

CONSERVATION AREA ADVISORY COMMITTEE AGENDA



Thursday 6th March 2008

at 6.00 p.m.

at

**Cameron's Brewery Heritage Centre, Stockton Street (A689)
(Parking Adjacent to Centre)**

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
Ms Julia Patterson, Park Residents Association
Mr Ian Moore, Princess Residents Association

- 1. VISIT TO STRANTON CONSERVATION AREA TO SEE PUBLIC REALM SCHEME (meet in Heritage Centre Car Park)**
- 2. APOLOGIES FOR ABSENCE**
- 3. MINUTES OF LAST MEETING HELD ON 6th DECEMBER 2007 (attached)**
- 4. MATTERS ARISING**

5. **PARK CONSERVATION AREA APPRAISAL UPDATE**
6. **HART – PROPOSED CONSERVATION AREA UPDATE**
7. **CONSERVATION BUDGET 2008/09**
8. **CONSERVATION AREA APPRAISALS**
9. **ANY OTHER BUSINESS**

CONSERVATION AREA ADVISORY COMMITTEE

MINUTES

6 December 2007

The meeting commenced at 6.00pm at Wilton Grange, Grange Road, Hartlepool

Present: Mrs Sheila Bruce, Hartlepool Civic Society
Mrs Julia Patterson, Park Residents Association
Mrs Andy Creed-Miles, Society for the Protection of Ancient Buildings
Mrs Maureen Smith, Hartlepool Archaeological and Historical Society
Mr E Smith, Hartlepool Archaeological and Historical Society
Mr Richard Tinker, Victorian Society
Mr Brian Walker, Greatham Parish Council
Mr Brian Watson, Royal Institute of Chartered Surveyors

Officers: Stuart Green, Assistant Director (Planning and Economic Development)
Sarah Scarr, Landscape Planning and Conservation Manager
David Cosgrove, Principal Democratic Services Officer

78. Tour of Wilton Grange

Prior to the commencement of the meeting, Mrs Bruce gave Committee members a brief tour of Wilton Grange and a talk on the house's history.

79. Apologies for Absence

The Mayor, Stuart Drummond, Councillor Rob Cook.

80. Appointment of Chair

In the absence of Councillor R Cook and The Mayor, Stuart Green facilitated the meeting.

81. Minutes of the meeting held on 6 September 2007

Confirmed.

82. Matters Arising

The Committee discussed the potential for Tunstall Court to be listed. Sarah Scarr circulated a booklet she had produced following the previous meeting. Following an informal approach to English Heritage (EH), Sarah Scarr commented that there was potential for the house to be listed, though EH

would not commit one way or the other. The two lodges had been listed in 1985, though the explanation for the main house not being listed at that time was that it was owned and being used by the local authority.

Richard Tinker indicated that he had raised the issue of listing the house with the Victorian Society. The Society was happy to provide what information it could to support a bid for listing and offered the service of one of its volunteer researchers to provide any additional history for the building that could be found. The Committee welcomed this offer.

The Committee acknowledged that it was the internal characteristics of the house that would most warrant listing, particularly the glass and plaster work. Stuart Green reported to the Committee that preliminary discussions were taking place with a potential developer for the house and the site. These were still very much preliminary, confidential discussions and therefore, Mr Green was only able to give very brief details to the Committee. Committee Members had wondered why it had taken so long to reach the stage where an application was imminent. Stuart Green indicated that the current developer had only had ownership of the site for a relatively short period. In response to questions, Mr Green indicated that the majority of trees on the site were subject to protection due to their location in the conservation area. The developer was aware of the protection and was very conscious of retaining as many established trees as was physically possible.

The Committee discussed the potential of meeting the developers to hear their proposals for the house and the site. Stuart Green indicated that he would discuss the possibility of an informal meeting with the developers.

The Committee concluded that it felt the building warranted a formal approach to seek its listing as of special architectural or historic interest.

83. Headland Conservation Area Appraisal Update

The results of the consultation exercise and the Final Report produced by Scott Wilson were circulated for the Committee's information. There had been a call from the consultation for the Heugh Breakwater to be in the conservation area. Stuart Green reported that the potential inclusion of the breakwater needed to be discussed with the Port Authority.

The major issue on the Headland had been the use of 'modern materials', especially upvc windows and doors. The public had called for a greater acceptance of upvc but with parameters. There had been an acknowledgement that they should match the more traditional window and door design solutions. The Planning Working Group would be considering these issues further and reporting to the Planning Committee.

The Committee noted the Reports recommendation to establish a Headland CAAC and was concerned at the future role of the two CAAC's. Stuart Green indicated that this Committee had at the very beginning indicated that it didn't intend to review planning applications and wanted to concentrate on the wider

conservation issues in the borough. Based on informal comments from interested parties on the Headland it was conceivable that any Headland CAAC may in the future wish to look at planning applications. There would be some concern if the two committees started to pull in different directions.

84. Park Conservation Area Appraisal Update

Sarah Scarr reported that most of the survey work had been completed and work was starting on drafting the report. It was expected that the draft report wouldn't be completed until early in the new year. Mrs Pattison commented that unfortunately there had been quite a level of apathy from local residents. It was indicated that the appraisal would need to be updated once firm action was taken with regards to Tunstall Court.

85. Hart Proposed Conservation Area

Sarah Scarr reported that a letter had been received from Hart Parish Council, which had been circulated to the Committee, relating to the potential for conservation area status for the village. A similar request had been considered in 2001 by the Council via the scrutiny process and had not been supported. The village had been subject to a large amount of in-filling and modern development over the years and, on balance, wasn't considered to be an area of special architectural interest. This remained officers views in 2007 and it was considered that a Village Design Statement (VDS) may be more appropriate and, indeed, more effective.

Sarah Scarr reported that she had recently met the Parish Council and indicated that they saw conservation area status as giving more protection. Sarah Scarr indicated that she had explained how limited conservation area protection was, particularly without an Article 4 Direction. Committee Members questioned if the Parish Council was concerned at protecting the village from the Middle Warren Development. Stuart Green stated that there were very clear protections in the Hartlepool Local Plan to protect the land between Middle Warren and Hart Village.

The Committee discussed the Parish Council's request in some detail. Stuart Green believed that a VDS would influence the design of any new developments in the village as the Parish Council seemed to want. A VDS also had the benefit of coming from within the community and therefore had a greater chance of being 'owned' and followed through. To give the protection that the Parish Council seemed to want, an Article 4 designation would be needed and this was frequently the cause of problems, particularly with enforcement. Given the amount of new development in the village, it would be hard to justify such a designation. Greatham had a VDS, which had been very well received and was included in the Local Plan. Brian Walker commented that the development of the VDS had been a very positive process though it did only lead to recommendations.

Stuart Green commented that the request from the Parish Council would need

to be reported to the Mayor's portfolio for consideration. It would be helpful if the Committee could express a view on the Parish Council's request. The Committee considered that a Village Design Statement should be completed first. It may be the case that the VDS will answer the issues the Parish Council has, if not, it would further assist consideration of Conservation Area status. It was also highlighted that there may be a case for an archaeology interest statement as well for the village.

86. Programme of Conservation Works

Sarah Scarr submitted an update report on the programme of conservations works for the Committee's information. As had been reported before, where no full conservation area appraisal was to be carried out imminently, a photographic study would be undertaken to feed into the eventual appraisal.

87. Any Other Business

Briarfields

In response to a Committee member's query, Stuart Green updated the Committee on the current planning situation relating to the Briarfields site. An application for the lodge has been approved and applications had been submitted for the house and the plot of land between the lodge and the house. There was an application proposed for the main house to convert it into eight apartments. The main issue with Briarfields house was the external appearance, which would remain as at present. Sarah Scarr commented that the discussions with the developers related mainly to layout and the location of the car parking.

Committee Members were also concerned at the works to widen the access road that would require the demolition of some of the wall around the site. Sarah Scarr commented that the widening of the access had always been an integral element of the development of the site.

Next Meeting

The next meeting was scheduled to be held on 6 March 2008, venue to be confirmed.

Subject: Park Conservation Area Appraisal

1 Introduction

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

2 Background

- 2.1 The North of England Civic Trust was commissioned in June to carry out an appraisal of the Park Conservation Area.
- 2.2 A steering group of local representatives has been assembled to guide the process. The steering group includes, representatives of the Park Residents Association, Friends of Ward Jackson Park, The Civic Society and Council member representatives.
- 2.3 Various public consultation events were held to gather the views of local residents, including two walks of the area, a talk on the history of the area and attendance at the residents group.

3 Current progress

- 3.1 North of England Civic Trust have now completed their own survey work of the area and background research. This is currently being combined with the responses from the public consultation. A partial draft copy of the document was presented to the steering group on 8th January. The steering group has fed back comments to the Trust.
- 3.2 The next meeting of the steering group will be held on the 25th February. A full copy of the draft document will be circulated and it is also hoped that copies will be available for this committee.
- 3.3 In addition further consultation will be carried out on the 29th February with two schools closest to the conservation area. A verbal update on the outcome of this consultation will be provided at the meeting.

4 Recommendation

- 4.1 That the committee notes the report.

Subject: Hart – Proposed Conservation Area Update

1 Introduction

- 1.1 At the December Meeting of this Committee a report on a proposed conservation area in Hart was considered. This report will outline the steps that have been taken since the consideration of the report.

2 Background

- 2.1 Under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990, local planning authorities are given powers to declare conservation areas.
- 2.2 Conservation areas are defined as areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance. The architectural interest of a specific area would derive from the layout of buildings and their relationship to each other, their ages, the mix of design and materials, and their current and previous uses. This architectural interest must be substantially complete and largely unaltered. The historic interest includes the built history and former uses of the area which are reflected in its layout and street pattern.
- 2.3 These considerations together create an area of special interest which would justify declaration as a conservation area. Listed buildings usually form part of a conservation area, but these alone would not justify declaration.

3 Consideration of proposed conservation area in Hart

- 3.1 The proposal to designate the area as a conservation area was considered by this committee in December 2007. Although it was acknowledged by members of the committee that this was an interesting area, it was felt that conservation area status may not be appropriate. It was suggested that the parish council should consider compiling a village design statement for their area which would acknowledge the importance of the local history in the area along with providing some design guidance to assist with new developments.
- 3.2 The views of this committee were reported to the Portfolio Holder when he considered the proposal to designate a conservation area in Hart. At the meeting on the 18th January he acknowledged that he felt that the area had some merit and was surprised that the area wasn't a conservation area. The Portfolio Holder suggested that officers should work with residents on a Village Design Statement with a view to considering a conservation area at a later date. The Planning Committee subsequently noted this view at their meeting.
- 3.3 The Parish Council have been notified of the decision. Village Design Statements should be led by the community therefore it is up to the Parish Council to initiate the development of a statement. Officers of the Urban Policy Section have offered assistance in development of the statement should it be required.

4 Recommendation

- 4.1 That the committee notes the report.

Subject: Conservation Budget

1 Introduction

- 1.1 This report will consider the current spend of the Conservation Grant scheme for this financial year and outline the conservation budget for the next financial year.

2 Background

- 2.1 The council's budget has recently been agreed for the coming financial year. Within the allocation, funding has been set aside for conservation area appraisals and the Conservation Grant Scheme. Details of the allocations are outlined below along with this year's spend under the Conservation Grant Scheme.

1 Conservation Scheme Grant

- 3.1 Attached in appendix 1 are details of the grants approved under the 2007 – 8 budget. The full budget has been allocated to some 14 projects in total across five conservation areas.
- 3.2 Applications are currently being accepted for the next financial year. It is anticipated that demand will again be high. Seven applications have been received so far and further applications are expected from residents who indicated that they wish to phase works over two years.

4 Proposed budgets 2009 - 9**4.1 Conservation Area Appraisals**

The request for this was made to continue and expand the current work in undertaking conservation area appraisals/assessments with independent advice to provide up to date information as the basis for policy and in relation to planning applications. A sum of £12,000 has been secured to carry out an appraisal.

4.2 Conservation Grant Scheme

The conservation grant scheme has experienced a high level of demand. In the current financial year over 60% of the year's budget was committed in the first four months. Residents have supported the scheme with an indication that the assistance is welcomed when meeting standards appropriate for listed buildings and conservation areas. An increased grant budget of £25,000 has been secured bringing the 2008-9 budget total up to £75,000.

5 Recommendation

- 5.1 The committee notes the report.

Appendix 1 Grant Works 2007-08

Conservation Area	Works	Budget
Headland	Rendering works	3,290
Headland	Structural works	5,000
Headland	Windows, rendering	5,000
Headland	Windows	2,673
Headland	Rendering and roofing	5,000
Headland	Various structural works and rendering	4831
Grange	Roof	5,000
Grange	Roof	5,000
Grange	Leadwork	660
Grange	Restore bay window	5,000
Park	Roof	5,000
Park	Roofing works	5,000
Elwick	Windows	215
Seaton Carew	Re-roofing, various repairs	5,000
Total Allocated		56,669*

* Budget over the years allocation of £50,000 as a small amount of under spend carried over from the first year. In addition a grant allocated in 2006/7 was not taken up therefore allocated elsewhere here this year.

Subject: Conservation Area Appraisals

1 Introduction

- 1.1 This report will consider the choice of the next conservation area to appraise in the continuing review of areas across Hartlepool.

2 Background

- 2.1 Under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990, local planning authorities are given powers to declare conservation areas. Under this duty local authorities are required to review their areas from time to time and determine if any further parts of their area should be designated as conservation areas.

3 Proposed next appraisal: Grange Conservation Area

- 3.1 Hartlepool has eight conservation areas, with the Headland appraisal completed in September 2007 and that for the Park area underway. As previously reported to the committee it is proposed to press ahead with a programme combining some full appraisals and some briefer visual assessments. Grange is considered the next priority for a full appraisal.
- 3.2 The Grange conservation area was designated in 2004. Alongside the designation an Article 4 (2) Direction was approved removing the permitted development rights from elevations of properties facing the highway or open space.
- 3.3 Since this time the area has undergone pressure from households wishing to make incremental changes to their property. The committee will be aware of a number of cases which have been brought to planning committee and subsequently approved contrary to the established planning policy.
- 3.4 It is proposed that given the contentious nature and the high number of decisions that have recently been made this area is chosen as the next candidate for conservation area appraisal. The appraisal would be carried out by an independent company utilising the budget that has been allocated for this purpose in the coming financial year.

4 Recommendation

- 4.1 The committee notes the choice of the Grange Conservation Area as the next area for appraisal.