

BROMSGROVE DISTRICT COUNCIL

**Conservation Area Appraisals and Management Plans for Beoley,
Dodford and Hagley Conservation Areas**

Cabinet

5th March 2014

**Conservation Area Appraisals and Management Plans for Beoley,
Dodford and Hagley Conservation Areas**

Relevant Portfolio Holder	Cllr Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Ward(s) Affected	Alvechurch, Woodvale and Hagley
Ward Councillor(s) Consulted	No
Non-Key Decision	Non Key

1. SUMMARY OF PROPOSALS

- 1.1 The Council has a statutory duty under s69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate any areas which they consider to be of special architectural or historic interest as Conservation Areas. The Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its Conservation Areas.
- 1.2 Draft Conservation Area Appraisals have been prepared for the Conservation Areas in Beoley, Dodford and Hagley. The character appraisal identifies the factors and features which make an area special, based on an in-depth assessment of an area's buildings, spaces, evolution and sense of place. The Management Plans provide a strategy for the management of the conservation areas in a way that will protect and enhance its character and appearance.
- 1.3 The conservation area appraisals for Beoley and Dodford have identified the need for small boundary changes.

2. RECOMMENDATIONS

- 2.1 That the Cabinet supports the draft conservation area appraisals and management plans for Beoley, Dodford and Hagley, including the proposed extensions to Beoley and Dodford conservation areas.
- 2.2 That the Cabinet approves a four week consultation process with local residents and other interested parties. The result of this consultation and as a result any changes required to the appraisals and management plans will be reported back to cabinet in due course.

3. KEY ISSUES

Financial Implications

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- 3.1 The cost of producing and consulting on the Conservation Area Appraisals and Management Plans will be met by the existing Strategic Planning Team budget.

Legal Implications

- 3.2 The Council has a statutory duty under s69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate any areas which they consider to be of special architectural or historic interest as Conservation Areas. The Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its Conservation Areas.
- 3.3 If the extensions are approved, formal notifications would be sent to each owner/occupier affected by boundary changes and the designation advertised in the Bromsgrove Advertiser and London Gazette. Notifications would also be sent to English Heritage and the Land Registry. There is no statutory right of appeal against Conservation Area designation.

Service / Operational Implications

- 3.3 There is a statutory requirement under section 69 of the Planning Listed Buildings and Conservation Areas Act 1990, that Local Planning Authorities from time to time consider whether there are further parts of its area which should be designated as conservation areas. In addition the Council has a further duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its Conservation Areas.
- 3.4 Each character appraisal identifies the factors and features which make each conservation area special, based on an in-depth assessment of an area's buildings, spaces, evolution and sense of place. The Management Plans then provide a strategy for the management of each of the conservation areas in a way that will protect and enhance its character and appearance. The changes to the Beoley and Dodford Conservation Areas are described briefly below.
- 3.5 The current boundary to Beoley Conservation Area designated in 1980, flows around the historic buildings, omitting some green spaces in between. Modern conservation philosophy advocates the retention of key spaces between buildings as a key element of an areas special interest. It is therefore proposed that the area between Beoley Lane and Holt Hill/ Bleachfield Lane including The Elms be added to the Conservation Area boundary.

To the west of the Conservation Area boundary beyond Holt End Farmhouse is the Village Hall and School on either side of Beoley Lane. These buildings do have some historic interest and it is recommended therefore that the Conservation Area be extended to include these two sites. The School and adjacent Teachers House was built in 1876 and designed by John Cotton, a prominent Midlands architect. The Village Hall was originally built as a reading

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room in 1905 and has been subsequently extended and altered throughout the 20th century. Its Beoley Lane elevation makes a valuable contribution to the street scene. The additions to the Conservation Area are indicated on a map in the appraisal.

- 3.6 The current Dodford Conservation Area boundary, designated in 1979 is centred upon the 19th century Chartist settlement along with the group of ecclesiastical buildings to the South. There is a kink in this boundary to the west where the Conservation Area incorporates the Church and Old Vicarage (Tower House), but otherwise the southern boundary is the original boundary of the Chartist Settlement. The land at Dodford, totalling 273 acres and including Old Priory Farm (Dodford Priory), was bought in May 1848 but, some of the land was immediately re-sold. The remainder of the estate was laid in a grid formed by narrow tracks and four acre plots (larger than at other settlements as the land was considered poor) where the distinctive cottages were constructed. 41 plots were laid out (although evidence suggests that more were intended), and 39 cottages were constructed. The rest of the estate was largely disposed of in two auctions; the first, in April 1850, comprised plots in Whinfield Road, and the second, in September 1850, comprised lots at the end of Woodland Road as well as Priory Road. The Conservation Area designation covers this land holding with the exception of three lots from the second auction which currently lie outside the Conservation Area boundary to the south west. They are indicated on Map 2 in the appraisal. It is considered for the sake of completeness that the boundary should be re-drawn to include these areas. The revised boundary of the Conservation Area is shown on Map 3 in the appraisal.

Customer / Equalities and Diversity Implications

- 3.7 There are not considered to be any customer/equality or diversity implications. The consultation will be in line with the published consultation processes for planning identified in the Statement of Community Involvement

4. RISK MANAGEMENT

- 4.1 There are no associated risks with this report

5. APPENDICES

Appendix 1 - Beoley Conservation Area Appraisal and Management Plan
Appendix 2 - Dodford Conservation Area Appraisal and Management plan
Appendix 3 - Hagley Conservation Area Appraisal and Management plan

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