

Agenda Item	10
Report No	ECI/39/2023

The Highland Council

Committee: Economy and Infrastructure

Date: 17 August 2023

Report Title: Grantown-on-Spey Conservation Area Management Plan and Strathpeffer Conservation Area Appraisal and Management Plan

Report By: Executive Chief Officer Infrastructure & Environment

1 Purpose/Executive Summary

- 1.1 The report presents the post-consultation drafts of the Grantown-on-Spey Conservation Area Management Plan and Strathpeffer Conservation Area Appraisal and Management Plan including boundary amendments.
- 1.2 In both cases the relevant Local Area Committee has reviewed the reports and agreed that they should be approved and adopted at Economy and Infrastructure Committee.

2 Recommendations

- 2.1 Members are asked to:
 - i. **Approve** and **adopt** the Grantown-on-Spey Conservation Area Management Plan; and
 - ii. **Approve** and **adopt** the Strathpeffer Conservation Area Appraisal and Management Plan, including an amended Strathpeffer Conservation Area boundary.

3 Implications

- 3.1 **Resource** – The proposed boundary amendment for Strathpeffer will bring a small number of properties into the Conservation Areas and therefore under stricter planning control. The number of additional planning applications that this may generate will be minimal. The recommendations set out in the Management Plans for improvements and regeneration of public spaces managed by, or the responsibility of, the Council will be considered as and when the appropriate circumstances arise and within existing budgets.
- 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 Grantown-on-Spey and Strathpeffer Conservation Areas. There are no other legal implications.

- 3.3 **Community (Equality, Poverty, Rural and Island)** – Both reports were written under the guidance of wide stakeholder groups, including representatives of many local groups and organisations. Both 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, tourism and improving a sense of place.
- 3.4 **Climate Change / Carbon Clever** – The report outlines interventions that can be implemented within traditional buildings to adapt to climate change, in alignment with NPF4.
- 3.5 **Risk** – There are no risks associated with the recommendations of this report.
- 3.6 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** – No implications.
- 3.7 **Gaelic** – In line with Council policy, Gaelic headings are included throughout.

4 Background

- 4.1 The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for Conservation Areas. Under the 1997 Act, the Council has a statutory duty to determine which parts of their area merit Conservation Area status and the Council is required by law to protect Conservation Areas from development that would be detrimental to their character.
- 4.2 The 1997 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”. The 1997 Act places a statutory duty on the Council to formulate and publish proposals for the preservation, management and enhancement of Conservation Areas. These are referred to as Conservation Area Character Appraisals and Management Plans.

5 Local Area Committee recommendations

- 5.1 **Grantown on Spey** - in line with the Scheme of Delegation, the draft Conservation Area Management Plan was presented to Members at the Badenoch and Strathspey Area Committee on 29 May 2023, where Members gave their recommendation to submit the report to this Committee for formal approval. The committee paper (agenda item 5) can be accessed [here](#).
- 5.2 **Strathpeffer** - in line with the Scheme of Delegation, the draft Conservation Area Appraisal and Conservation Area Management Plan was presented to Members at the Wester Ross, Strathpeffer and Lochalsh Area Committee on 12 June 2023, where Members gave their recommendation to submit the report to this Committee for formal approval. The committee paper (agenda item 6) can be accessed [here](#).

6 Next Steps

- 6.1 Subject to Member approval and as per the requirements of the 1997 Act, amendments to the Strathpeffer conservation area boundary will be notified to Scottish Ministers and Historic Environment Scotland and an advert placed in the Edinburgh Gazette. Historic Environment Scotland will also be notified of the Strathpeffer conservation area appraisal and management plan and Grantown-on-Spey management.
- 6.2 Further non-material revisions not yet incorporated, formatting changes and illustrations may be made to the reports in preparation for final publication and public release.
- 6.3 As requested by Members of the Wester Ross, Strathpeffer and Lochalsh Area Committee, all properties within the Strathpeffer Conservation Area boundary, as amended, will be notified of the new boundary by letter.

Designation: Executive Chief Officer Infrastructure & Environment

Date: 18 July 2023

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Background Papers: [Draft Grantown-on-Spey Conservation Area Management Plan & Draft Strathpeffer Conservation Area Appraisal and Management Plan](#)

Appendices: None