
EXCERPT FROM THE MINUTES OF THE EXECUTIVE HELD ON 1 JUNE 2012

EX.066/12 BOTCHERGATE CONSERVATION AREA APPRAISAL (Key Decision – KD.017/12)

Portfolio Economy and Enterprise

Relevant Overview and Scrutiny Panel Environment and Economy

Subject Matter

The Economy and Enterprise Portfolio Holder presented report ED.22/12 setting out the results of the public consultation undertaken between January and March 2012 on the draft Conservation Area Appraisal and Management Plan for Botchergate.

He outlined the background to the matter, informing Members that the draft Appraisal examined the quality and character that existed within the Conservation Area, reviewed its present boundary, and considered measures that could be taken to preserve and enhance its character. An adopted Conservation Area Appraisal and Management Plan for Botchergate would provide certainty to developers by clearly setting out the issues they had to address. It would also give greater confidence to potential investors, help to create jobs and in turn a vibrant City.

The responses to the public consultation indicated broad support for the content of the Appraisal and Management Plan. The need for the appraisal was underlined by support for it at a Design Workshop held on 20 January, and in frequent citation by respondents to the consultation of the need to improve the Conservation Area.

The Economy and Enterprise Portfolio Holder further explained that the recommendation of the draft Appraisal was that the present Conservation Area boundary required modification. Three proposed modifications had been suggested, namely:

- To rationalise the boundary in the area of English Gate Plaza so as to reflect the current building foot prints, and not the historic footprints of the properties cleared prior to the 2001 re-development. As the area immediately abutted the Portland Square / Chatsworth Square Conservation Area the modification did not remove any property from conservation area designation, but simply rationalised plot boundaries to a single conservation area, whereas at present several straddled both. In due course, it was proposed to modify the Portland Square / Chatsworth Square Conservation Area to reflect the recommended changes to the Botchergate Conservation Area;

- To amend the boundary at Christchurch gardens to include an additional strip of land fronting the public open space. The purpose was to protect the conservation from future re-development of those abutting sites and to encourage development which related positively to the conservation area; and
- To include within the boundary the properties at 12-16 St Nicholas Street. That 1960s block interfaced with both the existing conservation area and the terrace of Grade II listed buildings at St Nicholas Street. Inclusion within the conservation area boundary would help to promote a higher standard of development should the site ever be brought forward for re-development.

Details of the changes to the text of the draft document arising from the period of consultation were set out in Appendix 1 to the report. Though none were very significant, they did improve the clarity of the document and enhance its effectiveness. The suggested final modification, based on the outcome of the 2012 consultation period, was also attached at Appendix 2. Appendix 4 set out where those changes would be made to the original draft consultation report.

The Economy and Enterprise Portfolio Holder recommended that the report be made available for consideration by the Environment and Economy Overview and Scrutiny Panel on 21 June 2012, and looked forward to receiving their comments. A further report would be submitted to the Executive on 2 July 2012 to consider referral of the Appraisal and Management Plan to Council on 17 July 2012 for adoption.

The Economy and Enterprise Portfolio Holder further emphasised the new Labour administration's commitment to working with partners and interested parties to improve Botchergate, a commitment which would be delivered.

Summary of options rejected None

DECISION

(1) That Report ED.22/12 concerning the Botchergate Conservation Area Appraisal be made available for consideration by the Environment and Economy Overview and Scrutiny Panel on 21 June 2012.

(2) That a further report be brought to the Executive on 2 July 2012 to consider referring the Botchergate Conservation Area Appraisal and Management Plan to Council on 17 July 2012 for adoption.

Reasons for Decision

To ensure that the conservation area boundary and appraisal is up-to-date for use by those interested in future proposals for Botchergate