

BROMSGROVE DISTRICT COUNCIL

**Conservation Area Appraisal and Management Plan for Beoley
Conservation Area**

Cabinet 5th April

2017

**Conservation Area Appraisal and Management Plan for Beoley
Conservation Area**

Relevant Portfolio Holder	Cllr Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Ward(s) Affected	Alvechurch
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 A draft Conservation Area Appraisal has been prepared for the Conservation Area in Beoley. 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 Plan provides a strategy for the management of the conservation area in a way that will protect and enhance its character and appearance.
- 1.3 The conservation area appraisal identified the need for small boundary changes.
- 1.4 Having obtained the Cabinet members' support for the draft appraisal, management plan and boundary extension, full consultation with local residents and other interested parties was carried out between Monday 25th July 2016 and Friday 9th September 2016.
- 1.5 There was broad support for the conservation area appraisal, management plan and boundary changes.

2. RECOMMENDATIONS

- 2.1 That the Cabinet approves the Beoley Conservation Area Appraisal and Management plan and endorses its contents as a material consideration for planning purposes.
- 2.2 That Cabinet approves the designation of the areas to be added to the Beoley Conservation Area as outlined in this report.

**Conservation Area Appraisal and Management Plan for Beoley
Conservation Area**

Cabinet 5th April

2017

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.

Guidance in relation to the designation, preservation and enhancement of conservation areas are contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (PPG) as outlined in the Character Appraisal and Management Plan.

The NPPF states that

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

The PPG states that

Local planning authorities need to ensure that the area has sufficient special architectural or historic interest to justify its designation as a conservation area.

The architectural and historic significance of the area, including the additions and proposals for managing them, are set out in the Appraisal and Management plan, as stated above.

Designation of conservation areas have planning consequences, some of which are outlined in the Appraisal and Management Plan, which include controls over trees in the area, more restrictions on permitted development rights and advertisements rights, and the duty to pay attention to the historic and archaeological significance of the area when considering the grant planning permission and the duty to formulate proposals to enhance and preserve the conservation areas

**Conservation Area Appraisal and Management Plan for Beoley
Conservation Area**

Cabinet 5th April

2017

- 3.3 There is no statutory procedure for the designation, appraisal and management of conservation areas. 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 Historic England, the Secretary of State for Culture Media and Sport and the relevant land Registries. There is no statutory right of appeal against Conservation Area designation.

The proposed appraisal and management plan and the designation do not engage the Human Rights Act 1998 in a way which is contrary to the law. Although the proposed boundary changes include some residential properties, the process is considered necessary and proportionate to protect the historic environment, in the public interest.

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 Beoley

Two consultation sessions were held at the Village Hall in Beoley attended by 19 members of the public, and 4 written responses were received. In addition to the draft appraisal and management plan additions 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

**Conservation Area Appraisal and Management Plan for Beoley
Conservation Area**

Cabinet 5th April

2017

throughout the 20th century. Its Beoley Lane elevation makes a valuable contribution to the street scene.

3. In light of comments received during the consultation process in respect of the previous draft appraisal, it is felt that in addition to the inclusion of the area to the south of Beoley Lane, for the same reasons the area to the north of Beoley Lane between Old Holt Cottage and Perrymill Farmhouse should also be included. This would seem to make sense as it would include Hillside, an Arts and Crafts styled property which dates from the 1920s, the only building on the main road, within the core of the settlement, excluded from the Conservation Area. Hillside has been the subject of some unsympathetic alterations, but has a neutral impact on the conservation as a whole.
4. On the east side of Chapel Lane are two modest detached houses which date from the 1960s. They are currently excluded from the Conservation Area, as the existing boundary weaves around them, which is again not good practice. They do, however, form a significant feature in the streetscene. Although their original timber windows have been replaced with upvc they still have their original entrance porches. Although very much of their time, they are not unattractive, and contribute to the multi period development of the settlement. Being located in the core of the settlement it would appear to make more sense to include them than exclude them.

Comments were received supporting the Conservation Area Appraisal and Management Plan and the proposed boundary changes. All comments are detailed in the Table of Comments in Appendix 2.

Customer / Equalities and Diversity Implications

- 3.7 The Strategic Planning team has carried out a public consultation exercise to gather views on the draft appraisal, management plan and boundary changes in respect of the Beoley Conservation Area. 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 further information. Hard copies were made available at the consultation events and at the Council house. The deadline for comments was Friday 9th September 2016. 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 Appendix 2.

BROMSGROVE DISTRICT COUNCIL

**Conservation Area Appraisal and Management Plan for Beoley
Conservation Area**

Cabinet 5th April

2017

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 – Beoley CAAMP Consultation Comments

AUTHOR OF REPORT

Name: Mary Worsfold
email: m.worsfold@bromsgroveandredditch.gov.uk
Tel.: 01527 881329