

THURSDAY, 6 APRIL 2017

REPORT OF THE PORTFOLIO HOLDER FOR REGENERATION**TAMWORTH CONSERVATION AREAS****EXEMPT INFORMATION**

None

PURPOSE

To seek approval of the draft Conservation Area Management Plans (CAMP) for each of the seven Conservation Areas and to report the results of the 6 week public consultation on each of the documents.

RECOMMENDATIONS

That Cabinet resolves to approve :

- Draft Albert Street/ Victoria Road CAMP March 2017
- Draft Amington Green CAMP March 2017
- Draft Amington Hall CAMP March 2017
- Draft Dosthill CAMP March 2017
- Draft Hospital Street CAMP March 2017
- Draft Tamworth Town Centre CAMP March 2017
- Draft Wilnecote CAMP March 2017

And that Cabinet resolves to adopt them as the final version of the documents

EXECUTIVE SUMMARY

Subsequent to the approval by Members at the November 2016 Cabinet meeting for each of the draft CAMP's to be consulted with the community over a 6 week period, each of the responses received have been assessed and amendments made where appropriate. The final management plans have been produced in order to be adopted as final versions for each of the seven conservation areas. These documents can be accessed at:

<http://www.tamworth.gov.uk/tamworth-conservation-area-management-plan-review>

CONSULTATION

The seven CAMP's along with a questionnaire were consulted amongst the community using the following methods:-

- Letters and emails to statutory bodies;
- Letters and emails to persons registered on the mailing list as interested in Council consultations;
- Each of the CAMP's were placed in the Council libraries and Marmion House reception;
- Advertisement on front page of the website and a dedicated webpage in the conservation section;
- Letters/ emails to local heritage groups;
- Flyers on local church notice boards advertising the consultation (Dosthill, Amington)
- Officers available for assistance with enquiries regarding the consultation.

Below is a summary of comments received and any action taken (full copies of responses and officer responses are included at Appendix 1):

Albert St /Victoria St CAMP (1 response)

Summary of responses:

- Welcoming the document, and references to the importance of archaeology in decision making (general response covering all areas)

Actions as a result of the consultation: No further actions required.

Amington Green CAMP (4 Responses)

- Respondents viewed the positive characteristics of the Conservation Area as the historic features, vegetation open space and trees;
- Respondents viewed the negative characteristics of the Conservation Area as building condition (in particular Amington House); street furniture such as the lamp post and bins and seating not in character, lack of maintenance of the green, poor condition of the mini-roundabout; and a TPO placed on trees on the green;
- Respondents suggested that Bolehall Manor should be assessed for local/national listing

Actions as a result of the consultation: Bolehall Manor passed to the Local Listing process to be further assessed; conversation to be held with highways regarding the improvements needed to round about and street furniture.

Amington Hall CAMP (1 Response)

- Welcoming the document, and references to the importance of archaeology in decision making (general response covering all areas)

Actions as a result of the consultation: No further actions required.

Dosthill CAMP (2 Responses)

- Welcoming the document, and references to the importance of archaeology in decision making (general response covering all areas)

Actions as a result of the consultation: No further actions required.

Hospital St CAMP (3 Responses)

- Respondents viewed the positive characteristics as the Moorgate School and greenspace surrounding, historic detailing; vegetation;
- Respondents viewed the negative characteristics as street furniture, condition of buildings, loss of historic features such as coping to wall on Barbara Street; need more historic interpretation such as the old cattle route;
- A respondent viewed that the Leys and Ludgate to the Railway Bridge should be investigated for inclusion within the conservation area;
- A respondent suggested that the 'old dairy' or 'pop factory' should be assessed for local/national listing and that the Moorgate School should be considered for national listing.

Actions as a result of the consultation: The old Dairy/pop factory passed to the Local Listing process to be further assessed. The Leys and Ludgate up to the Railway bridge was assessed for potential inclusion into the conservation area, however it was considered that the relationship between the Leys and the Conservation Area had become too fragmented and separate from Leys House, and Ludgate was not of the quality as the remainder of the streets of the Conservation Area in terms of historic detailing and authenticity.

Tamworth Town CAMP (4 Responses)

- Respondents viewed the positive characteristics of the conservation area as the historic features and detailing, walls, gates and railings and vegetation;
- Respondents viewed the negative characteristics of the conservation area as signage, street furniture and shopfronts;
- Greater tourist possibilities, restoration of shopfronts to be more medieval and promotion of community uses were suggestions of how to improve the conservation area;

Actions as a result of the consultation: More wording regarding community uses inserted into the CAMP.

Wilnecote CAMP (7 Responses)

- Respondents viewed the positive characteristics regarding the conservation area were mature trees, historic detailing, shop fronts, signage;
- Respondents viewed the negative characteristics regarding the conservation area were signage, shop fronts, building condition, poor street furniture;
- Respondents viewed that the Wilnecote Board School should be assessed for local/national listing and included within the conservation area, along with 2 listed buildings;

Actions as a result of the consultation: Wilnecote Board school passed to the Local Listing process to be assessed for local listing. The building and the 2 listed buildings were assessed in accordance with the significance of the Conservation Area and the criteria developed by Historic England, however it was judged not to be appropriate to include within the conservation area.

OPTIONS CONSIDERED

An option would be not to adopt the draft CAMP's, however this would clearly not be in accordance with government guidance and the best interests of the historic assets which the Council aims to preserve and enhance. The last review was undertaken 8 years ago, so there is already a need to review the conservation areas in accordance with the guidance.

RESOURCE IMPLICATIONS

The main resource implications are the insertion of electronic versions of the documents on the website. It is not anticipated that paper copies will be required, however officers are able to print copies if required. All expenditure can be accommodated within current department budgets.

LEGAL/RISK IMPLICATIONS BACKGROUND

Not updating the reviews of the Conservation Areas weakens the purpose of these Historic Assets, meaning that Conservation Areas can obtain an 'at risk' status and potentially can be disbanded, having negative implications for the Council.

SUSTAINABILITY IMPLICATIONS

Heritage assets are seen as a finite and diminishing resource and their retention and reuse constitutes sustainable development in line with the National Planning Policy Framework. The designation and revision of the conservation areas will assist in the conservation of heritage assets.

BACKGROUND INFORMATION

Section 69(2) of the Planning (listed Buildings and Conservation Areas) Act 1990 states that Local Authorities should review their Conservation Areas from time to time to ensure that the Conservation Area is still fulfilling its purpose and has a set of actions in place for managing the changes within the Conservation Area.

Tamworth Borough has a total of 7 Conservation Areas which were last reviewed in 2008 through a series of Conservation Area Appraisals. Following these appraisals a draft management plan for each area has been produced setting a number of actions for their future management (appendix 2).

REPORT AUTHOR

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LIST OF BACKGROUND PAPERS

<http://www.tamworth.gov.uk/tamworth-conservation-area-management-plan-review>

- Draft Albert Street/ Victoria Road CAMP March 2017
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APPENDICES

Appendix 1 - Responses to the CAMP consultation November 2016 to January 2017