

Dunbar Conservation Area Management Plan

SUMMARY ACTION and IMPLEMENTATION PLAN

	Action	Delivery	When	Update 2012
Issue 1	Effective Planning Policy			
1	Publish the full Conservation Area Character Appraisal	ELC (Services for Communities)	Autumn 2010	The full Conservation Area Character Appraisal has not yet been published. This is now expected to be undertaken in 2013.
2	Amend the Article 4 Direction following the implementation of secondary legislation on new householder permitted development rights	ELC (Services for Communities)	Autumn 2010	The Scottish Government has published its secondary legislation on new householder permitted development rights but has also consulted, but not yet published, on non-domestic elements of the General Permitted Development Order. Until this process is completed, the Article 4 Direction cannot be amended. It is expected that this will be able to be undertaken in 2013.
3	On approval by Scottish Ministers apply the revised Article 4 direction to the whole of the Conservation Area	ELC (Services for Communities)	Autumn 2010	It is expected that this will be able to be undertaken in 2013.

4	Review strategic and local planning policy that affects the Conservation Area through the preparation of the Strategic Development Plan and Local Development Plan	ELC (Services for Communities)	2011-2013	SESPlan, the South East Scotland strategic development plan proposed Plan was published in November 2011 and, following its Examination which commenced in October 2012, is expected to be approved in 2013. The Main Issues Report for the East Lothian Local Development Plan is expected in 2013.
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Issue 2	Townscape			
5	East Lothian Council to have a <i>Section 72 Statement</i> in place by April 2010, setting out the full range of options available through the Scheme of Assistance, to assist private owners to identify and carry out work to improve the condition of their homes.	ELC (Services for Communities)	April 2010	The East Lothian Council Scheme of Assistance for private house owners has been published.
6	Through the development management process, ensure that new development strengthens the context of the existing Conservation Area and that the quality of its townscape is preserved or enhanced where development is proposed.	ELC (Services for Communities)	2010-2015	This is ongoing work for the East Lothian Council Development Management team, part of Planning and Building Standards.
7	Information and advice on property maintenance and repair circulated to residents in the Townscape Heritage Initiative area as part of a wider Scheme of Assistance to be in place by April 2010	ELC (Services for Communities)	April 2010	Information and advice on property maintenance and repair was circulated to all residents in the Townscape Heritage Initiative area in April 2010.

8	To undertake a private sector stock condition survey and to subsequently develop a strategy for dealing with dwellings that are below the tolerable standard and a policy for identifying and designating Housing Renewal Areas with associated programmes targeting housing stock improvement.	ELC (Services for Communities)	2011/12	The Private Sector Stock Condition Survey was carried out in 2010/11. Development of a Private Sector House Condition Improvement Plan is underway and will be completed during 13/14. This is to include a standalone strategy for identifying below tolerable standard housing and a policy for designating housing renewal areas.
9	East Lothian Council to complete the repair of the tenement at 82-84 High Street	ELC (Services for Communities	2010	The comprehensive repair of the tenement at 82-84 High Street and its conversion to provide 3 affordable dwellings and a refurbished retail unit was completed in 2011.
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Issue 3	Public Realm			
10	The Council will prepare proposals designed to enhance the quality of the public realm within Dunbar Conservation Area and seek the identification of funding	ELC (Services for Communities)	2010/2011	A footway repair project was implemented in Castle Street and Church Street in 2012. No enhancement projects to the public realm of Dunbar conservation area are currently programmed.
11	On completion of a landscape improvement project details of the materials used, method and specification of fixing are recorded and provided to the relevant maintenance authority.	ELC (Services for Communities)	2010-2015	This is ongoing work for the relevant service departments of East Lothian Council.

12	The Council will support the East Beach Regeneration Group, the community group behind proposals to comprehensively landscape the public open space at the Vennel and East Beach	ELC (Community Services)	2010/2011	The East Beach Regeneration Group and East Lothian Council has successfully redeveloped and landscaped the public open space at the Vennel and East Beach to provide a refurbished car parking area and a high quality new landscaped play space for children, completed in 2010.
13	The Council will maintain high quality public realm where it has been installed to the same initial standards and ensure that where public realm works are proposed the aesthetic standards required for that location within Dunbar Conservation Area outlined in Appendix 1 are taken into account.	ELC (Services for Communities)	2010-2015	This maintenance work is ongoing. However, in 2012, to improve safety for pedestrians, zebra crossings were installed at the West Port/High Street junction. The road crossing surface had to be painted black and white which necessitated the removal of the small element granite cubes and replacement with painted smooth asphalt surface. Some other granite cube crossings are exhibiting structural defects and will be replaced in 2013 with a stronger modern equivalent.

	Action	Delivery	When	Update 2012
Issue 4	Activities and Uses in the Town Centre			
14	To create a modern visitor attraction in Dunbar with the expansion and modernisation of the Dunbar Town House and adjacent building to museum and exhibition use. Work commences April 2010.	ELC (Community Services)	2010/2011	Work completed 2011.
15	The Council will provide new detailed guidance for local traders on planning requirements including signage and colour schemes	ELC (Services for Communities)	February 2010	Not completed – this will now be published in 2013.
16	The Council will continue to prioritise the retention of retail units in the town centre through the application of Policy ENV2 of the East Lothian Local Plan 2008	ELC (Services for Communities)	2010-2015	Ongoing but subject to review in the East Lothian Local Development Plan
17	The Council will monitor town centre economic activity and will prepare and implement a Town Centre Strategy for Dunbar	ELC (Services for Communities)	2010-2015	Monitoring is undertaken by way of an annual retail survey of premises in the town centre and annual pedestrian flow counts. Regular business surveys are also undertaken.

	Action	Delivery	When	Update 2012
Issue 5	Redevelopment and Infill development on vacant sites			
18	Through the determination of planning applications in accordance with the development plan and taking into account supplementary planning guidance, the Conservation Area character statement and other material considerations.	ELC (Services for Communities)	2010-2015	This is ongoing work for the East Lothian Council Development Management team, part of Planning and Building Standards.
19	The Council will acquire, using statutory powers if required, land that can be suitably redeveloped in line with development guidelines to create new living space within the High Street backlands between Abbeylands and West Port.	ELC (Services for Communities)	2010/2012	East Lothian Council owns some land in this area. However, the Council has no current plans to develop the area for affordable housing.

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Issue 6	Exercising statutory powers effectively			
20	The Council is enforcing compliance with an Amenity Notice served on derelict land in a prominent location on Silver Street to improve its appearance	ELC (Services for Communities)	2010	This was successfully concluded in 2011
21	The Council will ensure that effective planning enforcement action is undertaken quickly to discourage others	ELC (Services for Communities)	2010-2015	Ongoing

22	To consider the range of statutory powers available to the planning authority and to apply these where justified	ELC (Services for Communities)	2010-2015	Ongoing
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Issue 7	Community Involvement and Understanding of the Conservation Area			
24	Raise awareness of Dunbar Conservation Area when opportunity arises, including during the annual Doors Open Day weekend and Archaeology Week.	ELC (Services for Communities)	Annually	Ongoing
25	All properties within the Townscape Heritage Initiative area, the central core of the Conservation Area, will receive a letter, advice on the need for planning permission and leaflets on maintaining their property.	ELC (Services for Communities)	2010	Completed April 2010
26	Provide and maintain up to date information on the Council web page for Dunbar Conservation Area	ELC (Services for Communities)	2010-2015	The Dunbar Conservation Area map; Character Statement and Conservation Area Management Plan are all available on the Council web page. This action is ongoing.