
ARGYLL AND BUTE COUNCIL

**PLANNING, PROTECTIVE SERVICES AND
LICENSING COMMITTEE**

**DEVELOPMENT AND ECONOMIC
GROWTH**

18th MARCH 2020

**HELENSBURGH TOWN CENTRE CONSERVATION AREA APPRAISAL AND
CONSERVATION STRATEGY**

**TARBERT CONSERVATION AREA APPRAISAL AND CONSERVATION
STRATEGY**

1.0 EXECUTIVE SUMMARY

- 1.1** The purpose of this report is to invite Members to note the content of the draft Helensburgh Town Centre and Tarbert Conservation Area Appraisals and Conservation Strategies and agree to a public consultation period on each of these.
- 1.2** In 2018 Argyll and Bute Council appointed ZM Architects to carry out a scoping exercise to assess whether Helensburgh Town Centre meets the criteria for designation as a conservation area. The designation was agreed by PPSL in September 2019.
- 1.3** Helensburgh Town Centre Conservation Area was designated in 2019.
- 1.4** Tarbert Conservation Area was designated in 1972 and extended in 1977. There is no Conservation Area Appraisal currently in place for this designation.

RECOMMENDATION

- 1.5** It is recommended that Members agree to an 8 week public consultation period being carried out for each document which will include publicity, communication with the Community Councils and a public meeting event in each location.

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2.0 INTRODUCTION

- 2.1. The purpose of this report is to invite Members to note the content of the draft Helensburgh Town Centre and Tarbert Conservation Area Appraisals and Conservation Strategies and agree to a public consultation period on each of these.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Members agree to an 8 week public consultation period being carried out for each document which will include publicity, communication with the Community Councils and a public meeting event in each location.

4.0 DETAIL

- 4.1 A conservation area seeks to protect buildings, and the spaces between, that are of architectural or historical interest. Its purpose is to ensure that any development or alteration positively contributes to the area's character.
- 4.2 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". 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.
- 4.3 Argyll and Bute currently has 33 conservation areas, all of which have their own distinct character.
- 4.4 Helensburgh Town Centre Conservation Area was designated in 2019.

- 4.5 Tarbert Conservation Area was designated in 1972 and extended in 1977.
- 4.6 These documents aim to help the special qualities of each area be understood and play a positive role in facilitating change in a way which balances conservation issues with socio-economic realities.
- 4.7 Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 makes it the duty of the planning authority to “formulate and publish, from time to time, proposals for the preservation and enhancement” of conservation areas in their area.
- 4.8 Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 further requires that proposals be “submitted for consideration to a public meeting in the area to which they relate”.
- 4.9 It is recommended that in addition to the public meeting required by this Act, an 8 week online public consultation period be carried out for each document which will also include publicity and communication with the Community Councils.

5.0 CONCLUSION

- 5.1 The Helensburgh Town Centre and Tarbert Conservation Area Appraisals and Conservation Strategies will serve to provide guidance on the management of change, to ensure that the conservation areas are preserved and enhanced. The proposed public consultation period and events will meet and go beyond the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

6.0 IMPLICATIONS

- 6.1 Policy: Sections 61 to 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the statutory basis for the Appraisals and Conservation Strategies.
- 6.2 Financial: None
- 6.3 Legal: None
- 6.4 HR: None
- 6.5 Fairer Scotland Duty: None
 - 6.5.1 Equalities - protected characteristics: None
 - 6.5.2 Socio-economic Duty: None
 - 6.5.3 Islands : None
- 6.6 Risk : If the document is not approved there will not be up-to-date management tools for Helensburgh and Tarbert Conservation Areas on which to base development decisions.

6.7 Customer Service: None

Interim Executive Director with responsibility for Development and Economic Growth:

Kirsty Flanagan

Policy Lead: David Kinniburgh

12th February 2020

For further information contact:

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APPENDICES

APPENDIX 1 – Helensburgh Town Centre draft Conservation Area Appraisal and Conservation Strategy

APPENDIX 2 – Tarbert Conservation Area Appraisal and Conservation Strategy – consultation draft