

1.0 EXECUTIVE SUMMARY

- 1.1. The purpose of this report is to invite Members to note the response to the public consultation in relation to Dunoon Conservation Area Appraisal and Management Strategy, and also the proposed variation to the conservation area boundary.
- 1.2. Further to a paper seen before PPSL on 20 April 2016, a six-week period of consultation was undertaken, and the documents updated accordingly to reflect comments received.
- 1.3. Responses were positive, and supportive of both the conservation area boundary extension and the documents.
- 1.4. Members are therefore asked to endorse the final documents, including the variation to the boundary, and to agree that a paper be taken to Council for full Member approval in due course.

2.RECOMMENDATIONS

- 2.1. It is recommended that members:
- 2.2. Note the content of this paper.
- 2.3. Agree that a paper be taken to Council to adopt the variation of the conservation area boundary and Adopt the Dunoon Conservation Area Appraisal and Management Strategy as a Technical Note to be used to inform planning decisions.

DUNOON CONSERVATION AREA APPRAISAL AND BOUNDARY EXTENSION

3.0 INTRODUCTION

- 3.1. The purpose of this report is to invite Members to note the outcome of the public consultation process, which sought views on both the proposed extension of Dunoon Conservation Area, and the draft Dunoon Conservation Area Appraisal and Management Strategy.
- 3.2. Members are also requested to agree that a paper is taken to Council in order that the documents and variation to the conservation area boundary can be adopted by full Council.

4.RECOMMENDATIONS

- 4.1. It is recommended that members:
- 4.2. Note the content of this paper.
- 4.3. Agree that a paper be taken to Council to Adopt the variation of the conservation area boundary and Adopt the Dunoon Conservation Area Appraisal and Management Strategy as a Technical Note to be used to inform planning decisions.

5.0 DETAIL

- 5.1. A conservation area seeks to protect buildings, and the spaces between, that are of architectural or historic interest. Its purpose is to ensure that any development or alteration positively contributes to the area's character.
- 5.2. The definition of a conservation area is contained within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as, "An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

- 5.3. The Act makes provision for the designation of conservation areas, and planning authorities are required to determine which parts of their locale merits conservation area status. Argyll and Bute currently has 32 conservation areas, all of which have their own distinct character.
- 5.4. Dunoon Conservation Area was originally designated in 1973. As it is constantly evolving however, continual review is required. This is to assess the justification for designation, consider the validation of boundaries, identify opportunities for enhancement and set management priorities. On completion of the review a draft conservation area appraisal and management strategy and an extension to the conservation area boundary was proposed. The documents and map are appended to this report.
- 5.5. The consultation took place between 19 May and 29 June 2016, and was advertised within the Dunoon Observer. Dunoon Community Council supported the process by advertising the consultation on their Facebook page, and sent details to their distribution list. The consultation was also advertised, and documents made available, on the Council's website for the duration of the consultation period. In addition, a consultation drop in event was held in the afternoon and evening of 26 May.
- 5.6. The drop in event was attended by 11 people. There were 8 responses received in total – 2 online and 6 at the event.
- 5.7. 100% of respondents were in agreement that the assessment of the character and appearance of the conservation area, and its setting, is adequately conveyed within the document. There is also a unanimous response to the proposed new boundary as illustrated on the map within Appendix 2.
- 5.8. The Dunoon Conservation Area Appraisal and Management Strategy has been updated to reflect all comments received, as follows:

Chapter 3	More has been made of the potential of Dunoon, and the visitor offer. A section has been added to say that there will be opportunity to review the conservation area and the boundary in the future.
Chapter 4	More has been made of the potential to look holistically at the area should any significant change to street furniture or the public realm be proposed. A section has been added to offer suggestions how

	areas and buildings could be enhanced.
Chapter 6	The paragraph which mentions the Burgh Hall has been strengthened to promote it as a landmark, and similarly the importance of the pier has been enhanced within the text.

- 5.9. The Dunoon Conservation Area Appraisal and Management Strategy was registered for pre-screening as part of the Strategic Environmental Assessment (SEA) process, with no concerns raised as a result.
- 5.10. Should Members agree to the variation to the conservation area boundary and to reference the documents as technical guidance to inform planning consideration, then a report will be taken to Council, asking Council to Adopt the document.

6.CONCLUSION

- 6.1. The Dunoon Conservation Area Appraisal and Management Strategy will serve to provide guidance on the management of change, to ensure that the conservation area is preserved and enhanced.
- 6.2. The boundary extension will ensure that more of the town is preserved and enhanced in this way.

7.IMPLICATIONS

- 7.1. Policy – Sections 61 - 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 would provide the statutory basis for the Conservation Area extension, to ensure that this could be extended as a standalone element now, and be subsequently incorporated within the LDP or as Supplementary Guidance at a later date.
- 7.2. Financial – Advertising will be met by existing budgets
- 7.3. Legal – None
- 7.4. HR – None
- 7.5. Equalities – None
- 7.6. Risk – If the documents and proposed extension are not approved, it is unlikely that Historic Environment Scotland would accept an application for Conservation Area Regeneration Scheme (CARS) funding.

7.7. Customer Service - None

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