

CONSERVATION AREA ADVISORY COMMITTEE

AGENDA



Thursday 16th May 2013

At 6.00 p.m.

At Bryan Hanson House, Hanson Square, Hartlepool, TS24 7BT

MEMBERS OF THE CONSERVATION AREA ADVISORY COMMITTEE:

Councillor Rob Cook, Chair of Planning Committee
David Bentham, Hutton Avenue Residents Association
Mrs Joan Carroll, Hartlepool Civic Society
Mr John Cambridge, Hartlepool Headland Conservation Area Advisory Group
Ms Jo Lonsborough, Elwick Parish Council
Ms Julia Patterson, Park Residents Association
Mrs Maureen Smith, Hartlepool Archaeological and Historic Society
Mr Richard Tinker, Victorian Society
Mr Richard Waldmeyer, Grange Conservation Area Resident
Mr Brian Walker, Greatham Parish Council

- 1 Apologies for absence
- 2 Minutes of last meeting held on 28th February 2013
- 3 Matters arising
- 4 Heritage at Risk in Hartlepool
- 5 Headland Neighbourhood Plan
- 6 The Enterprise and Regulatory Reform Act 2013
- 7 Any other business

CONSERVATION AREA ADVISORY COMMITTEE

28th February 2013

MINUTES

The meeting commenced at 6.05 pm at Bryan Hanson House, Hartlepool

Present: Joan Carroll, Hartlepool Civic Society
Richard Tinker, Victorian Society
Richard Waldmeyer, Resident Grange Conservation Area
Brian Walker, Greatham Parish Council

Officers: Sarah Scarr, Landscape Planning and Conservation Team Leader
Peter Graves, Conservation Officer

1. Apologies for Absence

David Bentham, Hutton Avenue Residents Association
Julia Patterson, Park Residents Association

2. Minutes of the meeting held on 22nd November

Correction – Richard Waldmeyer is recorded as representing the Clifton Avenue / Linden Grove Residents Association however he is attending as a resident of the Grange Conservation Area.

The Minutes were amended and confirmed.

3. Matters Arising

Rural Plan – Brian Walker confirmed that work continued to progress on this project. There had been some discussion with the Park Residents Association regarding the boundary of the plan and it was confirmed that it did not cover the Park Area

History of the North East in 100 Sites Festival – the Conservation Officer and Richard Tinker confirmed that they had no new information on this.

Members indicated that they had heard the building was for sale. Officer were not aware of this but confirmed that they would check.

The Conservation Officer has been to site and can confirm that the building is being marketed through the Agents Manner & Harrison for sale through auction in April 2013 (4/3/13)

Park Lodge – the Landscape and Conservation Team Leader confirmed that the Lodge had not been sold and that the Estates section was now looking at all options available to them to secure a future for the building including the potential to secure planning permission for the use of the building as a dwelling. Richard Tinker suggested that if a Planning Brief was produced for the building this should be subject to public consultation. This suggestion will be passed on to the Estates section.

Member Attendance – Brian Walker asked if there had been any progress on this issue but there hadn't. It was suggested that this may be resolved in the new Municipal Year. Members

indicated that they would like to see the attendance at the Committee by a Member at least once a year.

4. Review of Seaton Carew Conservation Area (*Director of Regeneration and Neighbourhoods*)

The Conservation Officer outlined the conclusions that had been drawn from the review carried out by the students from Newcastle University. The areas that the students proposed to exclude from the area were outlined along with one new area for inclusion. Members of the Committee discussed those areas which are proposed for exclusion in the area, it was noted the report that had been circulated was incorrect as it suggested that the Bus Station and houses opposite be removed from the area. The Landscape Planning and Conservation Team Leader confirmed that the report was based on the findings outlined in the report to Planning Committee on 9th January however the students subsequently took on board the comments provided by the Planning Committee and amended the proposed boundary accordingly to include the bus station but not the houses opposite in their final report.

The Committee discussed this boundary and the merits of including the houses opposite the bus station along with the opportunity that this review provided to include the Longscar Building within the boundary. It was felt that it was better to include such opportunity areas, as it allowed for a tighter control of development, than to exclude them. Generally the committee felt that the right balance had been struck and those areas of modern houses proposed for exclusion would have little impact on the overall character of the conservation area if they were removed.

Decision

The Committee noted the report and the conclusions drawn by the group. The Committee stated that on the whole they agreed with the proposed boundary and in particular the extension to include the Vesper House. They would like to see the Bus Station remain in the area along with the properties opposite. It was felt that this could be justified as the buildings were part of the early settlement of Seaton Carew, in addition there was a parallel to be drawn with the conclusion that the commercial buildings remain in the area as it would provide more support and policy assistance to justify improvements to the properties if they stayed within the boundary than if they were taken out.

5. Stranton Conservation Area Management Plan (*Director of Regeneration and Neighbourhoods*)

The Landscape Planning and Conservation Team Leader provided information on the current position of the consultation on the management plan document. The consultation opened on the 1st February and runs until the 2nd April. At the beginning of the survey boxes were placed in the Stranton Conservation Area and all properties were sent leaflets outlining the background to the review. The boxes were collected on the 22nd February and the responses were summarised in a short report circulated at the meeting.

The report indicated that there was strong support for the production of guidance on Building Maintenance and the production of a range of colours to be used in the area. Richard Tinker noted that such works are relatively inexpensive but can make a huge difference to conservation area, particularly the choice of colours, Norwich is an example of a city where this has been implemented and it has worked well.

In addition residents indicated that they would like consideration to be given to the introduction of controls on advertisements in the area. It was noted that this issue has been raised in consultations previously carried out on Management Plans for Seaton Carew and Church Street therefore there is the potential look at adverts across conservation areas within the borough.

In the submission of general comments officers noted that a number of representations were made by Stranton Club highlighting the issues that they have with regard to parking around the building. It was noted that although the area in front of the shops had time limited parking restrictions these were not in place elsewhere. The wider issue of parking in the area was discussed and officers stated that they would get in touch with the Club directly to see if there was anything that could be done to ease the parking pressure on Waldon Street / Elwick Road.

Decision

The Committee noted the report.

6. Heritage at Risk in Hartlepool (*Director of Regeneration and Neighbourhoods*)

The Landscape Planning and Conservation Team Leader provided information on Heritage At Risk in Hartlepool. Last year a Register of Heritage at Risk had been produced which combined the information provided on the English Heritage Registers, along with information collated by the authority on grade II and Locally Listed Buildings considered at risk. The information from the local authority came from planning applications and site visits rather than a comprehensive survey.

The local authority, in partnership with Tees Archaeology, has secured funding from English Heritage to survey all grade II listed buildings in Hartlepool. The project would involve volunteers surveying buildings. It was anticipated that groups, such as those represented on the committee may be interested in taking part in such work. The project would run over the summer of 2013 therefore there would be a delay in updating the Heritage At Risk document for Hartlepool however it felt that this was acceptable given the benefits that would be produced by having a comprehensive survey carried out.

Decision

The Committee noted the report.

7. Any other business

Dates of future meetings

The dates of the next five meetings were circulated. After some discussion and a number of corrections they were agreed to be as follows,

- 16th May 2013
- 26th September 2013
- 28th November 2013
- 6th March 2014
- 29th May 2014

The meeting concluded at 7:40 p.m.

Report of: Director of Regeneration and Neighbourhoods**Subject:** Heritage at Risk in Hartlepool

1 Introduction

- 1.1 This year officers have developed a project with Tees Archaeology to carry out a comprehensive survey of all grade II listed buildings in Hartlepool, funded by English Heritage. Volunteers, guided by officers, are working in groups surveying assets to assess those at risk. This report provides an update on the progress to date.

2 Background

- 2.1 In April 2012 the local authority established a Heritage at Risk Register gathering together all information on heritage assets at risk. At the same time a commitment was made to review and update the Register annually.
- 2.2 The Heritage at Risk Register in Hartlepool combines the work of English Heritage and the local authority together into one document. The local authority compile a list of grade II listed buildings and locally listed buildings that are at risk. English Heritage assesses the following heritage assets to determine if they are at risk:
- Grade I and II* listed buildings
 - Scheduled Ancient Monuments
 - Ecclesiastical Buildings
 - Conservation Areas
- 2.3 The assets at risk were identified by officers through the planning process and site visits made to conservation areas. The condition of the heritage assets was then assessed from an external visual inspection of the buildings. The same methodology applied by English Heritage on their Heritage at Risk Register has been used to calculate the level of risk.
- 2.4 This year the project will assess and record the condition of all 187 grade II listed buildings (excluding religious buildings) in Hartlepool.

3 Current Position

- 3.1 The first training session was provided on the 20th April with volunteers attending from local groups along with members of the public who have an interest in historic buildings.
- 3.2 The surveys will take place from public areas and are in the form of an external visual inspection. An electronic survey programme will also be used to collect the data. This provides the flexibility of enabling data to be collated on site or recorded on paper at the site and inputted later.

- 3.3 The survey will be divided into two phases so that once volunteers have experience in surveying properties they can pass these skills on to new volunteers to enable them to continue the work. It is anticipated that a second training day will be held on the 8th June.

4 Future Actions

- 4.1 At the end of the project a review will be carried out. A comparison will be made of the effectiveness of inputting data 'on site' and doing it remotely. This will assess both the accuracy and consistency of the data and the perception of the volunteer as to which was preferable and in what circumstance. This will assist with future similar projects and also provide information to English Heritage, the funders of the project, on methods which could potentially be rolled out to other local authorities.

4 Recommendation

- 4.1 The Committee notes the report.

Report of: Director of Regeneration and Neighbourhoods**Subject:** Headland Neighbourhood Plan

1 Introduction

- 1.1 Neighbourhood Planning is central to the Coalition Government's Localism Act 2011. Following interest from the Headland Parish Council, Hartlepool was successful in securing resources to develop and produce a Neighbourhood Plan for the Headland area. The 10 year land use and development framework will become part of the formal planning process and must be in general conformity with national planning policy and the Local Authority's Development Plan (currently the Hartlepool Local Plan 2006, which will be superseded by the Hartlepool Local Plan 2013). This report will provide information on the current status of the plan.

2 Background

- 2.1 The Headland Neighbourhood Plan Working Group represents the communities living within the proposed Headland Neighbourhood Plan area; this encompasses the Headland Parish with the addition of Central Park. This green space is adjacent to the entrance to the Headland, and encompasses land prioritised through the imminent Green infrastructure Strategy.
- 2.2 The Headland Parish Council has been established since 2004 (prior to this, it was a Town Council which came into being in 1999), is well served and has a historical understanding of this unique community and the issues that affect the area.
- 2.3 The Parish Council has had aspirations to produce a Neighbourhood Plan for some time and believed it will provide them with an opportunity to influence how their neighbourhood is developed in the future. In November 2011, The Headland Parish Council in conjunction with Hartlepool Borough Council applied to the Department of Communities and Local Government (DCLG) to become a Neighbourhood Planning Front Runner; whilst not successful in securing Front Runner status, the Parish Council have since secured a support package from the Prince's Foundation as part of the 'Communities and Neighbourhoods in Planning' programme for the initial stages of developing a Neighbourhood Plan.

3 Current Position

- 3.1 A data collection exercise was undertaken by The Headland Parish Council in order to prepare the Front Runner application.
- 3.2 The Headland Neighbourhood Plan Working Group then built on this with a scoping and development day facilitated by the Prince's Foundation. This included a 'walk-about' in order to identify community assets, as well as a

base lining exercise to gather statistical information and local knowledge about the issues currently affecting the Headland Neighbourhood Plan area. This formed the basis of information used to structure a Community Planning Workshop to instigate the neighbourhood planning process for the Headland.

- 3.3 The Headland Neighbourhood Plan Working Group is a subcommittee of the Parish Council, consisting of representative from the Parish Council, local organisations, churches, schools and groups in the Headland and Central park area. The Group has its own Terms of Reference and strong working links have been made with officers within Hartlepool Borough Council's Neighbourhood Management and Planning Policy Teams.
- 3.4 A document has been produced which provides a preliminary vision and actions for growth for The Headland neighbourhood plan area. A copy is appended to these papers.

4 Recommendation

- 4.1 The Committee notes the report.

Report of: Director of Regeneration and Neighbourhoods**Subject:** The Enterprise and Regulatory Reform Act 2013

1 Introduction

- 1.1 The purpose of the report is to update the Committee on new legislation affecting heritage assets which came into force on the 26th April 2013 in the form of the Enterprise and Regulatory Reform Act 2013.

2 Background

- 2.1 The background to the Act is the Governments desire to reduce and simplify regulation generally and as a result promote economic growth. The Act includes a number of changes to the legal framework affecting heritage which are intended to provide a simpler way to protect heritage.
- 2.2 The majority of the reforms have their origin in the earlier Protection Reform Programme scheduled for consideration during the last Parliament and the later Penfold Review which was reported to the Committee previously.

3 Proposals

- 3.1 The reforms consist of the following:
- Listed Building Heritage Partnership Agreements (HPA's)
 - A system of Local and National Listed Building Consent Orders
 - Certificates of Lawfulness of Works to Listed Buildings
 - Conservation Area Consent to be replaced with planning permission
 - More precise listed building entries to specifically exclude items which are not significant
 - Certificates of Immunity from listing

Further information on each of these items is outlined below.

4 Listed Building Heritage Partnership Agreements

- 4.1 Heritage Partnership Agreements (HPA's) are intended to provide local planning authorities and owners with a means to agree various works and issues concerning the management of listed buildings in advance. These could cover maintenance or works of alteration but not demolition. Such Agreements will be voluntary for owners and local authorities to enter into. HPA's will be subject to the same level of scrutiny as the process of applications for listed building consent (LBC). English Heritage will be developing model schemes following further secondary legislation on which there will be consultation later in 2013.

5 Local and National Listed Building Consent Orders

- 5.1 Local Listed Building Consent Orders (LLBCO's) are a new tool to reduce the number of LBC applications for works which are beneficial, neutral or which have a minor impact and are justified by conservation concerns. LLBCO's can be set up by local planning authorities setting aside the need for LBC for defined works affecting an area or group of heritage assets. These are intended for an area of relatively uniform heritage which is well understood i.e. a model village. English Heritage has indicated it intends to work with local authorities to develop exemplar projects.
- 5.2 National Listed Building Consent Orders are aimed at those heritage assets which run through more than one local planning authority area, like railways and canals. The Orders are intended to cover specific works, in an agreed location and aimed at organisations which have a portfolio of assets of a standard nature. English Heritage is investigating the potential use of the Orders with the Canals and River Trust, however it is anticipated such orders are likely to be used infrequently.

6 Certificates of Lawfulness of Works to Listed Buildings

- 6.1 Certificates of Lawfulness of Works to Listed Buildings would allow an owner to receive written assurance from the local planning authority that LBC will not be required to carry out works to a listed building. Owners will therefore be able to seek formal clarification as to whether or not LBC is required and avoid the submission of a full LBC application and the risk of committing a criminal offence by carrying out unlawful works.
- 6.2 Certificates will last for 10 years and be capable of renewal at the end of that period. Any works included in the certificate will be "conclusively presumed" to be lawful. The certificates have the potential to be linked to a Heritage Partnership Agreement to provide the best means to manage a listed building or group of buildings.

7 Conservation Area Consent

- 7.1 Demolition of an unlisted building in a conservation area currently requires a separate consent, Conservation Area Consent (CAC). The change in the Act is to simply remove this requirement and replace it with a need for planning permission for the same demolition works. Most applications for CAC are accompanied by a planning application so this is a simple streamlining measure.
- 7.2 A new criminal offence will be introduced of failing to apply for planning permission replicating the current sanction against unauthorised demolition in conservation areas. Separate legislation will be required for this.

8 Listed Building Entries

- 8.1 Listed Building Entries on the National Heritage List are to be made more precise. In the future new list entries and amendments to the list will be able to indicate those structures or buildings attached to or within the curtilage of the principle listed buildings, which are not protected because they lack sufficient special interest. This will increase the clarity around what is or is not significant on a site.

9 Certificates of Immunity from listing

- 9.1 Currently a Certificate of Immunity (Col) from listing can only be made if a planning application has been submitted. Col's last for a period of 5 years. The special interest of a building would best be safeguarded if this could be established at earliest possible point in the planning process. Under the Act a Col can now be applied for at any point without an application for planning permission having been made.

10 Implementation of the proposals

- 10.1 The Act is intended to reduce uncertainty and risk in the management of listed buildings, and bring about resources savings over time by reducing the number of applications for listed building consent. Heritage Partnership Agreements, Certificates of Lawfulness of Works and Listed Building Consent Orders are intended to encourage strong collaborative relationships between owners and local authorities. English Heritage considers the Act will result in better heritage protection.
- 10.2 The Act received Royal Assent on the 26th April and has therefore come into force. After a further two months from the 26th April the changes relating to List Descriptions and Certificates of Immunity will be introduced. The other parts of the Act require further secondary legislation to be prepared in the form of "statutory instruments" which will provide the details of how the new mechanisms for heritage management will operate. There will be further consultation on these during 2013.

11 Conclusion

- 11.1 Many of the measures are familiar from the earlier Protection Reform Programme and the Penfold Review having been discussed with the Committee before and are not controversial. The impact in Hartlepool is likely to be low given the relatively small number of listed buildings (most of which are residential in use) and the lack of strong development pressures. Further reports will be made to the Committee as the consultations on the statutory instruments occur.

12 RECOMMENDATIONS

- 12.1 The Committee notes the report.