1 Conservation Area status will enhance the Council's position in seeking a higher standard of design for new development on these sites.
- 3.2 To proceed with

4. CONCLUSIONS

- 4.1 It would be beneficial to correct this error at this stage before commencing the statutory consultation period.

5. WHAT ARE THE LEGAL, FINANCIAL AND HUMAN RESOURCES IMPLICATIONS?

- 5.1 There are no legal, financial or human resources implications in respect of this recommendation.

6. HOW WILL THE PROPOSALS BE PROJECT MANAGED AND HOW ARE THE RISKS GOING TO BE MANAGED?

- 6.1 There are no additional risks attached to this recommendation.

7. WHAT MEASURABLE OUTCOMES OR OUTPUTS WILL ARISE FROM THIS REPORT?

- 7.1 The creation of one new conservation area in Whitehaven town centre to replace two existing areas and to include two additional key gateway sites.

List of Appendices

Appendix A – Plan of Proposed Whitehaven Town Centre Conservation Area Boundary

List of Background Documents:

Whitehaven Town Centre and High Street Conservation Areas – Character Appraisal

Whitehaven Town Centre and High Street Conservation Areas – Public Realm Appraisal

Whitehaven Town Centre and High Street Conservation Areas – Management Plan

Whitehaven Town Centre and High Street Conservation Areas – Development Guide and Individual Opportunity Development Site Guides

Planning Policy Statement: PPS 5 Planning for the Historic Environment

