



Development Control Committee
5th August 2008

REPORT OF HEAD OF REGENERATION Development and Delivery

Conservation Area Management Plans

(1) Pelsall Common Conservation Area (2) Old Pelsall Conservation Area (3) Willenhall Conservation Area (4) Bridge Street Conservation Area (5) Lichfield Street Conservation Area.

1.0 PURPOSE OF REPORT

To request the approval of the attached Conservation Area Management Plans for (1) Pelsall Common Conservation Area (2) Old Pelsall Conservation Area (3) Willenhall Conservation Area (4) Bridge Street Conservation Area (5) Lichfield Street Conservation Area.

2.0 RECOMMENDATIONS

- 2.1 That the results of the public consultation on the Conservation Area Management Plan, are noted.
- 2.2 That the contents of the (1) Pelsall Common (2) Old Pelsall (3) Willenhall (4) Bridge Street (5) Lichfield Street Conservation Area Management Plan, are approved as a formal Council document to be used as a material planning consideration.
- 2.3 That the amendments to the conservation area boundary, as set out in the Management Plan section of the document and within Appendix 1 are approved.

3.0 FINANCIAL IMPLICATIONS

There are no financial implications relating to the adoption of this appraisal.

The implementation of the recommendations in the management plan will utilise existing Council resources. Some recommendations will require a separate approval following further work and consultation, in which instances, a separate report will be presented to the relevant authorising committee.

4.0 POLICY IMPLICATIONS

None arising from this report.

5.0 LEGAL IMPLICATIONS

There are no legal implications relating to the adoption of this management plan. Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990). Local Authorities are required to designate Conservation Areas, to keep them under review and, if appropriate to designate further areas (Section 69 (2)). Local Authorities are also required to formulate and publish proposals for any parts of their area which are a Conservation Area (Section 71 (1)) and to submit any such proposals to a public meeting and have regard to any views concerning the proposals expressed by persons attending the meeting (Section 71 (2) and (3)).

This appraisal and management plan fulfils the Council's duties under Section 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'review our areas from time to time' and to 'formulate and publish proposals for the preservation and enhancement of Conservation Areas'.

6.0 EQUAL OPPORTUNITY IMPLICATIONS

None arising directly from this report. Conservation Area policy is applied equally to all property owners/occupiers within the area of designation.

7.0 ENVIRONMENTAL IMPACT

Local Planning Authorities are bound in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The Conservation Area Appraisal and Management Plan defines aspects of the character and appearance that either contribute to or detract from the nature of the area.

This document will be used to inform development control decisions on planning applications and applications for Conservation Area Consent within the Conservation Area and provides recommended proposals to preserve and enhance the Conservation Area.

8.0 WARD(S) AFFECTED

(1) and (2) Pelsall Ward (3) Willenhall South Ward (4) and (5) St Matthews Ward

9.0 CONSULTEES

Internal and external consultation undertaken

Public consultation has been carried out in accordance with the Councils adopted Statement of Community Involvement and in accordance with the requirements of Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

All properties within the Conservation Area were written to and an exhibition and public meeting consisting of display boards and questionnaires were held at Willenhall Library and Pelsall and Walsall Library. All relevant departments within the Council were consulted. Copies of the draft reports were also deposited to Walsall Library, Willenhall Library and Pelsall Library.

All feedback and responses from the consultation has been considered and where appropriate has been incorporated into the document.

10.0 CONTACT OFFICER

Simon Tranter – Head of Regeneration Delivery and Development
01922 652543

11.0 BACKGROUND PAPERS

On Building Conservation file

David Elsworthy
Head of Planning and Building Services

Development Control Committee
5th August 2008

12. BACKGROUND AND REPORT DETAIL

- 12.1 This report outlines the role that Conservation Area Appraisals and Management Plans play in enabling the Council to fulfil its statutory functions in relation to Conservation Areas.

The Council, in line with the requirements of Best Value Performance Indicator 219, is currently undertaking a rolling programme of Conservation Area Appraisals and Management Plans.

Conservation Area designation is the main instrument available to Local Planning Authorities to give effect to conservation policies for a particular neighbourhood or area. Designation introduces a general planning control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

Planning Policy Guidance Note 15 stresses the need for local planning authorities to make an assessment of the special character, and appearance of all Conservation Areas in their districts and to formulate and publish proposals for the preservation and enhancement of this special character.

An objective and clear character appraisal and management plans will provide a sound basis on which to make fully informed development control decisions and to carry out initiatives to promote the area. The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions. Such definition also assists in the formulation of proposals for the preservation and enhancement of the character or appearance of an area.

The format of this appraisal and management plan is based on the English Heritage publication 'Guidance on Conservation Area Appraisals (2006) and Guidance on the Management of Conservation Areas (2006)'.

12.2 Boundary Changes

The management plans propose a number of minor boundary changes to each of the conservation areas which will tighten their focus so that what does remain within the designated area is of sufficient historic merit in terms of character. This will allow for better informed development control and management decisions to be made. These amendments will be subject to a separate consultation process to reported to the appropriate committee for approval.

(1) Pelsall Common – It is proposed that several boundary revisions are made. These are all revisions that will exclude areas from the conservation area. These are areas which it is considered no longer merit inclusion and which dilute the overall significance of the designation.

(2) Old Pelsall It is proposed to amend the boundary so the eastern boundary of the conservation area follows the line of the road (Mouse Hill) instead of cutting through the rear gardens of properties on Clockmill Avenue and Wilkes Close. To amend the boundary line at the Southern end of Mouse Hill to exclude the grassed area in front of No 2-18 Mouse Hill but to still include 2-6 Foundry Lane. To amend the northern boundary to follow the boundary of the garden to Pelsall Hall. To include the small area of land between the Lodge and modern garage at Pelsall Hall.

(3) Willenhall – There are no additional areas proposed to be added to the Conservation Area. Adjustments to the boundary are proposed only for the areas of 'backland' development behind the west sides of Stafford Street and the Market Place – to the north and south of Wolverhampton Street. Since the designation of this boundary there have been many changes. The boundary now crosses a newly built Health Centre with other buildings and includes Council managed car parks.

Changes to these boundaries to run along the rear land ownerships of the heritage properties facing Stafford Street and Market Place will be considered more appropriate and understandable, so permitting more flexibility of use on the adjacent land.

(4) Bridge Street – the only boundary change proposed is to transfer numbers 3-5 Leicester Street from Bridge Street to Lichfield Street Conservation Area.

(5) Lichfield Street – It is proposed to include the St Paul's Bus Station within the Conservation Area. The bus station interacts well with the forecourt to St Paul's and forms a sensible terminus to the south-western corner of the conservation area.

It is proposed to remove the car park and railway embankment at the rear of the former Garage and No 6-11 on Hatherton Road. The character of this area bears no resemblance to that on Hatherton Road itself and there is a distinct separation between the two areas. It is also proposed to remove the modern garage and empty plot at the rear of nos 109-125 Lichfield Street from the Conservation Area. It is proposed to amend the boundary of the Conservation Area to include 3-5 Leicester Street within the Lichfield Street Conservation Area rather than the Bridge Street Conservation Area.

12.3 Local List

The management plans identify a number of properties that are deemed to be of sufficient historic importance to be considered for addition to the adopted 'local list'. As part of the emerging Heritage Protection Review the Council will need to review its current 'local list' of historic buildings and the proposals contained within the Management Plans will be considered as part of this review. The revised 'local list' will be presented to the appropriate committee for approval following this review.

12.6 Provisions for viewing all five draft conservation area management plans have been made available as follows:

- A paper copy of each plan shall be on public deposit;
- A paper copy of each draft management plan in both the Conservative and Labour group rooms;
- Contact Ben Williscroft direct on 01922 652449;
- Downloadable from the council's website on the following link which can be found in the Environment section under Building Conservation on the Conservation Area Appraisals and Management Plans page:

http://www.walsall.gov.uk/index/environment/conservation_and_regeneration/building_conservation/conservation_area_appraisals_and_management_plans.htm