

# **BRIDGEND COUNTY BOROUGH COUNCIL**

## **REPORT TO DEVELOPMENT CONTROL COMMITTEE**

**15<sup>TH</sup> OCTOBER 2015**

### **REPORT OF THE CORPORATE DIRECTOR – COMMUNITIES**

#### **PORTHCAWL CONSERVATION AREA APPRAISAL AND PROPOSED EXTENSION TO CONSERVATION AREA**

#### **1. Purpose of Report**

- 1.1 The purpose of this report is to advise Members that a conservation area appraisal and draft management plan for Porthcawl Conservation Area has been prepared as part of a programme of conservation area appraisals. Members' agreement is sought to consult on one of the recommendations, namely the proposed extension of the Porthcawl Conservation Area.

#### **2. Connections to Corporate Improvement Objectives/Other Corporate Priorities**

- 2.1 The conservation area appraisal and management plan and proposed extension of the Porthcawl Conservation Area will contribute towards Corporate Improvement Priority One "Working Together to Develop the Local Economy" and Communities Directorate Priority "Continue to implement key regeneration projects and programmes to enhance and develop our economy". The Regeneration Service Priorities include the action of a "Review of recommendations of Porthcawl Conservation Area appraisal and Management Plan"

#### **3. Background**

- 3.1 Porthcawl Conservation Area was designated in August 1973 and currently consists of those parts of the town which were substantially complete during its period of industrial growth before 1885. It includes the original tidal basin, breakwater & harbour light, giving the town its maritime character and the historic square and surrounding area.
- 3.2 The conservation area appraisal and draft management plan for Porthcawl was prepared as part of a wider programme of conservation area appraisals for the County Borough's 15 existing Conservation Areas.
- 3.3 The completed draft appraisal and management plan for Porthcawl Conservation Area made a fundamental contribution to the successful Porthcawl Townscape Heritage Initiative application to the Heritage Lottery Fund, which has already enabled the sympathetic repair and restoration of the Lookout Tower (Grade II Listed) and the Customs House (Grade II Listed) and continues to contribute to wider regeneration programme for Porthcawl, including forming part of our successful marketing of the Jennings Building. Members will be aware from recent presentations / workshops of the benefits of the heritage led regeneration in a conservation area.

#### **4. Current Situation**

- 4.1 The Heritage Lottery Fund requires this Authority to demonstrate its commitment to conservation principles in order to sustain any investment by the Porthcawl Townscape Heritage Initiative in the longer term. To satisfy this requirement, a conservation area management plan was prepared for Porthcawl Conservation Area. Whilst resources are not available to undertake all of the proposed actions contained in the management plan, Members are advised that the management plan recommends an extension of the existing conservation area boundary.
- 4.2 The existing Conservation Area boundary is shown in Appendix A (in green), the proposed extension (in red) to the boundary incorporates the following additional areas (See Appendix A in red);
- John Street – the addition of a further length of John Street /Hillsboro Place northwards from Well Street to Lias Road, which includes two listed buildings, numerous fine examples of Victorian and Edwardian shopfronts individually and in terraces and much of the main commercial centre of Porthcawl.
  - Esplanade Avenue and part of Picton Avenue – residential properties represent some of the finest examples of the turn of the century terraced villa housing.
  - Seafront open space around Irongate Point – inclusion of the open space which forms part of the important setting and viewpoint for the Esplanade and longer distance views of Glamorgan and the North Devon coasts.
- 4.3 The proposal to extend the conservation area boundary will be the subject of consultation with affected property owners, stakeholders and the wider community of Porthcawl. It is proposed, subject to the agreement of Members, that the consultation will commence at the time of the Porthcawl THI scheme event planned for Friday 20<sup>th</sup> November 2015.
- 4.4 The extension of the conservation area is also a pre-requisite to enable the town centre properties to form part of a potential phase II application for Porthcawl Townscape Heritage scheme.

#### **5. Effect Upon Policy Framework & Procedure Rules**

- 5.1 Local Authorities have a statutory duty to consider whether areas merit the designation of a conservation area. If the extension is confirmed this Authority will control works that would otherwise may be classed as permitted development, including the demolition of buildings, removal of chimneys (dwellinghouses), external cladding (dwellinghouses) and removal of trees. Strategic Policy SP5 in the adopted LDP will also be relevant in the determination of planning applications.

#### **6. Equality Impact Assessment**

- 6.1 A screening exercise using this Authority's Equality Impact Assessment Toolkit has been undertaken. There is likely to be a low impact on some groups including disabled people and Welsh speaking individuals. Account will be taken of these requirements in the arrangement of any consultation events and

through the translation of relevant literature. Events planned will take account of equality of access for all specified groups.

## **7. Financial Implications**

7.1 There are no direct financial implications from this report.

## **8. Recommendations**

8.1 Members are requested to authorise officers to:

1. Consult the public on the proposed extension to the Porthcawl Conservation Area; and
2. Report back on the results of the consultation.

**MARK SHEPHARD**  
**Corporate Director – Communities**

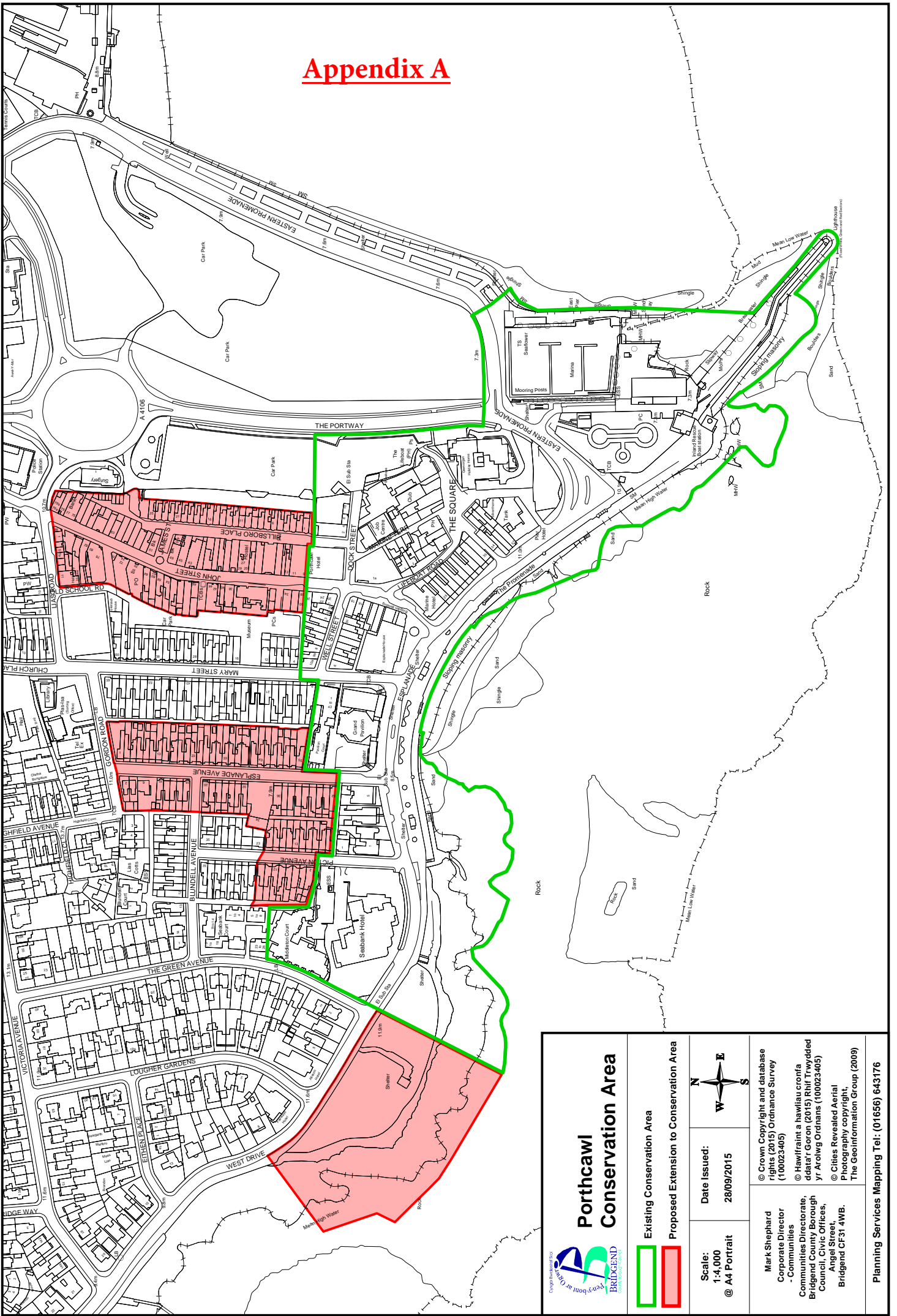
**15<sup>th</sup> October 2015**


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## **Background documents**

Draft Conservation Area Appraisal and Management Plan 2014

# Appendix A






**Porthcawl  
Conservation Area**

**Existing Conservation Area**

**Proposed Extension to Conservation Area**

**Scale:**  
1:4,000  
@ A4 Portrait

**Date Issued:**  
28/09/2015



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