

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 30 SEPTEMBER 2014

KIRRIEMUIR CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

REPORT BY HEAD OF PLANNING AND PLACE

ABSTRACT

Approval is sought for the adoption of the draft Conservation Area Appraisal and Management Plan as guidance for Kirriemuir Conservation Area as a result of a public consultation exercise.

1. RECOMMENDATION

It is recommended that the Committee:

- (i) approves and adopts the draft Conservation Area Appraisal and Management Plan for the Kirriemuir Conservation Area as planning guidance.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/COPORATE PLAN

2.1 This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Angus is a good place to live in, work and visit
- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

3. BACKGROUND

3.1 A Conservation Area Appraisal is a management tool which helps to identify the special interest and changing needs of an area. This will provide stakeholders with information to assist with managing the development process and will help impart information on the built heritage of Angus to the wider public (report No. 580/10 refers).

3.2 The boundary of the Kirriemuir Conservation Area was previously reviewed in 2013 as a result of funding being secured through Historic Scotland's Conservation Area Regeneration Scheme (report No. 315/13 refers).

3.3 Historic Scotland, as part of the conditions of grant award to provide funding through the Conservation Area Regeneration Scheme, requires Angus Council to produce a Conservation Area Appraisal and Management Plan for Kirriemuir Conservation Area. Historic Scotland has given the Council until 30 September 2014 for this to be adopted.

3.4 During 2014 a draft Conservation Area Appraisal and Management Plan was produced with assistance from Kirriemuir Heritage Trust. A copy of the draft document was available in the Council's information hub with a recommendation to undertake public consultation (Report 248/14 refers).

3.5 A six week public consultation exercise was undertaken between 30 May and 11 July 2014. The consultation exercise comprised a copy of the document and comments sheets in Kirriemuir Library and was available on the "Have Your Say" section of the Angus Council Website. The document was also circulated to a range of stakeholders including Kirriemuir Community Council, Kirriemuir Heritage Trust, Aberdeenshire Council's Archaeology Service (who provide guidance to Angus Council on archaeological issues) and Historic Scotland for comment. An article regarding the consultation was detailed in the Kirriemuir Herald.

4. RESPONSES TO PUBLIC CONSULTATION

- 4.1 Following the consultation process two responses were received. Consultation responses were received from Aberdeenshire Archaeological Service and Historic Scotland. Details of the responses are set out in Appendix 1.
- 4.2 The response from the Archaeology Service set out minor amendments to the document.
- 4.3 Historic Scotland considered the document to show a good understanding of significance and a thorough analysis of the issues.

5. FINALISED PLANNING GUIDANCE

- 5.1 A copy of the finalised Conservation Area Appraisal and Management Plan (not including images) has been placed in the Council's information hub.
- 5.2 If approved, the Conservation Area Appraisal and Management Plan would provide planning guidance and aid consideration of decisions relating to development within the conservation area. The document would be made available to download from the Angus Council Website.

6. FINANCIAL IMPLICATIONS

- 5.1 Costs associated with completion of the finalised document will be staff time only.

6. OTHER IMPLICATIONS

Risks

- 6.1 There is a risk that, if the committee does not agree to the consultation, Angus Council may not be able to achieve the target date of 30 September 2014 for the adoption of the Kirriemuir Conservation Area Appraisal and Management Plan and therefore would be in breach of the grant award conditions as detailed in paragraph 3.3.

Strategic Environmental Assessment

- 6.2 The Environmental Assessment (Scotland) Act 2005 applies SEA to the proposed [plan/programme/strategy (PPS)]. The process requires consideration of whether the PPS is likely to have no or minimal environmental effect (called "pre-screening") or is unlikely to have significant environmental effect (called "screening"). The latter requires prior consultation with the Scottish Government's "SEA Gateway" (SEPA, SNH and Historic Scotland).
- 6.3 On consideration of the Kirriemuir Conservation Area Appraisal and Management Plan, I have concluded that this Kirriemuir Conservation Area Appraisal and Management Plan is likely to have no or minimal environmental effect and have notified the SEA Gateway accordingly, as required by the Environmental Assessment (Scotland) Act 2005. This notification will be published by the Gateway on the Public Register maintained to that end.

NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- PAN 71, Conservation Area Management, Scottish Government (2004)
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Report 580/10, Angus Council, Infrastructure Services Committee, August 2010
- Report 315/13, Angus Council, Infrastructure Services Committee, May 2013
- Report 248/14, Angus Council, Communities Committee, May 2014

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List of Appendices:

Appendix 1 Consultation Responses and Consideration

Appendix 2 [Kirriemuir Conservation Area Appraisal and Management Plan](#)

Name of Responding Consultee	Comments by Responder	Angus Council's Response to Comment if Applicable
Archaeological Service	<ol style="list-style-type: none"> 1. Agreed with the comments regarding the potential for buried archaeology to survive and recommended a second "Key Feature" specifically dealing with upstanding remains. 2. Suggested that reference be made that development should take consideration of the requirement for archaeological recording of historic buildings within the burgh. 	<ol style="list-style-type: none"> 1. This will be included. 2. This will be included.
Historic Scotland	<ol style="list-style-type: none"> 1. Considers that the appraisal demonstrates a very good understanding of the significance and character of Kirriemuir and provides a thorough analysis of the issues and possibilities for enhancement. They commend the identification of three properties currently on the Buildings at Risk Register as priority or possible project for the 2013-18 Conservation Area Regeneration Scheme. 	<ol style="list-style-type: none"> 1. N/A