

**BROMSGROVE DISTRICT COUNCIL**

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

**Cabinet**

**5<sup>th</sup> November 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 identified the need for small boundary changes.
- 1.4 Having sought member support for the draft appraisals, management plans and in the case of Dodford and Beoley, boundary extensions, full consultation with local residents and other interested parties was carried out between Monday 30<sup>th</sup> June 2014 and Friday 8<sup>th</sup> August 2014.
- 1.5 There was broad support for all three conservation area appraisals and management plans. The revisions to the boundaries of both Dodford and Beoley has resulted in much comment to the extent that it is considered that a further review of the proposed boundaries should be carried, followed by a further public consultation to discuss the outcome.

**2. RECOMMENDATIONS**

- 2.1 That the Cabinet approves the Hagley Conservation Area Appraisal and Management plan and endorses its contents as a material consideration for planning purposes.

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- 2.2 That the Cabinet supports a further review of the boundaries of the Beoley and Dodford conservation areas, including further public consultation should the review suggest further alterations to the boundaries of either Dodford or Beoley Conservation Areas be made.

### **3. KEY ISSUES**

#### **Financial Implications**

- 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**

- 3.4 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.
- 3.5 **Hagley**  
Two public consultation sessions were held at the offices of Hagley Parish Council, attended by four members of the public, and eight people/organisations commented. Comments were broadly supportive of the Conservation Area Appraisal and Management Plan. A table of responses is attached to this report in Appendix 6.
- 3.6 **Beoley**  
Two consultation sessions were held at the Village Hall in Beoley attended by 17 members of the public, and 15 written responses were received. In addition to

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the draft appraisal and management plan changes to the boundary were also proposed as follows;

1. The area between Beoley Lane and Holt Hill/Bleachfield Lane including the Elms. 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, hence the inclusion of this area.
2. The Village Hall and School. Located to the west of the Conservation Area boundary beyond Holt End Farmhouse on 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 to designs by John Cotton, a prominent Midlands architect. The Village Hall was originally built as a reading room in 1905 and has been subsequently extended and altered throughout the 20<sup>th</sup> century. Its Beoley Lane elevation makes a valuable contribution to the street scene.

Comments were received supporting the Conservation Area Appraisal and Management Plan and the proposed boundary changes. In addition a number of comments were received suggesting the inclusion of some other areas. All comments are detailed in the Table of Comments in Appendix 2. It is considered that as there may be some merit in including these areas, a further review of the boundary should be carried out. If following a review it is considered that the boundary of the Conservation Area should be extended further, then another period of consultation with the local community and other interested parties will be required. The results of this consultation and any alterations to the Appraisal and Management Plan will be reported back to Cabinet at the Meeting on 1<sup>st</sup> April 2015.

#### **3.7 Dodford**

Two consultation sessions were held at the Village Hall in Dodford attended by 16 members of the public, and 11 written responses were received. In addition to the draft Appraisal and Management Plan a change to the boundary was also proposed.

The current Dodford Conservation Area, designated in 1979, is centred upon the 19<sup>th</sup> 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

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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 was considered for the sake of completeness that the boundary should be re-drawn to include these areas.

Comments were received supporting the Conservation Area Appraisal and Management Plan and the proposed boundary change. In addition a number of comments were received suggesting the inclusion of another area. All comments are detailed in the Table of Comments in Appendix 4. It is considered that as there may be some merit in including this other area, a further review of the boundary should be carried out. If following a review it is considered that the boundary of the Conservation Area should be extended further, then another period of consultation with the local community and other interested parties will be required. The results of this consultation and any alterations to the appraisal and management plan will be reported back to Cabinet at the Meeting on 1<sup>st</sup> April 2015.

#### **Customer / Equalities and Diversity Implications**

- 3.7 The Strategic Planning team has carried out a public consultation exercise to gather views on the draft appraisals, management plans and boundary changes in respect of Beoley and Dodford. Consultation letters were sent to every resident who currently lives in each of the conservation areas and where applicable the proposed extension, informing them of the dates for the public consultation events, how to access the documents on line and how to obtain hard copies of the documents. Hard copies were made available at the consultation events and at the Council house. The deadline for comments was Friday 9<sup>th</sup> August 2014. The public consultation has been carried out in line with current legislation and adopted standards contained in the Bromsgrove District Council Statement of Community Involvement (SCI). The result of this consultation can be seen in Appendices 2, 4 and 6.

#### **4. RISK MANAGEMENT**

- 4.1 There are no associated risks with this report

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**5. APPENDICES**

- Appendix 1 - Beoley Conservation Area Appraisal and Management Plan
- Appendix 2 – Beoley CAAMP Consultation Comments
- Appendix 3 - Dodford Conservation Area Appraisal and Management plan
- Appendix 4 – Dodford CAAMP Consultation Comments
- Appendix 5 - Hagley Conservation Area Appraisal and Management plan
- Appendix 6 – Hagley CAAMP Consultation Comments

**AUTHOR OF REPORT**

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