

**APPENDIX 6  
Hagley CAAMP Consultation Comments**

Refer ence No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
1	Andrew and Christine Lowe	Yes					<p>This is an excellent piece of work.</p> <p>The appraisal and Management Plan are thoughtful and insightful and have our full support</p>	Comments noted and welcomed	
2							There should be an Article 4 Direction introduced	<p>The possibility of introducing an Article 4 Direction has been proposed in the Management Plan ( see sections 4.2.2 and 4.3.2)</p> <p>There would have to be a separate consultation process with the residents of the Conservation Area on this matter. Article 4 Directions are only effective with public support.</p>	
3							Concern expressed that new residents do not always know about the conservation area designation	New residents should be aware that they have bought a house in a conservation area, as this should be revealed when they carry out legal searches as part of the purchase process.	Consider drafting a 'Guide to Conservation Areas for residents', which could be distributed to residents.

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
4							Consideration should be given to more tree preservation orders in the conservation area.	All trees in conservation areas are protected in that before any work is carried out to a tree, 6 weeks' notice must be given to the local authority. This gives the tree officer the opportunity to put in TPO in place. (See section 2.2, page 4)	
5							Infil development should stop and/or the fact that this is a conservation area should have greater weight in planning permission applications.	All applications for new development within the conservation area are considered in light of relevant planning legislation, Local Plan Policies and other planning guidance such as the National Planning Policy Framework. An adopted Conservation Area Appraisal and Management Plan, would also be a material consideration. Section 4.5.2 proposes restricting such development.	
6	Hagley Parish Council						Generally the conservation Area Appraisal and Management Plan is welcome	Comment noted and welcomed	
7					21	4.3.1 & 4.3.2	Welcome the emphasis on discouraging 'modernisation' by the replacement of doors, windows and rainwater goods with uPVC	Comment noted and welcomed	

Refer ence No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
8							<p>Find it regrettable that the District Council has twice in recent years approved developments of houses in back gardens to the south of Station Road. Detracts from the Conservation Area, which covers the whole of each property, not merely street frontage.</p> <p>We therefore support paragraph 4.5.2, first point. We would welcome the language being strengthened if that is possible.</p>	<p>Comments noted It is acknowledged that the rear gardens particularly on the south side, are a feature of the Conservation Area, and make a significant contribution to its setting. It is development that potentially straddles these gardens that detracts from the Conservation Area.</p>	<p>Insert the following to section 4.5.2 'Development should not straddle the original boundaries of the rear gardens.'</p>
9							<p>The illustration opposite paragraph 4.4 shows the verge of the ramp up to the road bridge. It is believed that the verges and Station Drive are the property of the railway, and not part of the public highways. Paragraph 4.4.2 therefore needs to include a reference to the railway owner and operator. The accumulation of litter on this bank has been a significant problem in the past.</p>	<p>We will confirm the ownership of this land. As it is likely that some of this area is owned by Network Rail, we will re-word section 4.4.2 accordingly</p>	<p>Liaise with WCC Highways, and other owners as appropriate, on maintenance standards</p>

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
10	Tim Bridges The Victorian Society						We would wish to register our support for this excellent document.	Comments noted and welcomed	
11	Elizabeth Baines 9 Station Road Hagley DY90NU						I welcome this excellently presented and thorough document. It is long overdue and regrettable that, since the designation in October 1987 there has been no BDC follow up of any kind, no monitoring, nor even a reminder to residents of the spirit of the Conservation Area status of the properties. Over 27 years too many unfortunate changes have inevitably been made through ignorance. Why was the 2006 draft character appraisal (1.1), the basis for this June 2014 one, never made public to residents or adopted? The oldest residents with the best knowledge of the original appearance of individual properties are no longer alive.	Comments noted. It is agreed that it is regrettable that it has taken so long for a Conservation Area Appraisal and Management Plan to be not only drafted but taken out to consultation with a view to it being adopted as a material consideration in the planning process. Resource issues prevented the earlier draft following this process however it has been available on our website.	

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
12							4.4.2 Street furniture. The metal pole in the middle of the pavement outside No. 7 continues to be a hazard, not just to the blind, and should be removed altogether.	We will take this matter up with WCC Highways.	
13					13	4.4.6	4.4.6 Important Trees Fully support these comments and hope that this knowledge will prevent the future removal of any trees and encourage further Tree Preservation Orders. The views eastwards and westwards have become even better since 1987. Pleased to note a mention of the visual importance to the recreation area of the trees alongside the footpath forming the boundary to the rear of Station Road and Drive.	Comments noted and welcomed	

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
14							<p><b>4.6.1</b> The photo of No. 9 is totally misleading and should be removed as it is an inaccurate example! The car is in fact only temporarily parked on the gravel drive, probably while shopping was unloaded, as that is the <b>only</b> possible access route to the garage situated on the right hand side, where the car is always kept. It may be the only car in the road hidden out of sight in a garage! No. 9 was built in 1907 facing <b>west</b>, with a large garden facing west as well as south. Note that it is the only house with no door facing the road. No. 11 was built on the west side for the owner's daughter and that garden lost. There is no evidence of any garden facing north on Station Road. That space may always have been a drive. The available space has been planted up since 1982, tarmac replaced by permeable gravel, and the important pine retained as a focal point and visual link to the St Saviour's pine. Unfortunately the original wall was removed in the 60s. It would be a great idea to rebuild a facsimile of it. A more appropriate example for the document would be a photo of cars parked outside say the bare frontages of No. 22 or 24.</p>	<p>Comments noted. The photograph has been used to illustrate a point, rather than to criticise the owners.</p>	

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
15							I fully support all <b>Management Plan Proposals</b> as in <b>Part 1: 6.0</b> and <b>Part 2: 4.0</b> , along with <b>Part 2: 5.0 Monitoring</b> . I also strongly support the introduction of an <b>Article 4 Direction</b> to control alterations.	Comments noted and welcomed	

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
16	Amanda Smith 4 West Hagley Mews Hagley						<p>2 years ago the Bar (West One) on Worcester Road was allowed by planning to erect a 2 metre by 1 metre Television Screen outside. At the time I questioned the following:</p> <ul style="list-style-type: none"> <li>• the ability of West One to erect the TV with outside speakers without planning permission</li> <li>• TV was erected on our partition Wall. (We live at West Hagley Mews in the Conservation Area) Took a year to obtain retrospective planning permission in which time they used the TV regularly.</li> <li>• Told the Planning department that the TV was not in keeping with a Village like Hagley. Was informed Hagley had been re-designated a Town and a Sports Bar TV screen was in keeping with a Town and the economic growth of this sort of business was also in keeping.</li> <li>• 'Strategic Planning Team' are now looking at the Conservation area within Hagley, cruel irony as my experience of the strategy of giving planning permission to a local business has just led to deep disappointment.</li> <li>• Warned the Council that if this TV went ahead it would</li> </ul>	<p>This response is in respect of Planning Application 12/0891, which was determined in May 2013.</p> <p>The comments of this resident would appear to have been taken into account when determining the application.</p>	



Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
17	Jenny and Jerry Hayes [12, Station Road]						We agree with trying to conserve the area as much as possible, especially where the trees and station are concerned.	Comments noted and welcomed	
18							Properties have had to make parking spaces , there is no way all residents could park on the road. We already have office workers parking in the road and this causes a big problem at school times. As long as the parking areas aren't devoid of some sort of garden area as well we cannot see a problem.	It is noted that parking is a very significant issue in the Conservation Area, due to its proximity to the Station and local schools. It is agreed that front gardens will probably have to continue as parking areas, and it is also agreed that they could be more thoughtfully designed. An Article 4 Direction requiring planning permission for hardstanding to front gardens could be used to promote more thoughtful design.	

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
19							We are all encouraged to save fossil fuel etc. double glazing is one of the ways of doing this and ,as long as the windows are as near to the originals in style, we cannot see a problem.	It is considered that uPVC windows are inappropriate in a conservation area, as they are clearly inferior in terms of detailing to the timber originals. They therefore detract from the overall appearance of the property and the conservation area as a whole. It is possible to install double glazed timber windows and replicate the original window design. More information on conserving energy in traditional buildings is available from the Conservation Officer, or by consulting <a href="http://www.climatechangeandyourhome.org.uk/live/">http://www.climatechangeandyourhome.org.uk/live/</a>	
20							With regard to further building in the area we do not feel this is appropriate. There are no plots available except behind existing buildings. Plenty of housing is being built in other areas of the village so why would we need these spaces built on?	Comments noted. Section 4.5 suggests how this issue might be dealt with in the future.	

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
21	Peter Bassett Conservation Officer Wyre Forest						<p>Noted a small error in connection with the model footbridge. As something of an expert in these matters, may I suggest that at 4.3.3 paragraph 1, the sentence beginning “ As well as being of architectural interest.....” is re-worded as follows:</p> <p><b>“As well as being of architectural interest, the footbridge was the basis of the Hornby “OO” scale model, giving it additional social significance”.</b></p> <p>Reason: the model was manufactured by Hornby in the 1980’s and not as part of the “Dublo” range which ceased production in 1964.</p>	Comments noted, text re worded appropriately	Text re worded appropriately

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed
22	Aisling Nash Historic Environment Planning Officer  Worcestershire Archive & Archaeology Service						I would recommend that 'area of low archaeological interest' is changed to 'area of unknown archaeological potential'. The lack of known heritage assets is a consequence of very little developer lead archaeological work being carried out within the area rather than a complete absence of archaeological remains.	Comments noted, text re worded appropriately	Text re worded appropriately

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed

Reference No	Name	Support	Oppose	Comment	Page No.	Para. No.	Response	Officer response	Action proposed