

Agenda Item	10
Report No	ECI/36/2021

HIGHLAND COUNCIL

Committee: Economy and Infrastructure

Date: 1 September 2021

Report Title: Tain and Wick Pulteneytown Conservation Area Appraisals and Conservation Area Management Plans

Report By: Executive Chief Officer Infrastructure, Environment & Economy

1 Purpose/Executive Summary

- 1.1 Following public consultation and agreement at the Easter Ross and Caithness (tbc) Area Committees, this report presents both the Tain Conservation Area Appraisal and Management Plan and the Wick: Pulteneytown Conservation Area Appraisal and Management Plan for formal approval and adoption as Council planning guidance.
- 1.2 Due to the size and length of the documents they have been made available to Members on the Council website via the following links:-

[Tain Conservation Area Appraisal and Management Plan](#)
[Wick Pulteneytown Conservation Area Appraisal and Management Plan](#)

2 Recommendations

- 2.1 The Committee is invited to agree to:-
- i. Adopt the Tain Conservation Area Appraisal and Management Plan as planning guidance and approve the proposed amendments to the statutory conservation area boundary; and
 - ii. Subject to agreement of the Caithness Committee, adopt the Wick Pulteneytown Conservation Area Appraisal and Management Plan as planning guidance and approve the proposed amendments to the statutory conservation area boundary.

3 Implications

- 3.1 **Resource** - The proposed boundary amendments will bring a number of properties into the Conservation Areas and therefore under stricter planning control. There is, therefore, potential for the amended boundaries to generate a small number of additional planning applications, although this is not expected to be significant.

- 3.2 **Legal** - The Council has a statutory duty to formulate and publish proposals for the preservation, management and enhancement of its Conservation Areas. The adoption of these reports will discharge this duty in relation to the Tain and Wick Pulteneytown conservation areas. There are no other legal implications.
- 3.3 **Community (Equality, Poverty and Rural)** - The reports highlight Buildings at Risk, underused and vacant buildings, inappropriate or negative development and public realm works, poorly managed green space and areas that should be targeted for future regeneration. Improving the built environment can have wide-ranging benefits across the local community, including generating a sense of civic pride, investment and tourism and improving sense of place.
- 3.4 There are no Climate Change / Carbon Clever implications arising directly from this report.
- 3.5 **Risk** - Although conservation area designation places a range of statutory duties on the Local Authority, in this case the reports review, revise and refine existing designations. There are no new risk implications associated with the recommendations of this report.
- 3.6 **Gaelic** - In line with Council policy, Gaelic headings are included throughout.

4 Background

- 4.1 The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the legislative framework for Conservation Areas. The Act defines a conservation area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
- 4.2 The 1997 Act places a statutory duty on the Council to determine which parts of their area merit conservation area status and to protect conservation areas from development that would be detrimental to their character and appearance. The Council also has a duty to formulate and publish proposals for the preservation, management and enhancement of conservation areas (referred to as Conservation Area Character Appraisals (CAA) and Conservation Area Management Plans (CAMP)).

5 Process

- 5.1 Both the Tain and Wick Pulteneytown Conservation Area Appraisals and Management Plans have been developed in consultation with wide-ranging stakeholder groups (representing local communities and heritage bodies, with local Member representation) and Council officers. In advance of this Committee and with the agreement of local Members, both reports have been through a public consultation exercise. The final post-consultation drafts have been presented to the relevant Local Area Committees to allow local Members the opportunity to review the reports and provide recommendations to this Committee.
- 5.2 On 25 May 2021, Members of the Easter Ross Committee agreed to recommend that the Economy and Infrastructure Committee formally approve and adopt the Tain Conservation Area Appraisal and Management Plan, including the amended conservation area boundary.
- 5.3 On 12 August 2021, Members of the Caithness Committee were asked to recommend that the Economy and Infrastructure Committee formally approve and adopt the Wick:

Pulteneytown Conservation Area Appraisal and Management Plan, including the amended conservation area boundary. At time of writing the Caithness Committee has not taken place, and as such a verbal update will be provided to this Committee on the outcome and recommendation of local Members.

6 Next Steps

- 6.1 Subject to Committee approval, both the Tain and Wick: Pulteneytown Conservation Area Appraisals and Management Plans will be updated to reflect their adopted status, with mapping updated to reflect amended boundaries.
- 6.2 Scottish Ministers will be notified, an advert placed in the Edinburgh Gazette and updated boundary information forwarded to Historic Environment Scotland.
- 6.3 At the request of Easter Ross Members, all properties within the Conservation Area boundary (as amended) will be notified of the decision by letter. If Members so wish, all properties within the Wick Pulteneytown Conservation will also be notified by letter of the decision.

Designation: Executive Chief Officer Infrastructure, Environment & Economy

Date: 6 August 2021

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