



Loftus Conservation Area Management Plan SPD Statement of Consultation

Contents

1. Introduction.....	3
2. Background.....	3
3. Consultation on the SPD.....	3
 Appendix A: Schedule of Responses - Loftus Conservation Area Management Plan SPD ...	5

1. Introduction

1.1. This Statement of Consultation has been prepared in accordance with the Planning and Compulsory Purchase Act 2004 and Regulation 12 of the Town & County Planning (Local Planning) (England) Regulations 2012, which requires that the Local Planning Authority prepare a statement setting out the persons consulted when preparing a Supplementary Planning Document (SPD), a summary of the main issues raised by those persons and how those issues have been addressed in the SPD.

1.2. This statement, therefore, sets out details of the consultation that has taken place and how this has informed the Loftus Conservation Area Management Plan SPD.

2. Background

2.1. The Loftus Conservation Area Management Plan SPD has been prepared by Redcar & Cleveland Borough Council, as the Local Planning Authority. The SPD is intended to halt the damage to character that has occurred in Loftus Conservation Area since designation in 1976 and to ensure that over forthcoming years the character of the conservation area is enhanced. This will be achieved by setting out a series of actions that aim to assist in managing change in the conservation area without compromising the historic environment and that include proposals for its enhancement. The SPD also provides guidance to ensure that harmful planning proposals are rigorously opposed.

2.2. The SPD is accompanied by an updated Conservation Area Appraisal, which is intended to act as guidance to those considering external alterations to buildings and work to the public realm within Loftus Conservation Area. Taking a graphical approach, the appraisal divides the conservation area into separate distinct character areas and provides clear visual guidance on how to avoid harmful proposals.

3. Consultation on the SPD

3.1. The consultation period for the SPD began on 13 February 2023 and ran until 27 March 2023

- 3.2. The Council has developed a comprehensive consultation database which includes residents, resident associations, elected representatives, community and voluntary groups, developers and businesses, infrastructure providers, government agencies and other prescribed bodies (as detailed in Appendix 7 of the Local Plan Consultation Statement April 2017). All contacts on the database were notified, either via post or email, of the start and end of this consultation, the nature of the consultation and how comments on the consultation documents could be submitted.
- 3.3. In addition, notices of the consultation were placed in the local press and in Loftus Library and on the website of the Council. A stakeholder event was held at Loftus Town Hall on 1st March 2023 from 4pm to 7pm.
- 3.4. A total of 8 representations were received as a result of the consultation. All comments with relevance to the Loftus Conservation Area Management Plan SPD were considered by the Council and, where appropriate, changes were made to the document. The consultation responses received and the Council's response to them are detailed within Appendix A.

**Appendix A: Schedule of Responses - Loftus Conservation Area
Management Plan SPD**

COM_1		Summary of Representation	Council Response
Full Name	Alison Atkinson	Concern that if Council priorities change the plan will not be reviewed every 5 years in line with Action 1.	This concern is noted. The Council is committed to adopting management plans for all conservation areas within the borough and to keeping these plans under review to support the conservation and enhancement of these areas. However, it is acknowledged that the availability of resources may impact on the timescale of this programme.
Organisation	Loftus Town Council		
COM_2		Summary of Representation	Council Response
Full Name	Alison Atkinson	Re: Action 2 - Members would like to be consulted on any such review of the Article 4 Direction, as suggested in Action 2.	Noted. Action 2 proposes to review the effectiveness of the existing Article 4 Direction. Any actions taken to amend or remove this Article 4 following this review will be subject to a thorough public consultation as set out in Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
Organisation	Loftus Town Council		
COM_3		Summary of Representation	Council Response
Full Name	Alison Atkinson	Re: Action 3 - Concern that there should be no cost to residents on accessing conservation area guidance.	The updated Conservation Area Appraisal and the CAMP are freely available on the Council website.
Organisation	Loftus Town Council		

COM_4		Summary of Representation	Council Response
Full Name	Alison Atkinson	Re: Action 4 - Members and staff of Town and Parish Councils should be offered training in decision making on conservation area matters.	Noted. Planning training is regularly offered to Town and Parish Council and it is understood that such training has recently been undertaken with Loftus Town Council.
Organisation	Loftus Town Council		
COM_5		Summary of Representation	Council Response
Full Name	Alison Atkinson	Re: Action 5 - How will whether trees make an “important contribution” be assessed? It would be useful to have Guidelines for tree-owners and decision makers on this matter.	Assessment will be made via consultation with the Council’s Arborist and Conservation Advisor.
Organisation	Loftus Town Council		
COM_6		Summary of Representation	Council Response
Full Name	Alison Atkinson	Re: Action 7 – Planning Enforcement action should be commenced more rapidly. Shorter timescales should be given for beginning/making progress with developments.	Comments noted.
Organisation	Loftus Town Council		
COM_7		Summary of Representation	Council Response
Full Name	Alison Atkinson	Re: Action 8 - Guidelines on what is “considered detrimental to the character and appearance” of the building and/or conservation area would be useful and may need to change with time.	The intention of the management plan is to provide such guidance to the public. Chapter 2 of the Management Plan is includes advice and illustration to show what features are important within the area and how these should be considered when work is proposed. The advice can change over time if necessary when the plan is updated.
Organisation	Loftus Town Council		
COM_8		Summary of Representation	Council Response

Full Name	Alison Atkinson	Re: Action 10 - Guidelines on what is “considered detrimental to the character and appearance” of the building and/or conservation area would be useful and may need to change with time.	The intention of the management plan is to provide such guidance to the public. Chapter 2 of the Management Plan is includes advice and illustration to show what features are important within the area and how these should be considered when work is proposed. The advice can change over time if necessary when the plan is updated.
Organisation	Loftus Town Council		
COM_9		Summary of Representation	Council Response
Full Name	Alison Atkinson	Re: Action 15 - Guidelines on what is “considered detrimental to the character and appearance” of the building and/or conservation area would be useful and may need to change with time.	The intention of the management plan is to provide such guidance to the public. Chapter 2 of the Management Plan is includes advice and illustration to show what features are important within the area and how these should be considered when work is proposed. The advice can change over time if necessary when the plan is updated.
Organisation	Loftus Town Council		
COM_10		Summary of Representation	Council Response
Full Name	Alison Atkinson	Re: Action 12- How would the removal of inappropriate render be encouraged?	The Council’s Conservation Advisor frequently speaks to developers and owners and during these discussions takes the opportunity to make them aware of guidance on how inappropriate render causes
Organisation	Loftus Town Council		

			damp and the thermal benefits of having a dry building.
COM_11		Summary of Representation	Council Response
Full Name	Alison Atkinson	Re: Action 15 - Members commented that satellite dishes no longer appeared to be the technology of choice.	Comments noted. The use of satellite dishes is mentioned in para 2.36.
Organisation	Loftus Town Council		
COM_12		Summary of Representation	Council Response
Full Name	Alison Atkinson	Members considered that guidance should be given on what constitutes “damaging”	The individual sections of the Management Plan are intended to provide guidance on that consideration. The advice can change over time if necessary when the plan is updated.
Organisation	Loftus Town Council		
COM_13		Summary of Representation	Council Response
Full Name	Christopher Telford	No comments	N/A
Organisation	The Coal Authority		
COM_14		Summary of Representation	Council Response
Full Name	Dominic Rogers	Green Infrastructure enhancement opportunities should be realised; Biodiversity enhancement in line with Para 118 of the NPPF should be included; Landscape enhancement opportunities should be taken; Design principles such as those in para 180 of the NPPF should be considered.	The Management Plan encourages the retention of existing green spaces and trees and does not preclude bio-diversity enhancement measures. These matters are however considered in other Council guidance.
Organisation	Natural England		
COM_15		Summary of Representation	Council Response
Full Name	Natasha Markham	No comments	N/A
Organisation	NYCC		

COM_16		Summary of Representation	Council Response
Full Name	Steve Cranston	"Secured by Design" approach should be referenced in sections referring to doors, windows, lighting and boundary treatments.	Comments noted. Text advising reference to the Secured By Design website for the most up to date Home and Commercial Guidance has been added in paragraphs 2.10 and 2.43.
Organisation	Cleveland Police		
COM_17		Summary of Representation	Council Response
Full Name	Jules Brown	There are several locations in the text where wording should be modified to reinforce the duty the council has to 'pay special attention' to the desirability of preserving or enhancing the character or appearance of that area, a duty which goes beyond just decisions on permissions and applies to the exercise by the local authority of all its other functions under the planning acts.	Comments Noted. Additional text to reference to need to undertake action using powers contained within the Town and Country Planning Act 1990 in appropriate circumstances is included within Chapter 1.
Organisation	Historic England		
COM_18		Summary of Representation	Council Response
Full Name	Jules Brown	Suggests combining the Management Plan and the updated Conservation Area Appraisal into one document.	Comments considered however separate documents allows the Conservation Area Appraisal to be updated more frequently.
Organisation	Historic England		
COM_19		Summary of Representation	Council Response
Full Name	John Stockwell	Borough Cllrs should be notified of planning apps within their ward. Applications conflicting with actions should be commented on prior to a decision. Ward Cllrs should attend planning cttee.	Comments noted. All Councillors are provided with details of planning applications submitted within their ward and are free to attend planning committee if they wish.
Organisation	Loftus Community Forum and Loftus Accord		
COM_20		Summary of Representation	Council Response

Full Name	Ruth Shutt	Unkempt areas should be addressed, Conservation Areas should be kept tidy. Enforcement should be consistent. Historic surfacing leading to Cooperative Terrace should be maintained.	Comments noted. The Council uses available powers when appropriate.
Organisation	Local Resident		
COM_21		Summary of Representation	Council Response
Full Name	Mrs McBurney	Would like to see the historic environment of Loftus preserved.	Comments noted. The purpose of the management plan is to provide guidance to promote preservation of historic character.
Organisation	Former Loftus Resident		