

COMMUNITY SAFETY AND HOUSING PORTFOLIO DECISION SCHEDULE



Friday, 11 December 2009

at 10.00 am

in Committee Room C, Civic Centre, Hartlepool

The Mayor, Stuart Drummond responsible for Community Safety and Housing will consider the following items.

1. KEY DECISIONS

No items

2. OTHER ITEMS REQUIRING DECISION

No items

3. ITEMS FOR INFORMATION

- 3.1 European Marine Site Management Plan - *Assistant Director (Planning & Economic Development)*
- 3.2 Grange Conservation Area Appraisal – *Director of Regeneration and Neighbourhoods*

4. REPORTS FROM OVERVIEW OF SCRUTINY FORUMS

No items

COMMUNITY SAFETY AND HOUSING PORTFOLIO

Report to Portfolio Holder

11 December 2009



Report of: ASSISTANT DIRECTOR (PLANNING & ECONOMIC
DEVELOPMENT)

Subject: EUROPEAN MARINE SITE MANAGEMENT PLAN

SUMMARY

1. PURPOSE OF REPORT

1.1 To inform the Portfolio Holder of the Council's commitment to the European Marine Site (EMS) management scheme.

2. SUMMARY OF CONTENTS

2.1 The report gives the background to the Council's responsibilities regarding the European Marine Site and outlines its commitments to the EMS Management Scheme.

3. RELEVANCE TO PORTFOLIO MEMBER

3.1 The EMS management scheme applies to issues that fall under the Community Safety and Housing Portfolio

4. TYPE OF DECISION

4.1 Non-key

5. DECISION MAKING ROUTE

5.1 Community Safety and Housing Portfolio Holder

6. DECISION REQUIRED

6.1 It is requested that the Portfolio Holder notes the Council's commitment to the EMS management scheme.

Report of: ASSISTANT DIRECTOR (PLANNING AND ECONOMIC DEVELOPMENT)

Subject: EUROPEAN MARINE SITE MANAGEMENT PLAN

1. PURPOSE OF REPORT

1.1 To inform the Portfolio Holder of the Council's commitment to the European Marine Site (EMS) management scheme.

2. BACKGROUND

2.1 The Teesmouth and Cleveland Coast Special Protection Area (SPA) is a European Protected Site that runs for much of the length of Hartlepool's coastline; from Block Sands to the Easington border in the north and from the Seaton Pumping Station to Seaton Channel in the south. It includes both marine areas (i.e. land covered continuously or intermittently by tidal waters) and land which is not subject to tidal influence. The marine part of the SPA is termed a European Marine Site.

2.2 Hartlepool Borough Council is both a Competent Authority and a Relevant Authority in terms of the Habitats Regulations. A Competent Authority includes any statutory body or public office exercising legislative powers whether on land or at sea. A Relevant Authority is a Competent Authority with local powers or functions which have, or could have, an impact on the marine area within or adjacent to a European marine site. Therefore, all Relevant Authorities are also Competent Authorities.

The Habitats Regulations (Reg. 3(3)) places a responsibility on every Competent Authority that: *"in relation to marine areas any Competent Authority having functions relevant to marine conservation shall exercise those functions so as to secure compliance with the requirements of the Habitats Directive"*. Regulation 3(4) also states *"...every Competent Authority in the exercise of any of their functions shall have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions"*.

2.3 Hartlepool Borough Council is one of fourteen Relevant Authorities having jurisdiction on or around the Teesmouth & Cleveland Coast European Marine Site. The Relevant Authorities have agreed to prepare a single Management Scheme for the European Marine Site to guide the exercise of their functions in order to secure compliance with the Habitats Directive. This involves taking appropriate steps to avoid deterioration of the habitats or disturbance to species for which the site has been designated.

3. European Marine Site Management Scheme

3.1 The Aim of the Teesmouth and Cleveland Coast European Marine Site Management Scheme is:

“To establish a framework within which Relevant and Competent Authorities and other stakeholders will manage their activities in order to fulfil their duties under the Conservation (Natural Habitats, &c.) Regulations 1994 (Habitats Regulations) for the Teesmouth & Cleveland Coast Special Protection Area (SPA)”

3.2 The EMS Management Scheme recognises a variety of anthropogenic activities which could affect the EMS interest features. These are broadly identified as: Water Quality & Hydrodynamics; Ports & Industry; Fisheries; Coastal Development & Defences; Nature Conservation & Recreation.

3.3 The EMS management scheme has identified relevant activities that take place on the Tees, detailing the management that already exists, or the action required, to maintain the high conservation value of the estuary. These actions will be applied by the Relevant Authorities, either working alone, or in partnership with each other to ensure the site is maintained in favourable condition.

3.4 Each of the competent authorities has considered how it will implement its own actions under the management scheme. In many cases, a single Relevant Authority, in accordance with the scheme, will undertake the management actions. These actions remain an essential part of the Scheme, which will be subject to regular review, incorporating new information as it becomes available from surveillance, monitoring and research. Discussions have taken place between Hartlepool Borough Council officers as to which actions would be appropriate and achievable for us to undertake. In most cases it will be possible to incorporate actions as part of existing work loads. There are no additional financial costs anticipated as a result of this action plan. The current action plan for Hartlepool is attached as Appendix 1. Other Relevant Authorities, such as Natural England, Environment Agency, Port Authority, Redcar & Cleveland Borough Council, have equivalent action plans covering their responsibilities.

3.5 The Action Plan will be reviewed annually and revised as conditions change and the management measures yield results. Further changes to the Action Plan will also be required as new information from surveillance, monitoring and research becomes available.

An annual report will be produced on the implementation of existing management measures, developments on new actions identified by the scheme and the work of the Management Group. Changes in Natural England's Regulation 33 advice and information from the condition monitoring will also be used to assess the effectiveness of the scheme and prioritise where management measures should be focussed in the following year.

4. RECOMMENDATIONS

4.1 It is requested that the Portfolio Holder notes the Council's commitment to the EMS management scheme.

5. BACKGROUND PAPERS

5.1 European Marine Site Management Scheme Action Plan attached as Appendix 1.

6. CONTACT OFFICER

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Appendix 1. European Marine Site action plan

Hartlepool Borough Council Management Actions 2009/10

Topic	Action	Competent Authority	
		Lead	Support
General	To support and participate in the review of the implementation of the action plan at the end of the first year.	Natural England (NE)	All
	To produce proposals for a memorandum of association between the partners	NE	All
	Define arrangements for future implementation of the management scheme	NE	All
	To participate in a review of the group membership to ensure engagement of all statutory agencies and consider the involvement of the wider community.	NE	All
5.2.2 Planning & Economic Development	Use the Planning one stop shop to provide early advice to developers on the EMS, the interest features and the implications for proposed developments.	HBC	NE
	Integrate the EMS Management Scheme into appropriate planning documents, strategies and master plans.	HBC	NE
5.2.3 Oil Pollution	Support the activity of the Standing Environment Group for the Oil Spill Contingency Plan in maintaining a state of readiness. Maintain the integrated contingency plans.	PD Teesport	All
5.4.4 Sea Coaling	To monitor sea coaling activity to identify any need for intervention to protect the EMS	HBC	NE
6.1 Litter	Quantify the scale of littering and identify any measures to reduce and control litter.	HBC	NE
	Pride in Hartlepool will organise at	HBC	

	least one litter collection campaign for the beaches and sand dunes.		
6.6 Bird Watching and Ringing	Support in INCA in coordinating the wardening of the little tern nesting sites.	HBC	NE
6.7 Equestrian Activity	Identify the incidence of the activity to assess the potential for damage to the EMS or its interest features	HBC	NE
6.8 Off Road Vehicles	Monitor the scale of activity in Seaton Dunes. Refer appropriate incidents to the Police and identify any action to prevent the activity	HBC	NE
6.11 Dog Walking	Asses the degree of disturbance to identify if any intervention might be needed	HBC	NE

COMMUNITY SAFETY AND HOUSING PORTFOLIO

Report to Portfolio Holder
11 DECEMBER 2009



Report of: Director of Regeneration and Neighbourhoods

Subject: GRANGE CONSERVATION AREA APPRAISAL

SUMMARY

1. PURPOSE OF REPORT

An appraisal of the Grange Conservation Area has recently been carried out. This report will provide details of the findings of the appraisal.

2. SUMMARY OF CONTENTS

The report outlines the background to the appraisal and summarises the findings.

3. RELEVANCE TO PORTFOLIO MEMBER

Conservation policy falls within the Portfolio.

4. TYPE OF DECISION

Non-key.

5. DECISION MAKING ROUTE

Portfolio Holder only.

6. DECISION REQUIRED

That the Portfolio Holder notes the report.

Report of: Director of Regeneration and Neighbourhoods

Subject: GRANGE CONSERVATION AREA
APPRAISAL

1. PURPOSE OF REPORT

- 1.1 To provide information to the Portfolio Holder on the appraisal of the Grange Conservation Area that has recently been carried out. This report will provide details of the findings of the appraisal.

2. BACKGROUND

- 2.1 Appraisals are a means of assessing the key factors contributing to the appearance and character of existing and potential conservation areas, local authorities are encouraged to undertake periodically conservation area appraisals. There is no formal requirement for the form and content of appraisals, or the methodology to be used, but typically appraisals cover such subjects as historical development of the area, archaeological significance, prevalent building materials, the character of open spaces, the quality and relationships of buildings and also of trees.
- 2.2 The Grange Conservation Area has been the subject of numerous minor applications in recent years consisting of alterations to windows and boundary walls. A conservation area appraisal provides an opportunity to review the condition, appearance and character of the conservation area and its constituent parts, to assess the extent to which traditional materials and features remain intact and to refine policy priorities.
- 2.3 Consultants North of England Civic Trust (NECT) were commissioned to carry out the appraisal of the conservation area. Their work was informed by a steering group which comprised local groups, Ward Members and officers. The group guided the appraisal process and fed advice and local knowledge into the project.

3. APPRAISAL PROCESS

- 3.1 The aims of the appraisal were to:
- To demonstrate how the history of the area is reflected in its present day character and linked to the broader heritage context of the town of Hartlepool.
 - To identify the nature and extent of the special character of the conservation area.

- To identify those areas where the special character retains its integrity and those where loss has occurred.
 - To make recommendations for policies to improve and enhance the conservation area.
 - To identify the need, if any, for further assessment and recording of the conservation area.
- 3.2 The NECT carried out their own assessment of the conservation area starting with gathering historic information on the development of the Grange from written sources. Physical surveys of the Conservation Area occurred including open spaces, trees, walls and the contribution of buildings.
- 3.3 Two rounds of public consultation were carried out to feed into the process. Residents were invited to two walk about sessions, one on a weekend and one on a weekday evening. These sessions were to allow residents the opportunity to highlight the areas of the Grange they thought were particularly special.
- 3.4 A workshop was held with pupils from Lynnfield Primary School to gain a further perspective on the area. The pupils were taken on a walk-about of the area and asked for feedback on a number of aspects of the conservation area. They then considered how some of the properties were constructed and took part in a workshop with a stone mason and tried carving letters into stone. This reflected the house names often found carved in coping stones in the area.
- 3.5 The second round of consultation took the form of a drop in session. Residents were invited to view a display summarising the results of the appraisal and read the draft document. Questionnaires were available for residents to provide feedback.
- 3.6 NECT produced a final document based on their surveys of the area, and the feedback from the residents and pupils. The document can be viewed on the Council's website.

4 SUMMARY OF THE DOCUMENT

- 4.1 The document considers the location and setting of the Grange, describing the local context. In particular it examines how the area sits within the wider Tees Valley area, and its current physical character. Following on from this, the historic development of the Grange is reviewed detailing the initial use as agricultural land with early maps showing dotted lines where the intention was to develop roads westwards across fields from the outskirts of the town. The history not only describes the historical physical development but also how this was linked to the social and economic changes that occurred in Hartlepool. It notes that the census of 1901 shows that the average household appears to have had around five people; head, wife, two

children and one servant with the occupants of the area working as solicitors, accountants, architects and clerks.

4.2 Further to this the area is examined in detail in three sections.

- I. Spatial analysis –The road layout and original development plots are considered along with the grain and density of development in the area. In particular attention is drawn to the current road layout which was influenced by the field boundaries that were gradually laid out with roads, and parcelled off as plots for housing. At the time of its development Hartlepool already had a well defined development pattern south of the docks based on a slightly skewed grid of streets. Within the Grange roads were planned to feed off the north-south axis of York Road. The distinct east-west axis of the field boundaries set the route of most of the streets as they headed westwards. Each field was bisected by an east-west road, creating two rows of plots and causing plots to back onto each other along field boundaries. As time passed three or more rows were fitted onto some of the larger plots, increasing the density of the housing.

There is in general a rhythm of repeated plot sizes along the streets which generates a distinctive regular grain to the area, even where the buildings on each plot differ. For the housing there are two main types of layout:

- Detached and semi detached plots
- Terraced plots

The majority of the conservation area is detached and semi-detached plots. Each plot containing one building sited towards the front to a broadly common building line, leaving a modest front garden and a much larger back garden. The resultant layout is key to generating the thick green presence of domestic gardens across the conservation area. The terraced plots are laid out to a similar principle but to a much tighter density with buildings pulled further forward leaving a smaller front garden.

The area's flat, linear development pattern creates long, oblique views along the street with buildings and greenery combining to create an established, period, suburban scene. Many views are characterised by the unity of a regular rhythm of buildings, defined particularly by the repetition of bay windows and roof gables.

- II. Contribution of buildings – The analysis of the buildings considers the land use in the area and how the dominance of residential use defines the character of the conservation area. Nearly all of the residential use takes the form of single family dwellings with a few properties converted to care homes. The commercial area is concentrated on Victoria Road and it is noted that the impact of changes here have been profound over the years with the loss of front gardens and boundary walls to parking and radical change to

ground floor frontages, and the introduction of commercial signage.

A detailed analysis is also made of the contribution made by individual architectural details to the character of the conservation area, arising from the use of particular materials and joinery details. The harmony in the area's architecture particularly that from the Victorian and Edwardian periods, relies on a handful of recurring architectural features and detailing, with slightly different treatment throughout influenced by the staged development of the area. The features include walls, which are predominantly brick, doorways including porches, windows, including bay windows and roofscape, including dormer windows and chimneys.

III. Contributions of spaces – Four types of open space are highlighted as contributing to the character of the conservation area. These are

- front gardens which make a strong contribution to the character of the conservation area due to their number, visibility and because they are generally intact in high numbers. They help define its green character and are fundamental to its leafy, mature appeal as an historic residential neighbourhood. It is noted that a distinctive local feature is the practice of carving the name of the property in the coping on the low boundary wall to the house and suggests that this is something that should be protected.
- back gardens and yards which are largely concealed from view due to the layout of the area. However despite this rear gardens contribute greatly to the character of the area with mature trees which can be seen between and sometimes over the houses. These are an important part of the character of the area. Backyards can barely be registered however they are important to understanding the historic development pattern of the area.
- church grounds contribute in part to the space in the area, although mostly St Joseph's as the space around St Pauls is restricted due to its location on the corner of Grange Road and St Paul's Road.
- Roads, pavement and open space are virtually the only public open space in the conservation area. They are suburban in character with a mixture of historic features such as granite kerbs and scoria blocks used for gulleys but also modern features such as tarmac. The only green open space is the plot on the corner of Eltringham Road and Clifton Avenue which has never been built on, this may be because of the location of a brick and tile works which are shown on historic plans in the vicinity of this area, as it stands it is a neat, convenient amenity space which has become part of the established local scene.

- 4.3 The report concludes by outlining measures that could be taken to manage the conservation area incorporated into a Conservation Area Management Strategy setting out proactive policies as a tool to manage the issues which arise within the Grange Conservation Area. The management document would address issues such as:

- A review of the Conservation Area boundaries
- Intervention when planning controls are breached and the monitoring of changes in the Conservation Area.
- The preparation of Local Lists to protect buildings which contribute to the local scene or have local historic associations.
- The preparation of guidance to help building owners protect one particular aspect of the Conservation Area i.e. walls, trees, green spaces. The public realm and its treatment could be another specific topic.

5 NEXT STEPS

- 5.1 It would be desirable to continue the work in the Grange Conservation Area and compliment the appraisal document with a management plan for the area. Such a document would outline in more detail future actions to think about when considering the enhancement of the Conservation Area. This piece of work would be dependent on the availability of resources to carry out this project. A schedule of work is currently being compiled putting together a timetable of management plans across all eight conservation areas in Hartlepool. The potential for a management plan for this area will be considered within this work.

6. RECOMMENDATIONS

- 6.1 That the Portfolio Holder notes the report and recommendations of the final Grange Conservation Area Appraisal document.

7. CONTACT OFFICER

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