

**CONSERVATION AREA
ADVISORY COMMITTEE
AGENDA**



Thursday 14th June 2007

at 6.00 p.m.

in

**The Women's Institute Hall
The Green, Elwick**

MEMBERS: CONSERVATION AREA ADVISORY COMMITTEE:

The Mayor, Stuart Drummond
Councillor Rob Cook, Chair of Planning Committee
Mrs Sheila Bruce, Hartlepool Civic Society
Mrs Maureen Smith, Hartlepool Archaeological and Historical Society
Mr Brian Walker, Greatham Parish Council
Mrs Pat Andrews, Headland Parish Council
Ms Julie Bone, Headland Residents Association
Mr Lloyd Nichols, Seaton Carew Renewal Advisory Group
Mr Richard Tinker, Victorian Society
Mrs Andy Creed-Miles, Society for the Protection of Ancient Buildings
Mr Brian Watson, Royal Institution of Chartered Surveyors
Mr Andy Riley, Royal Institute of British Architects
Mr Ian Campbell, Park Residents Association
Mr Ron Clark, Princess Residents Association

- 1. APOLOGIES FOR ABSENCE**
- 2. MINUTES OF THE MEETING HELD ON 8th MARCH 2007 (*attached*)**
- 3. ANY MATTERS ARISING**
- 4. PRESENTATION ON THE NEW TRANSPORT INTERCHANGE**
- 5. HEADLAND CONSERVATION AREA APPRAISAL UPDATE**

6. **PARK CONSERVATION AREA APPRAISAL UPDATE**
7. **PLANNING COMMITTEE WORKING PARTY UPDATE**
8. **ANY OTHER BUSINESS**

CONSERVATION AREA ADVISORY COMMITTEE

MINUTES

8th March 2007

Present:

Julie Bone, Headland Residents Association
Ron Clark, Princess Residents Association
Andy Creed-Miles, Society for the Protection of Ancient Buildings
Maureen Smith, Hartlepool Archeological and Historical Society
Julia Patterson, Park Residents Association
Richard Tinker, Victorian Society
Brian Watson, Royal Institution of Chartered Surveyors
Sarah Scarr, Landscape Planning and Conservation Manager
Jo Wilson, Democratic Services Officer

Also present: Mr Ian Campbell, Park Residents Association
Mr Eric Smith, Hartlepool Archaeological and Historical Society

52. Appointment of Chair

In the absence of both The Mayor and Councillor Iseley it was agreed that Sarah Scarr would facilitate the meeting.

53 Apologies for Absence

Apologies were received from The Mayor, Stuart Drummond and Councillor Bill Iseley.

54. Minutes of the meeting held on 11 December 2006

Confirmed.

55. Matters Arising and Updates

Briarfield House and Lodge Development Brief

The Landscape Planning and Conservation Manager advised that discussions were still ongoing with the highest bidders in financial terms. A short list had been made produced but no formal decision had yet been made. It was hoped that the final outcome could be reported at the next meeting of the Committee.

56. Conservation Grant Scheme

The Conservation Grant Scheme was launched in July 2006 at the Windows Workshop. A budget of £50,000 was made available to residential properties in conservation areas built pre-1919 and listed buildings. Grants were available for works to make properties structurally sound and watertight and to restore and repair traditional details.

So far over 60 enquiries had been made regarding the grant scheme. To date 13 applications had been approved totalling £39,000 approximately. Press releases had been will be compiled on the basis of these grant approvals

Permission had been given to carry the remaining £10,000 from the 2006/07 allocation into 2007/08 and a further budget of £50,000 had been approved for the financial year 2007/2008, making a total of £60,000 available. Publicity around this scheme would be launched in the coming weeks.

Members queried the current practice of limiting each application to a maximum £5,000 and asked if it would be possible to allow one grant worth £10,000 per year, particularly given the £10,000 which would be carried over from 2006/07. The Landscape Planning and Conservation Manager advised that the limit on grants was introduced in order to help as many people as possible given the limited budget available. A £10,000 grant could be considered but the difficulty would be in deciding upon the worthiest recipient as there were many applicants who would apply for the extra money. It was agreed to include this proposal in a report to the next Portfolio Holder Meeting as the current budgetary position will also be considered.

The Committee noted the report.

57. Headland Conservation Area Appraisal

The consultants Scott Wilson (formerly Ferguson McIlveen) had been appointed to carry out an appraisal of the Headland Conservation Area. A steering group of local representatives had been established to guide this process and public consultation meetings were held on 7th November 2006. and 1st March 2007. The Landscape Planning and Conservation Manager characterised attendance at these consultation meetings as “disappointing” and advised that methods of improving attendance in the future were being considered. Members suggested that in the future mailshots be replaced by groups of volunteers knocking on doors and suggested raising awareness by working with local schools. The necessity for the second meeting was also questioned. The Landscape Planning and Conservation Manager felt that consultation fatigue may have been the reason for the lack of attendance but a review of the procedures would take place.

A draft report with recommendations was to go to a further round of public consultation and it was anticipated that the final report would be ready for

June 2007.

The Committee noted the report.

58. Park Conservation Area Appraisal

Over the past year the Park Conservation Area had been the subject of various planning applications. This pressure of development had demonstrated the need to provide a clear statement of the character of the area. Permission had been given to use Planning Delivery Grant to commission consultants to carry out an appraisal. A brief had been put together for this purpose, a copy of which was appended to the report. This had been put together to reflect the English Heritage Guidelines on conservation area appraisals.

The Committee noted the report and expressed the hope that lessons would be learnt from the ongoing Headland Conservation Area Appraisal, particularly in regard to public consultation issues. Members asked if Scott Wilson could automatically be awarded the commission given their knowledge of the Local Authority. However the Landscape Planning and Conservation Manager advised that the budget amounts involved gave may mean a legal obligation to tender.

59. Planning Committee Working Party

The agenda papers and minutes for all meetings of the Planning Working Group since 2nd November 2006 were submitted for the Committee's information. Representatives of the Conservation Area Advisory Committee had regularly attended the meetings and the Regional Director of English Heritage had also attended the December meeting.

The Working Party had completed a tour of six of the predominantly residential conservation areas. Further to these site visits round table discussions had covered both national and local policy with information gathered from other local authorities in similar situations to gauge comparisons. Discussions around the current policy and potential changes to this had led to the consideration of revised policy guidance. This would be considered after brief appraisals had been carried out in four Conservation Areas and full appraisals in Headland and Park.

Working Party Members had indicated that a three tier system should be considered whereby properties in conservation areas are covered by the following controls:

- Listed building controls
- Properties in conservation areas covered by Article 4 Directions
- Properties in conservation areas not covered by Article 4 Directions

Any proposed changes in policy would be subject to full public consultation to gauge the views of residents.

Members of the Conservation Area Advisory Committee expressed concern that any recommendations made by the Planning Working Group would not be followed when Planning Committee decisions were being made. The entire process could turn out to have been a pointless exercise particularly if the membership of Planning Committee were to change following the local elections in May 2007. The Landscape Planning and Conservation Manager agreed that this was a possibility but ultimately it was Planning Committee members prerogative to disregard the advice of officers.

60. Any Other Business

Building at the rear of the Co-op Building

The Landscape Planning and Conservation Manager advised that work was currently ongoing to convert the building into flats. No changes would be made to the façade of the building and parking would be provided underground.

Hartlepool Railway Station

Members requested that consideration be given to visual improvements to the Railway Station on Church Street. A particular request was made for facilities to be put in place which would enable passengers to cross to the other side of the platform and for the back wall to be removed enabling pedestrians to gain access to the Historic Quay. The Landscape Planning and Conservation Manager advised that a new bus terminal would be built adjacent to the railway station and part of this development would be the improvement of pedestrian links with the Quay. She suggested that the Transportation Team Leader be invited to attend the next meeting of the Committee to provide more information on the plans.

Future meetings

The Landscape Planning and Conservation Manager enquired if members would approve venues in Greatham or Elwick for committee meetings in the immediate future. This was agreed by members.

Subject: Headland Conservation Area Appraisal Update

1 Introduction

- 1.1 This report is intended as an update on the current position with the Headland Conservation Area Appraisal

2 Background

- 1.1 The consultants Scott Wilson have been appointed to carry out an appraisal of the Headland Conservations Area. A steering group of local representatives has been established to guide this process.
- 2.2 To date two consultation events have been held in November 2006 and March 2007. Both events included displays providing information on the appraisal and questionnaires for residents to provide feedback.

3 Current Position

- 3.1 The next stage of the process will be to produce a draft report with recommendations. This will be the subject of a third round of public consultation in June. It is anticipated that the final report will be produced in August 2007.
- 3.2 At the time of writing this report a draft copy of the appraisal was not available, however once it does become available this will be circulated to members of this Committee for their comments.

4 Recommendation

- 4.1 The committee notes the report.

Subject: Park Conservation Area Appraisal

1 Introduction

- 1.1 This report will outline the appointment of consultants to carry out an appraisal of the Park Conservation Area.

2 Background

- 2.1 Over the past year the Park Conservation Area has been the subject of various planning applications. This pressure of development has demonstrated the need to provide a clear statement of the character of the area.
- 2.2 An approval has been given to use Planning Delivery Grant to commission consultants to carry out an appraisal of the area. A brief was put together for this purpose and circulated at the last meeting of this committee.

3 Appointment of consultants

- 3.1 The brief was sent out to six consultants who were capable of carrying out an appraisal, five replied. All respondents were invited for an interview on the 1st June, a verbal update of these interviews will be provided at the meeting.

4 Steering group

- 4.1 A steering group of local representatives will be convened to guide the appraisal and feed in local knowledge. The steering group will include Ward members, representatives of residents groups and local interest groups such as the Friends of Ward Jackson Park.

4 Recommendation

- 4.1 The committee notes the report.

Subject: Planning Committee Working Party

1 Introduction

- 1.1 This report will outline the current position and progress made to date by the Working Party on the conservation policy review.

2 Background

- 2.1 A number of meetings of the Working Party have been held. Members of this group have been invited to those meetings to take part in the discussions and minutes of past meetings have been fed back into this Committee. The Working Party have visited six of the predominantly residential conservation areas and considered research information from other local authorities

3 Update on Conservation Policy Review

- 3.1 Discussions around the current policy and potential changes to this led to a proposed revised policy guidance. The revised guidance would be considered after brief appraisals have been carried out in four of the six conservation areas in question and full appraisals in two (Headland and Park).

- 3.2 Members of the Working Party indicated that a three tier system should be considered whereby properties in conservation areas are covered by the following controls;

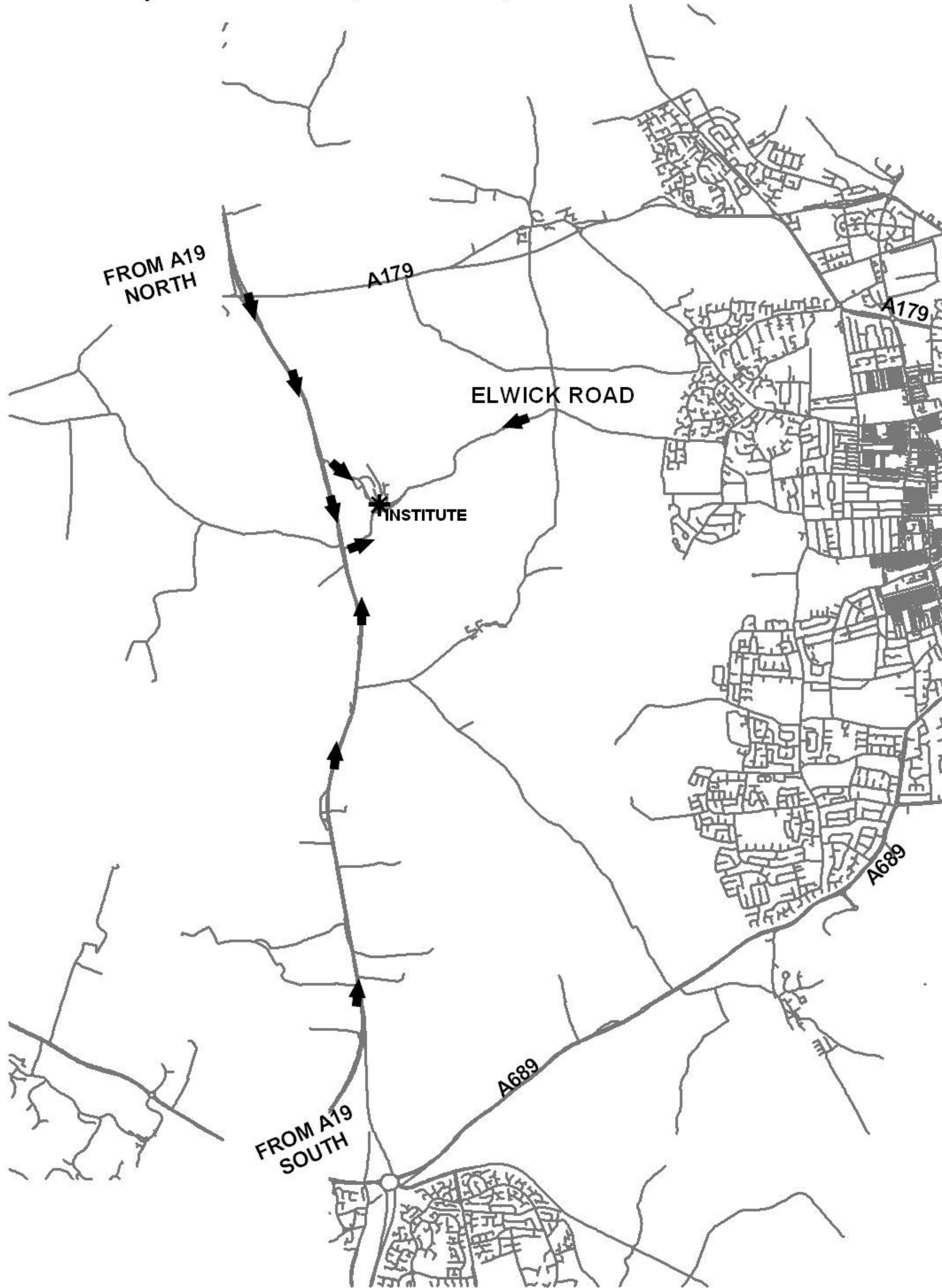
- Listed building controls
- Properties in conservation areas covered by Article 4 Directions
- Properties in conservation areas not covered by Article 4 Directions

- 3.3 This proposed policy structure was presented to Planning Committee on the 16th May. The Committee expressed concern that allowances had not been made for the use of UPVC within the proposed policy. It was requested that the report was withdrawn and that the Planning Working Party further consider the potential of UPVC for use in conservation areas. A verbal update on the current position of the Working Party will be provided at the meeting.

4 Recommendation

- 4.1 The committee notes the report.

Location Map of WI Institute, The Green, Elwick



WI Institute, Elwick

