
CONSERVATION AREA BOUNDARY CHANGE

1 SUMMARY

- 1.1 Conservation Area Appraisal and Management Plans (hereafter, the Plans) have now been adopted for all of the Council's Conservation Areas. This report seeks Member approval to modify the Conservation Area boundaries for Rayleigh and Rochford as recommended in the Plans.

2 INTRODUCTION

- 2.1 The details of the Rayleigh and Rochford Conservation Area Appraisal and Management Plan were considered by Members of the former Planning Policy and Transportation Committee on 10 October 2006 and 3 April 2007 respectively. They were both adopted by the Council in May 2007.
- 2.2 The Plans recommend the Council make changes to the boundaries of the Conservation Areas in Rayleigh and Rochford, in order to preserve the quality of the areas.
- 2.3 The Council's Legal Service advises that the Council can determine the extent of Conservation Areas by resolution.

3 PROPOSED CHANGED OF ROCHFORD CONSERVATION AREA

- 3.1 The Plan recommended the boundary should be modified to include the office buildings at the junction of East Street and Millview Meadows (see appended map). This is a minor, but appropriate change to the boundary.

4 PROPOSED CHANGED OF RAYLEIGH CONSERVATION AREA

- 4.1 The Plan recommends two options for extending the Rayleigh Conservation Area on the southern boundary (see appended map):-
- (i) the southern side of the boundary, at the very least, should include the east side of Websters Way; but
 - (ii) preferably the boundary be extended to include King George's Recreation Ground.
- 4.2 In addition the plan recommends:-
- the extension of the northern boundary of the Conservation Area to include Brooklands Public Garden, the undeveloped hillside, and the 2 Listed Buildings along Hockley Road; and
 - the extension of the south west of the Conservation Area to include the south side of Crown Hill to just beyond the Christ Church United Reformed church.

- 4.3 It is considered that the boundary of the Rayleigh Conservation Area should be amended in accordance with the recommendations in paragraphs 4.1 and 4.2.

5 RISK IMPLICATIONS

- 5.1 Under the Listed Buildings and Conservation Areas Act 1990 the Council is required, from time to time, to review the designation of conservation areas and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if so, designate those parts accordingly.

6 RESOURCE IMPLICATIONS

- 6.1 Extension of the Conservation Area boundaries can be carried out using existing in-house resources.

7 LEGAL IMPLICATIONS

- 7.1 Under section 70(5) the following is required:-
- formal notice is given to the Secretary of State (though his approval is not required); and
 - the notice must be published in the London Gazette and a local newspaper.
- 7.2 The notice will also need to be registered as a local land charge.

8 RECOMMENDATION

- 8.1 It is proposed that Council **RESOLVES** that the Conservation Area boundaries for Rayleigh and Rochford be as set out in the report and accompanying maps.

Shaun Scrutton

Head of Planning & Transportation

Background Papers:-

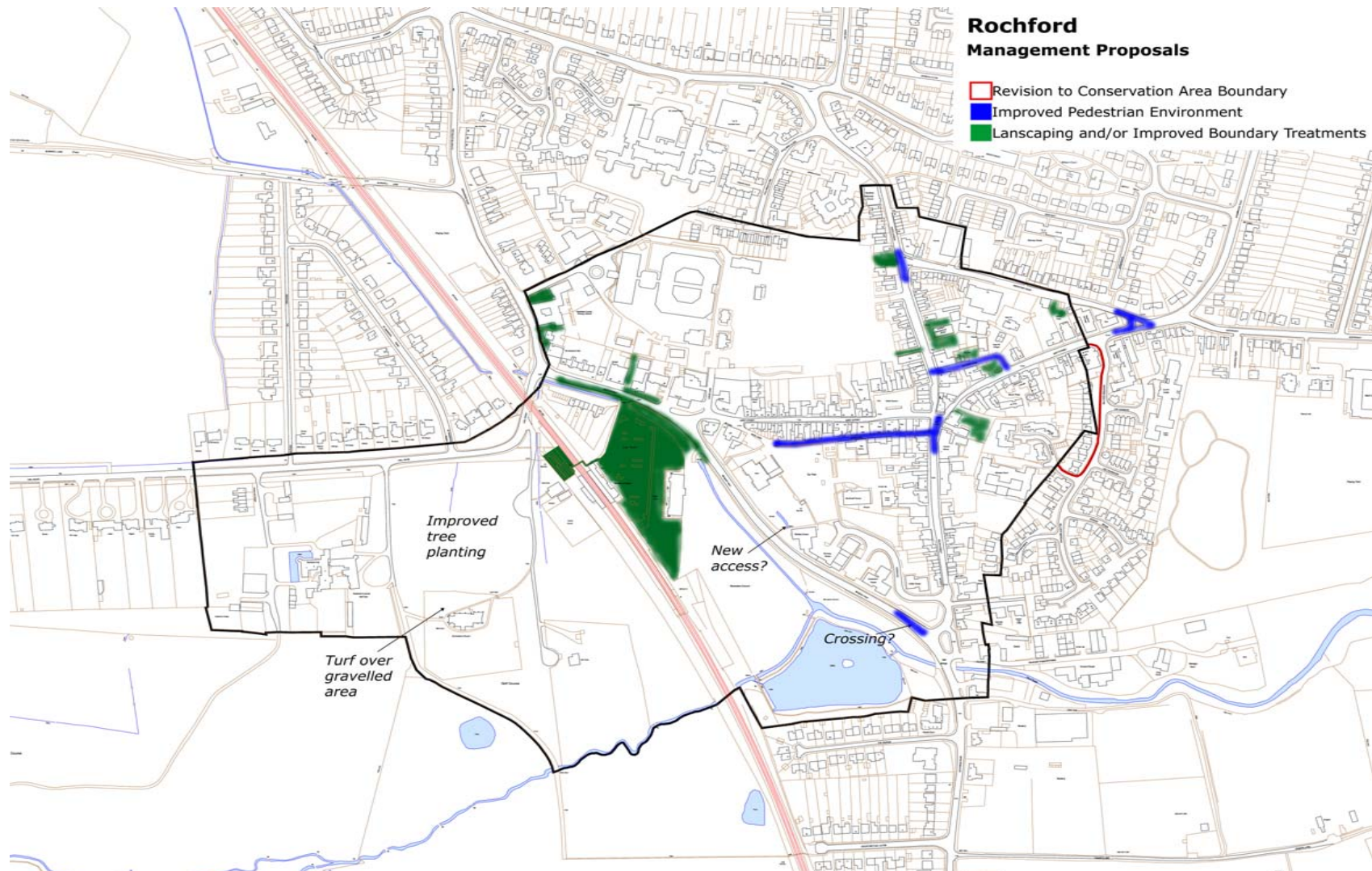
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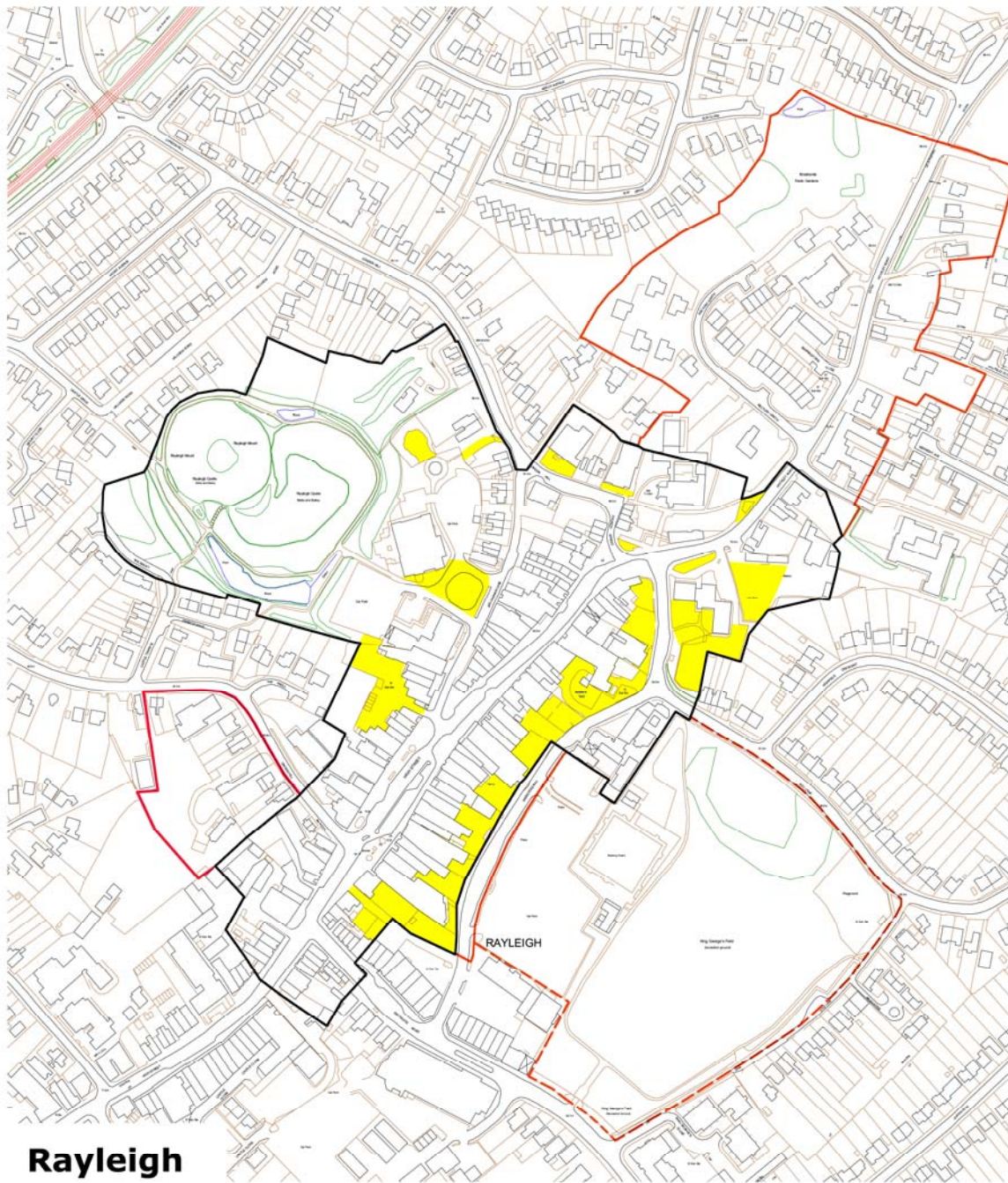
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If you would like this report in large print, braille or another language please contact 01702 546366.





Rayleigh

Management Proposals for the Conservation Area

--- Recommended boundary changes to the Conservation Area

■ Areas capable of improvement through hard or soft landscaping