

Mr Straw's Conservation Area Appraisal

Consultation Report

Prepared by the Conservation Team
September 2011



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title: Mr Straw's Conservation Area Appraisal Consultation Report.

Summary: This document sets out the public consultation undertaken by the Council between May and July 2011, regarding the Mr Straw's Conservation Area Appraisal and management plan.

Consultation summary:

The Council has undertaken public consultation with local residents and property owners, The National Trust, English Heritage, Worksop Archaeological and Local Historical Society, Nottinghamshire County Council and other relevant consultees.

Document availability:

Copies of this document are available from Bassetlaw District Council Planning Services.

1. Introduction

- 1.1 This report reviews the Council's public engagement on the Mr Straw's Conservation Area Appraisal and Management Plan between May and July 2011. The report should be read in conjunction with the appraisal document. The Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines conservation areas as: "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (section 69 (1) a). Appraisals seek to identify the special architectural and historic interest of a conservation area, and thus provide a robust basis for development control decisions relating to those areas.
- 1.2 Section 71 of the Act requires the Council to publish proposals for the preservation or enhancement of the conservation area at a public meeting. A meeting was duly held on the 14th June 2011 at North Nottinghamshire College. This report also considers responses from attendees of that meeting.
- 1.3 Section 69 (2) of the Act requires local planning authorities to review whether any parts or further parts of the Conservation Area should be designated. A review of the Mr Straw's Conservation Area boundary has been carried out by officers with regard to public comments and will be discussed in this report.
- 1.4 This report has been prepared in line with advice set out in national guidance¹.

2. Mr Straw's Conservation Area

- 2.1 Mr Straw's Conservation Area is an area of historic and architectural interest and is part of the largest town within Bassetlaw District. The Mr Straw's Conservation Area boundary was designated on the 25th May 2011², in line with public consultation responses on the emerging Local Development Framework received 2009-2011 and on the Worksop Conservation Area Appraisal received January-March 2011.
- 2.2 The Mr Straw's Conservation Area is a Victorian/Edwardian/George V suburb to the north of Worksop Town Centre. The area is characterised by large Victorian villas along Carlton Road, together with smaller Victorian/Edwardian/George V properties along and off Blyth Road.
- 2.3 The Conservation Area contains no listed buildings, although does include a large number of heritage assets identified for their local interest. This includes Mr Straw's House, an Edwardian semi-detached house (now a museum) of significant cultural, architectural and historic interest.

¹ English Heritage, 2011: *Understanding Place: Conservation Area Designation, Appraisal and Management*

² See Appendix E and F for the relevant local press and London Gazette advertisements.

3. Consultation strategy

3.1 Government guidance advises that public participation should be an integral part of the appraisal process³. It is recommended that the appraisal should be issued for public comment as soon as a draft is completed.

3.2 A consultation exercise offers the opportunity for officers to be proactive and positive, raising the profile of heritage conservation practice. Public engagement with conservation issues, for example, has the potential to bring valuable understanding and ownership of management proposals for the area. As suggested in national guidance, heritage is what people value. It is important, therefore, that the Council puts an appropriate consultation strategy forward.

3.3 The aims of the Mr Straw's Conservation Area Appraisal consultation strategy were as follows:

- To inform members of the public about the appraisal document and how they could comment on it;
- To seek public views on the Council's characterisation of the conservation area;
- To consider views on proposals for the preservation and enhancement of the area;
- To review the Conservation Area boundary and whether it should be amended;
- To facilitate a public meeting to discuss the appraisal and management proposals;
- To raise the profile of Conservation Areas and provide useful advice and guidance to affected property owners.

3.4 To achieve these aims, the following strategy was employed:

- A **public meeting** was arranged for the **14th June 2011**. The Council's Conservation Team would attend;
- The draft appraisal would be made widely available for public comment. A consultation period was set at 6 weeks, starting on the 27th May 2011 and finishing on the 8th July 2011. However, further comments were received after this deadline, which were also taken into account;
- An **electronic** copy of the draft appraisal and a questionnaire (a copy of which is included in the appendices) were made available on the Council's website with clear signposts at www.bassetlaw.gov.uk;
- Hard copies of the appraisal and questionnaires (including pre-paid return envelopes) were made available at:
 - the ground floor reception at **Queen's Buildings**;
 - at **Worksop Library**;
 - at **North Nottinghamshire College**;
 - at **Bassetlaw Hospital**;
 - at the **Station Hotel** and **The Mallard** (public houses);
 - at the **Station Café**;
 - Hard copies were also available on request.
- **Flyers** were placed in prominent positions at all of the above locations (a copy of which is included in the appendices);
- **Site notices** were placed at **10** locations around the Conservation Area and possible extension areas. A map showing these locations is included as appendix

³ English Heritage, 2011: *Understanding Place: Conservation Area Designation, Appraisal and Management*.

B. The site notices comprised 1 page – a letter to the general public advertising the appraisal;

- **Letters** were sent to **16 external consultees (including English Heritage, Bassetlaw Hospital, Nottinghamshire County Council and The National Trust)** together with hard copies of the Draft Appraisal where necessary. Details of the public meeting were outlined in the letter, as well as copies of the **questionnaire** and boundary **map**. Prepaid return **envelopes** were provided for consultees to send their comments back to the Council;
- **Elected Members** (including 18 District and 4 County Councillors) from all wards within Worksop were informed of the Draft Mr Straw's Conservation Area Appraisal;
- An advertisement was placed in the Worksop Guardian on the 10th June 2011 (a copy of this is shown in the appendices).

The draft appraisal document

- 3.5 The draft appraisal document is 74 pages on A4 in colour. It contains four key sections: introduction, geographic and historic context, character areas and management plan, together with associated appendices.
- 3.6 The appraisal contains extensive photographic material and colour maps to illustrate the character appraisal of the Mr Straw's Conservation Area.
- 3.7 The draft appraisal was printed in a limited number, but was made available electronically on the Council's website. Hard copies were available to view at Queen's Buildings, at various external locations or on request by post.

The consultation letter and questionnaire

- 3.8 Site notices were placed at 10 prominent locations within the Conservation Area and around the possible extension areas. In addition, each external consultee was sent a letter (together with a hard copy of the appraisal where necessary). The site notice/consultation letter contains:
- An overview of the 25th May 2011 designation process;
 - An explanation of what is contained in the draft appraisal;
 - Directions as to the locations of copies of the draft appraisal;
 - Instructions on how to comment on the draft appraisal;
 - The deadline for comments, 8th July 2011;
 - Information regarding the date, time and location of the public meeting (14th June 2011, North Nottinghamshire College, 3pm-6pm).
- 3.9 The questionnaire contains 8 questions, 7 of which had both a tick-box element and a space for further comments. Space for the respondent's name, address, telephone number and email address was also provided for. The deadline for comments (8th July 2011) and the Council's address were included, as was an A5-size map of the Conservation Area boundary. The 8 questions were as follows:
- Question 1:
Do you agree with the current Mr Straw's Conservation Area boundary?

- Question 2:
Are you happy with the name 'Mr Straw's Conservation Area'?
- Question 3:
What is important to you about the Mr Straw's Conservation Area?
- Question 4:
What do you think are the most important issues facing Mr Straw's Conservation Area?
- Question 5:
Do you feel that the following proposals will help to preserve or enhance the special character of Mr Straw's Conservation Area?
- Question 6:
If the Council was to issue an Article 4 Direction, which of the following types of development do you think should be restricted?
- Question 7:
What improvements could be made to enhance the special character or appearance of the Mr Straw's Conservation Area? Are there any particular buildings or sites that you feel should be the focus of change?
- Question 8:
Would you like to see a design guide produced for the Mr Straw's Conservation Area, which would assist those wishing to carry out alterations/new development within the Conservation Area?

3.10 A sample site notice and questionnaire is contained in the appendix.

Public meeting

3.11 Section 71 of the Act requires public meetings on Conservation Area management proposals to be undertaken within the area affected. A public meeting was held at North Nottinghamshire College on the 14th June 2011 between 3pm and 6pm. This was attended by all 3 Conservation Officers from the Planning Policy and Conservation Team, Bassetlaw District Council.

3.12 Hard copies of the appraisal, the appraisal questionnaire and Conservation Area boundary maps were provided for people to consider. Other material provided included several historic maps and a range of historic/modern photographs of sites within the Conservation Area. The officers made themselves available for any questions throughout the meeting.

4. Consultation outcomes

Questionnaire

4.1 The Council received a total of 34 consultation responses, including 31 completed questionnaires. One of the questionnaires was received after the 8th July deadline

although an extension had previously been agreed. The questionnaire responses are set out in the tables below:

4.2 Question 1 - Do you agree with the current Mr Straw's Conservation Area boundary?

Over 86% of respondents (26 people) agreed with the current Conservation Area boundary. Of the 4 people who did not agree, all gave separate reasons and suggested sites to be either added to, or excluded from, the Conservation Area.

4.3 Of the suggested extensions, the area of 3-13 and 2-18 Shepherds Avenue was put forward, together with 17 Blyth Grove, the former Kilton Infirmary buildings, 76a Blyth Road and the north side of The Baulk. Of the proposed exclusions, one resident suggested the 1920s houses on the east side of Blyth Road should be taken out of the boundary. Another suggested the Conservation Area should cover Blyth Grove and Highland Grove only. One idea was that the Conservation Area should only cover Mr Straw's House itself. Finally, it was proposed to exclude 32 Highland Grove. With these in mind however, the overwhelming majority of responses were positive.

4.4 Question 2 – Are you happy with the name “Mr Straw's Conservation Area”?

80% of respondents (24 people) were happy with the name. 6 people were unhappy, again for different reasons. One resident did not know what the name referred to, another thought it misleading and wasn't sure what the Council was trying to conserve. One thought was that no name was needed, only the designation. One respondent thought that there was no current link with the Straw family so the name should not refer to them. 2 alternative names were put forward: 'Mr Straw's House Conservation Area' and 'Mr Straw's House Victorian/Edwardian Conservation Area'. Another suggestion directly referenced the supermakert development to the south.

4.5 Question 3 – What is important to you about the Mr Straw's Conservation Area?

Character Element	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
The quality and distinctiveness of the built environment	20	9	-	-	1	30	96.67%	1
The high degree of preservation of historic buildings and their architectural features	16	10	2	-	1	29	89.66%	5
The views and setting of the former Technical College building (Blyth Road)	11	16	2	1	1	31	87.10%	6
The views and setting of the large villas on Carlton Road	17	11	-	-	2	30	93.33%	3
The views along tree-lines streets	22	7	1	-	1	31	93.55%	2
The mature trees and original boundary walls	22	6	1	-	1	30	93.33%	3

There was an overwhelming agreement in what was most important about the Conservation Area. Respondents were of the opinion that all of the above were important, although the importance of mature trees was emphasised, both along the roads and within private grounds. Further character elements suggested include the grass verges, architectural individuality/mixtures, front gardens, views specifically along Blyth Road and the trees acting as a wildlife haven.

4.6 Question 4 – What do you think are the most important issues facing the Mr Straw's Conservation Area?

Issues	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
Loss of traditional windows and doors (and replacement with modern UPVC)	12	12	-	4	1	29	82.76%	5
Inappropriate new development (including extensions)	20	9	-	1	-	30	96.67%	2
The loss of chimney stacks/pots	10	11	3	4	1	29	72.41%	6
The condition/maintenance of historic buildings	20	5	2	2	-	29	86.21%	4
The state of the public realm (pavements/surfacing etc)	15	15	-	-	-	30	100.00%	1
Highway clutter (including signage)	13	14	3	-	-	30	90.00%	3

100% of respondents suggested that the state of the public realm was an important issue. Over 96% saw inappropriate new development as a problem and 90% identified highway clutter. Of the resident's suggestions, the supermarket development to the south was suggested by a number of people. Litter and dog waste was also a popular suggestion as was traffic/road noise/parking. Several respondents identified the retention of the 1930 college building as crucial to the future of the Conservation Area. The potential impact on Barrowby House and its setting by future development was also set out by a number of local residents.

4.7 Question 5 – Do you feel that the following proposals will help to preserve or enhance the special character of the Mr Straw's Conservation Area?

Management	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
The implementation of planning policies which ensure that heritage assets and their settings are protected	16	11	2	1	-	30	90.00%	2
The use of the character analysis in the Mr Straw's Conservation Area Appraisal to help inform planning decisions	17	7	4	-	2	30	80.00%	5
The use of development briefs, which would help identify the constraints and opportunities of specific sites	14	11	3	-	2	30	83.33%	3
The use of an Article 4 Direction, to give stricter control on works which might otherwise be carried out without planning	16	9	3	-	2	30	83.33%	3
To monitor change regularly and review the Conservation Area boundary every 5 years	14	14	1	1	-	30	93.33%	1

Over 90% of respondents supported a regular review of the Conservation Area boundary and the implementation of relevant planning policies to protect heritage assets. There was also strong support for the appraisal, development briefs and Article 4 Directions. Several residents suggested a programme of traffic reduction through the area, particularly with respect to the nearby supermarket development.

4.8 Question 6 – If the Council was to issue an Article 4 Direction, which of the following types of development do you think should be restricted?

Article 4 Direction - Types of Development	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
Replacement of windows	9	14	3	1	2	30	76.67%	6
Replacement of doors	8	14	3	2	2	29	75.86%	8
Replacement of roof materials	8	15	4	2	1	30	76.67%	6
Hard surfacing	5	14	6	2	1	28	67.86%	10
Erection of a porch	10	13	3	1	2	29	79.31%	5
Erection of an extension	13	13	1	-	2	29	89.66%	2
Installation of rooflights and solar panels	8	12	5	3	2	30	66.67%	11
Installation of new windows and doors	6	18	2	1	2	29	82.76%	3
Alteration/loss of original windows	8	19	-	-	2	29	93.10%	1
Replacement of rainwater goods	2	16	6	3	1	28	64.29%	12
Erection of swimming pools or other ancillary buildings	9	12	4	3	1	29	72.41%	9
Alterations to curtilage buildings	5	11	8	3	1	28	57.14%	14
Installation of flues/chimneys/soil and vent pipes	5	13	5	5	1	29	62.07%	13
Installation of microwave antenna, satellite dishes or aerials	6	9	6	6	2	29	51.72%	16
Painting	5	11	5	6	2	29	55.17%	15
The construction or alteration of walls, fences or other means of enclosure	9	15	-	2	3	29	82.76%	3

Respondents showed most support for an Article 4 Direction with respect to loss or alteration of original (usually timber) windows. This is probably due in part to the large number of properties which still have their original windows (particularly on the frontages) in place.

Strong support was also shown for restrictions on roof alterations (such as the replacement of slates/tiles or the installation of dormer windows), extensions (particularly on the fronts and sides of buildings), walls/fencing, replacement doors and rainwater goods. In fact, at least 50% of respondents supported each of the above list. One further suggestion from one resident was for a restriction of external fire escapes, although in most circumstances these are likely to require planning permission already.

The least support was given for restrictions on satellite dishes/antenna/aerials, alterations to curtilage buildings and painting.

4.9 Question 7 – What improvements could be made to enhance the special character or appearance of the Mr Straw’s Conservation Area? Are there any particular buildings or sites that you feel should be the focus of change?

Improvements	No. of Suggestions
Retention/maintenance/replacement of trees	11
Litter/dog waste bins	8
retention of 1930 college building and redevelopment of 1960s buildings	4
Maintenance of grass verges	4
Sympathetic street lighting (including cast iron)	3
Traffic calming	2
Rethink roundabout	2
Grant schemes	2
Barrowby House be retained	2
Conservation Area signage at access points	2
Appropriate street furniture	2
Road/pavement resurfacing (including on South View)	2
All built frontages to be retained	1
Remove graffiti	1
Enhance boundaries	1
Blyth Grove footpath be maintained	1
Close footpath between Highland Grove and Hospital	1
Limit red tape	1

The strongest support was for the retention and maintenance of existing trees, particularly along the highway (such as on Highland Grove). In addition, several residents suggested that trees should be replaced where they have been removed in the recent past.

Litter was another issue highlighted, with 8 of the residents suggesting the need for litter bins, especially adjacent to bus stops and the college site.

On the college site, the retention of the 1930 building and redevelopment of the 1960s buildings was popular. The maintenance of grass verges and sympathetic street lighting (cast iron) was also a common suggestion.

4.10 Question 8 – Would you like to see a design guide produced for the Mr Straw’s Conservation Area, which would assist those wishing to carry out alterations/new development within the Conservation Area?

86% of respondents would like to see a design guide specifically for the Mr Straw’s Conservation Area. In terms of the areas which could be covered in a guide, suggestions include extensions, facing materials, window/door maintenance, boundary walls/railings/fencing and an index of local conservation tradespersons.

Four people did not want a design guide, although the only reason given was that a design guide would be too restrictive.

Other consultation responses

4.11 Other than questionnaires, a number of letters and emails were also received in response to the Draft Appraisal. A total of 5 letters/emails were received, covering various aspects of the Draft Appraisal.

4.12 The Thoroton Society put forward their full support for the Mr Straw’s Conservation Area and the appraisal.

4.13 North Nottinghamshire College commented extensively on a range of issues relating to the designation, the appraisal, the history of the college and the redevelopment proposals on that site. These issues are summarised below:

- The economic situation of the college, including its role in the local economy, was outlined;
- The college has aspirations to redevelop much of the site, although funding is an issue. The Conservation Area designation may affect this;
- Highfield House, The Mount and the 1930 college building fronting Blyth Road are all of historical and/or architectural merit;
- It is considered that the rest of the buildings lack any historic or architectural merit.
- Changes in teaching methods will inevitably lead to changes;
- The appraisal needs to fully reflect the nature of the Conservation Area whilst not prohibiting the future growth of the college;
- Policy MS1 – The section covering the east side of Carlton Road does not mention the main college campus. The infill/redevelopment part of this policy should relate to frontages and impacts on the streetscene. The part on subdivision of plots is overly onerous and inappropriate – precedent already set further along Carlton Road. The part about the re-use of existing buildings is supported;
- Policy MS2 – In general this policy is welcomed by the college. However, the gymnasium should not be identified as a heritage asset as it is not visible from public vantage points. The building has very limited re-use and should be removed from the list to allow more comprehensive redevelopment. The restriction of UPVC windows should be from frontages only (or where visible from public vantage points);
- Policy MS3 – A number of significant trees south of the college (together with the wall) are to be cleared to make way for the highway works associated with the proposed supermarket. Where retention of features is not possible, re-use or reinstatement is a viable alternative. Supermarket plan would involve loss of 18 TPO trees and 6 more to the south;
- Policy MS4 – Policy is welcomed. Redevelopment of 60s college buildings would enhance views along Carlton Road. However, proposed supermarket would harm views into and out of the Conservation Area;
- Proposed supermarket would have a detrimental impact on setting of college and wider Conservation Area. Historic boundary walls would be removed;
- Management Plan – A 5 yearly review is supported. A development brief would also be supported for the college site, provided the college has an input (through stakeholder meetings etc);
- Article 4s – Supported, although should not include alterations to rear of buildings not visible from highway/public realm;
- Council aim of enhancement of college site is supported; and
- Phased masterplan for redevelopment of college site suggested.

4.14 The National Trust (as owners of Mr Straw's House and its kitchen garden) also made substantial comments regarding the designation and appraisal:

- Welcome decision to designate Mr Straw's Conservation Area and support appraisal process;
- Improvements to public realm could help reinforce local character and distinctiveness;
- The Trust believes the decision to retain internal fabric was a gradual one based on the conservationism of William Straw, rather than an immediate declaration/decision by the family following the father's death;
- No mention is made of the new house on the kitchen garden;
- Given that Mr Straw's House is one of the most recognisable buildings in the District, together with its unique heritage story, the name Mr Straw's Conservation Area is appropriate;
- Mention should be made with respect to the emerging National Planning Policy Framework (NPPF) and the council's emerging Core Strategy/Local Development Framework (LDF);

- Agree with aims of MS1, MS2, MS3 and MS4;
- Street trees (highway and front garden) particularly important. Maintenance and phased replacement should be carried out; and
- Agree with aims of paragraph 4.32.

4.15 The Victorian Society supports the aims and aspirations of the designation and appraisal.

4.16 An email was received from a local resident requesting that the hedges along the Blyth Grove footpath be highlighted in the appraisal. In addition, it was suggested that the footpath at present is used by bicycles/motorcycles as a short cut between Blyth Road and Kilton Hill. Some form of barrier should be erected.

Public meeting

4.17 16 residents from the Conservation Area and 1 District Councillor (also a resident in the area) attended the public meeting held at North Nottinghamshire College on the 14th June 2011 between 3pm and 6pm. Officers talked to each in some depth about a number of issues, including:

- The historical development of Worksop and the Blyth Road/Carlton Road area;
- The implications of living within a Conservation Area;
- The purpose of the appraisal and consultation; and
- The detail of the management proposals.

4.18 In addition to the above, a number of specific issues were raised by attendees of the public meeting, including:

- The potential impact on the Conservation Area of the supermarket development to the south (design, amenity, traffic, safety, refuse);
- Amenity value of Clinton Maltings site as open space;
- Would prefer public meeting between 6pm and 9pm;
- Should enlarge Conservation Area to include more of The Baulk;
- Should enlarge Conservation Area southwards up to Railway line;
- Importance of trees on Highland Grove, including their maintenance;
- Protection of college site (1930s buildings);
- Hospital site – of historic interest;
- Highway clutter, particularly signage;
- Poor modern lighting;
- Litter, particularly around bus stops and college site;
- Modern O.S. map is incorrect with regard to Highland Grove and hospital site;
- Importance of Mr Straw's House to Worksop's heritage (and tourism);
- Mr Straw's House/Conservation Area should be better signposted; and
- Would like to see grant scheme.

Other comments

4.19 The Council received several telephone calls regarding the designation and the appraisal. All calls were positive, particularly in relation to the extent of the boundary and the character appraisal.

5. Officer responses

5.1 The response from the Conservation Team to issues raised in the previous section is outlined below. Where we concur with specific suggestions made by consultees, appropriate amendments have been made to the final appraisal document. Where necessary, furthermore, individual replies or telephone calls have been made to consultees.

Questionnaire

5.2 The officer responses to the questionnaire are summarised in this section.

5.3 Question 1 – Boundary: 86% of respondents agreed with the current boundary. Of those who didn't agree (4 people), it was suggested that:

- the boundary be amended to **include**:
 - 2-18 and 3-13 Shepherds Avenue – Whilst several of the buildings in this area are decent examples of houses of their period (late 1920s/1930s), it is considered that there is relatively little in terms of significance⁴. At this time it is therefore not felt appropriate to include these properties. However, they do form part of the setting to the Conservation Area, itself a material consideration in deciding planning applications.
 - 76a Blyth Road – This is a modern bungalow and has very little interest. As the building is on the edge of the Conservation Area, is to the rear of a historic building and is not within any historic boundary feature, it is not considered appropriate for inclusion.
 - The north side of The Baulk – These buildings are decent examples of their period 1930s-1950s. However, similar to Shepherds Avenue, there does not appear to be any great significance.
 - The former Kilton Infirmary buildings – Whilst already identified as heritage assets, there appears to be substantial physical separation between those buildings and the Conservation Area to the west. It is therefore considered appropriate for them to remain outside of the boundary. However, the buildings still have policy protection afforded by PPS 5, both by being within the setting of the Conservation Area and as heritage assets in their own right.
 - Include 17 Blyth Grove – This is a modern detached dwelling and has very little special interest. Although at the end of a row of historic buildings, No.17 marks the beginning of modern buildings which contribute little to the character of the area.
- the boundary be amended to **exclude**:
 - The 1920s houses on the east side of Blyth Road – This is not felt appropriate as these buildings contribute significantly to the setting of the 1930 college building opposite. Their loss or unsympathetic alteration would harm the setting of the college building and its significance.
 - All properties other than on Blyth Grove and Highland Grove – Again this is not considered appropriate since a large number of buildings along Blyth Road, Carlton Road and South View/The Baulk have been identified as heritage assets (such as the mid-Victorian villas on Carlton Road). These all contribute to the special interest of the wider area and should therefore remain within the boundary.

⁴ In terms of rarity, integrity, aesthetic appeal, association or representativeness.

- Part of 30 and all of 32 Highland Grove – Whilst more modern than those adjacent, 32 Highland Grove is within the setting of numerous heritage assets and built on the same alignment as those to the west. In addition, any future development on either site will have a considerable effect on the character of the area if its design and siting is not appropriate. It is therefore considered that the site should remain within the boundary.
- All but Mr Straw's House – This is not feasible as the building itself is one of many similar size and style buildings, all considered to be heritage assets (as set out in the appraisal).

5.4 Question 2 – Conservation Area name: Although 80% of respondents were happy with the name, 20% (6 people) were not. The name is considered appropriate for two reasons:

- Firstly, there is no identifiable name which currently exists that covers the area included within the Conservation Area boundary. The location of Mr Straw's House is well-known throughout the town and wider District.
- Secondly, being well-known throughout the country for the way in which it was conserved by its previous occupants, the name Mr Straw's name represents what is special about the whole Conservation Area, a part of the town with a very high degree of preservation (at least externally) of historic buildings, their architectural features and their settings. The National Trust have also shown their support for the name for similar reasons.

5.5 Question 3 – Character: The third question asked consultees to confirm which, if any, of the character elements listed were most important to them with respect to the Mr Straw's Conservation Area. Out of the 31 consultees who answered this question, most agreed with the suggestions put forward (The lowest support was for the views and setting of the former Technical College building – 87%). Additional character elements suggested (grass verges, the importance of mature trees, front gardens, views along Blyth Road and wildlife) are acknowledged and the appraisal has been amended where appropriate.

5.6 Question 4 – Issues: Again the vast majority of respondents agreed with all the issues suggested, including 100% for the state of the public realm and 97% for inappropriate new development. This is unsurprising as these are also long-standing views shared by the Conservation Team and are discussed in detail in a range of guidance by central Government, English Heritage and other conservation-orientated organisations.

5.7 New suggestions, such as for more litter bins close to bus stops and the college, traffic and associated parking and noise, are also recognized and the appraisal will be amended as such. Discussions are currently taking place internally with the Council's refuse team with regard to the litter problem.

5.8 Several residents were concerned with possible developments at the college and Barrowby House, particularly affecting the heritage assets (and their settings) on those sites. Again the Conservation Team agree that these assets are an important part of the character of the area. However, this is already reflected in summary box MS1 within the appraisal.

5.9 Question 5 – Management: As with the previous questions, at least 80% of respondents agreed with all suggestions. This was encouraging, particularly with regard to Article 4 Directions, which more than any of the other suggestions, can have a real impact on the physical appearance of an area. The only further suggestion given was a

scheme for traffic reduction, particularly with respect to the supermarket development to the south. However, given that Blyth Road is an arterial route into and out of the town, this is not considered appropriate at this time.

- 5.10 Question 6 – Article 4 Direction: Strong public support was received for the restriction of most types of development listed. Residents felt particularly strongly about unrestricted alterations to windows, doors, roofs and boundary treatments, in addition to tighter controls over extensions. However, a common concern expressed through the questionnaires, public meeting and telephone conversations was that restrictions should only be placed on those parts of the Conservation Area that are visible from the public highway, usually the front and sides of a building and its front boundaries/garden. The Conservation team agrees with this principle and therefore, should the Council wish to implement an Article 4, it is likely that this will relate to the fronts/sides of buildings and their visible curtilages.
- 5.11 Question 7 – Improvements: The most popular suggestion was to firstly retain and maintain all significant trees, particularly those within and along the public highway. Further, a phased tree replacement scheme should be carried out where necessary. Given the Conservation Area designation, all major works to significant trees (other than Leylandii and fruit trees) require 6 weeks' notice to be given to the District Council. With respect to highway trees, discussions are currently on-going with the County Council's Tree Officer with respect to this issue. It is likely that consultation will take place in the area affected should major works to highway trees be proposed.
- 5.12 The issue of litter was raised by 8 residents, particularly around bus stops and the college area. Consultation is currently taking place internally between the Conservation Team and the Council's refuse team with a view to erecting waste bins in this area.
- 5.13 The preservation of historic buildings on the college site was also raised. The Council's Conservation and Development Control teams are currently taking part in pre-application discussion with the college regarding the whole of the college site. The college have however indicated that they support the principles of the Conservation Area Appraisal and in particular, the retention of historic buildings along Carlton Road and Blyth Road.
- 5.14 Traditional street lighting was suggested by a number of people, in both the questionnaires and in the public meeting. The Conservation Team would also strongly encourage this. Therefore, support would be given to the County Council to carry out any such works, including the installation of traditional street lighting, which enhance the character of the Conservation Area.
- 5.15 Several respondents suggested that the supermarket development and associated highway infrastructure works be rethought. However, as this development has already been granted planning permission, there is nothing the District Planning Authority can do in this respect. However, should any further applications be submitted, comments will be welcomed at that time.
- 5.16 With regard to the footpath along Blyth Grove, several residents suggested erecting barriers to deter cyclists/motorcyclists. However, after speaking to Nottinghamshire County Council's Rights of Way team, it is confirmed that this footpath is actually a bridleway (Worksop Bridleway No.34). Therefore, the public have a right to use it on foot, bicycle and horseback at any time of day. In addition, barriers such as the ones suggested by respondents are not permitted, unless under Section 147 of the Highways Act 1980 (for the purpose of livestock control).

- 5.17 In relation to signage for Mr Straw's House and the wider Conservation Area, this is something that both The National Trust and the Conservation Team support in principle.
- 5.18 Question 8 – Design Guide: The majority of respondents supported the idea of a design guide. The Conservation Team also supports this, but it is considered that more design guidance be included in the final version of the appraisal rather than a separate guide.

Public meeting

- 5.19 The Conservation Team would like to thank the members of the public who attended the meeting on the 14th June 2011. The Council is pleased with the level of support expressed and positive comments made, but also recognise the issues and challenges raised by the management proposals. Particularly positive were the comments received regarding the amount of consultation and the level of detail contained within the appraisal. Comments on these issues will help guide similar processes undertaken by the Conservation Team and wider Council in the future.
- 5.20 A number of issues were raised in the meeting, many of which were also put forward in the questionnaires. The Conservation Team's responses to comments on the Conservation Area boundary, the hospital site, street lighting, the trees on Highland Grove, poor signposting for Mr Straw's House and litter in the area are all covered on pages 13, 14 and 15 of this report.
- 5.21 With regard to the supermarket development, which was one of the most common points of discussion, that development has already been granted permission and therefore the District Planning Authority can have no further input. However, should any new application be submitted, the new Conservation Area will be a material consideration. Furthermore, comments (from both the public and other consultees) would be welcomed at that time.
- 5.22 With regard to highway clutter and street furniture, amendments have been made to the landscape/public realm and management plan sections of the appraisal. In particular, reference has been made in the management plan to the need for a street survey which would identify problematic highway interventions such as signage or road markings. Such a survey could be produced by the District Council, County Council or other local group/organisation.
- 5.23 Several residents requested that a grant scheme be set up to assist with small scale works, such as the reinstallation of timber windows. Currently there is no grant funding available for such works. However, should funding become available in the future, consultation will take place with residents at that time.
- 5.24 One attendee suggested that the Ordnance Survey mapping was inaccurate with respect to Highland Grove. However, the Council's GIS team has confirmed that the mapping is up to date within the last 6 months. For any further advice on this issue, please contact the Council's GIS team on 01909 533276.
- 5.25 Discussions were also had regarding the replacement of traditional timber windows/doors with modern UPVC. The Conservation Team has recently updated its guidance on these issues, in line with changes to national policy (PPS 5) and guidance by other groups such as English Heritage. Please refer to the Conservation and Heritage section of the Council's website for further information.

5.26 Finally, a number of local residents stressed the importance of Mr Straw's House to tourism within the Worksop area and to the town's heritage. The Conservation Team also recognises the importance of the site to the Conservation Area, town and wider District and it is hoped the appraisal reflects this.

Other Comments

5.27 The Council welcomes the additional letters and telephone calls received regarding the appraisal. Once resident called regarding Article 4 Directions and suggested that restrictions should only be imposed on the visible aspects (frontage and sides) of buildings. The Conservation Team also agrees with this principle.

6. Conclusion

- 6.1 It is considered that the consultation strategy objectives have been met.
- 6.2 The appraisal document has been edited and amended in line with consultation outcomes as discussed above and will be put forward for Council approval on the 17th August 2011.
- 6.3 Resources permitting, the next review of the Mr Straw's Conservation Area should take place in five years (August 2016).

APPENDIX A: Example site notice



BASSETLAW DISTRICT COUNCIL NORTH NOTTINGHAMSHIRE

Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH.
Tel: Worksop (01909) 533533 Fax: Worksop (01909) 533400 DX 723180 Worksop 3
E Mail: planning@bassetlaw.gov.uk or building.control@bassetlaw.gov.uk
Minicom: Retford (01777) 713820 Worksop (01909) 533214
www.bassetlaw.gov.uk

Draft Mr Straw's Conservation Area Appraisal – consultation

On 25th May 2011, Bassetlaw District Council designated the Mr Straw's Conservation Area, partly in response to public comments received during the consultation of the Worksop Conservation Area Appraisal in January-February 2011. The Conservation Team has undertaken a detailed survey of the new Conservation Area, which has been drafted into a document called a *Conservation Area Appraisal*. This document discusses what is special about the Conservation Area and what should be done to preserve or enhance its character and appearance.

The Council is inviting you to view and comment upon the draft Appraisal and management plan. There are several ways in which you can view the document:

- At the Council's offices (Queens Buildings, Potter Street, Worksop);
- Online at www.bassetlaw.gov.uk;
- At Worksop Library;
- At North Nottinghamshire College (Carlton Road entrance);
- At Bassetlaw Hospital; and
- At several public houses in the vicinity of the Conservation Area.

You may comment on the Appraisal through the web link listed above. Alternatively, you can write directly to the Council using the above address or email the Conservation Team at michael.tagg@bassetlaw.gov.uk. Comments must be received on or before the **8th July 2011**. If you would like to view the Appraisal in an alternative format, or would like to discuss any issues relating to the Mr Straw's Conservation Area, please do not hesitate to contact us.

A public meeting/question and answer session will be held on the **14th June 2011** between 3pm and 6pm at North Nottinghamshire College (Carlton Road entrance) to discuss the Draft Mr Straw's Conservation Area Appraisal and management proposals. If you would like further information on this meeting, please call the Council's Conservation Team on 01909 533484.

Michael Tagg
Conservation Officer (Planning Policy & Conservation)



INVESTOR IN PEOPLE

Bassetlaw-Serving North Nottinghamshire

Director of Community Services



L:HEAD 0100 210

APPENDIX C: Example questionnaire

DRAFT MR STRAW'S CONSERVATION AREA APPRAISAL – QUESTIONNAIRE

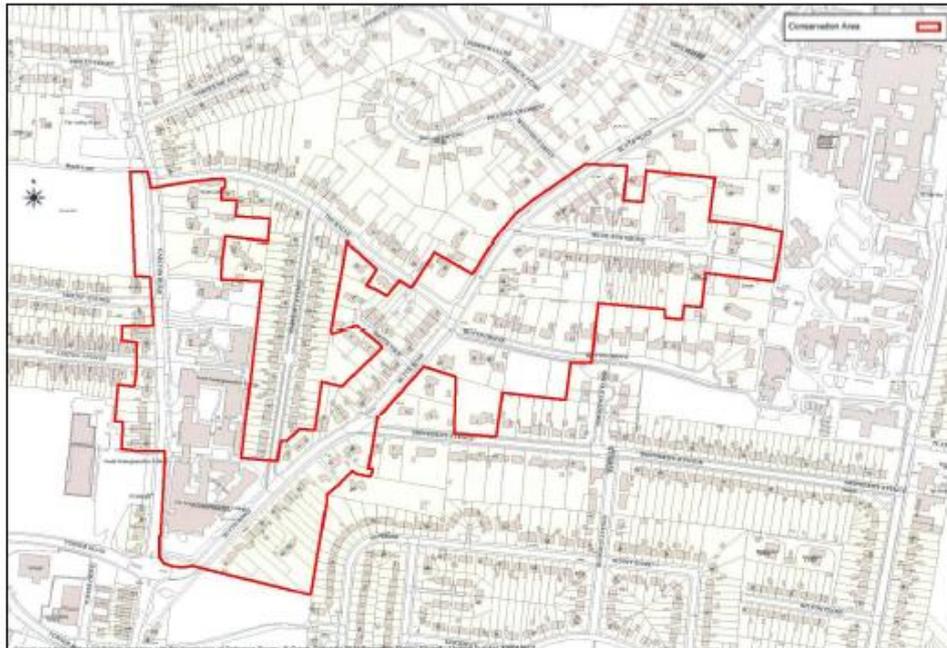
A draft Conservation Area Appraisal and management plan has been produced for the Mr Straw's Conservation Area (see map below). The Appraisal assesses what is special about the historic and architectural character of the Mr Straw's Conservation Area. The management plan identifies what issues are facing the Mr Straw's Conservation Area and sets out proposals for its preservation and enhancement.

The Council is keen to know your views on the Mr Straw's Conservation Area Appraisal. We would also like your thoughts on the appropriateness of the existing boundary of the Conservation Area, any possible extensions, and what issues you believe should be reflected in the management plan.

The complete draft Appraisal is available to view between the 27th May 2011 and the 8th July at:

- The Council's offices (Queen's Buildings, Potter Street, Worksop);
- Online at www.bassetlaw.gov.uk;
- Worksop Library;
- North Nottinghamshire College (Carlton Road entrance);
- Bassetlaw Hospital;
- At several public houses in the vicinity of the Conservation Area.

Alternative formats are available on request. Please contact the Conservation Team on 01909 533484. If you would like to comment on the Draft Mr Straw's Conservation Area Appraisal, please use the questionnaire set out below and return it to the Council on or before Friday 8th July 2011, using the prepaid return envelope attached. Your response will help to shape the future management, conservation and preservation of the Mr Straw's Conservation Area and its special historic and architectural interest.



Question 1 – Boundary

Do you agree with the current Mr Straw's Conservation Area boundary? Please tick either the 'yes' box and move onto question 2, or tick the 'no' box and write your reason(s) in the box below.

Yes <input type="checkbox"/>	or	No <input type="checkbox"/>
---------------------------------	----	--------------------------------

If you disagree, please state your reason(s) here and amend the boundary map on the previous page:

Question 2 – Conservation Area name

Are you happy with the name 'Mr Straw's Conservation Area'? If not, could you please state why and also suggest an alternative name for the Conservation Area? Please tick either the 'yes' box and move onto question 3, or tick the 'no' box and write an alternative name in the box below.

Yes <input type="checkbox"/>	or	No <input type="checkbox"/>
---------------------------------	----	--------------------------------

Reason(s) why you disagree with the name 'Mr Straw's Conservation Area':

Alternative name suggestion:

Question 3 – Character

What is important to you about the Mr Straw's Conservation Area?

Character Element	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
The quality and distinctiveness of the built environment					
The high degree of preservation of historic buildings and their architectural features					
The views and setting of the former Technical College building (Blyth Road)					
The views and setting of the large villas on Carlton Road					
The views along tree-lined streets					
The mature trees and historic boundary walls					

Is there anything else that you consider to be important about the character of the Mr Straw's Conservation Area? *Please write in the box below:*

Question 4 – Issues

What do you think are the most important issues facing the Mr Straw's Conservation Area?

Issues	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
Loss of traditional windows and doors (and replacement with modern UPVC)					
Inappropriate new development (including extensions)					
The loss of chimney stacks/pots					
The condition/maintenance of historic buildings					
The state of the public realm (pavements/surfacing, etc)					
Highway clutter (including signage)					

Are there any other issues that you consider to be important? *Please write in the box below:*

Question 5 – Management

Do you feel that the following proposals will help to preserve or enhance the special character of the Mr Straw's Conservation Area?

Management	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
The implementation of planning policies which ensure that heritage assets and their settings are protected					
The use of the character analysis in the Mr Straw's Conservation Area Appraisal to help inform planning decisions					
The use of development briefs, which would help identify the constraints and opportunities of specific sites					
The use of an Article 4 Direction, to give stricter control on works which might otherwise be carried out without planning permission					
To monitor change regularly and review the Conservation Area boundary every 5 years					

Are there any other proposals that you feel the District Planning Authority should consider?
Please write in the box below:

Question 6 – Article 4 Direction

An Article 4 Direction can be issued by the Council in circumstances where more stringent controls over development are required. Ordinarily, certain types of development are regarded as 'permitted development' and therefore, do not require planning permission. The effect of an Article 4 Direction is to remove these 'permitted development' rights, thereby requiring an application for planning permission to be made. Please note that there would be no planning fee for applications required as a result of an Article 4 Direction.

If the Council was to issue an Article 4 Direction, which of the following types of development do you think should be restricted?

Article 4 Direction - Types of development	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
Replacement of windows					
Replacement of doors					
Replacement of roof materials					
Hard surfacing					
Erection of a porch					
Erection of an extension					
Installation of rooflights and solar panels					
Installation of new windows and doors					
Alteration/loss of original dormer windows					
Replacement of rainwater goods					
Erection of swimming pools or other ancillary buildings					
Alterations to curtilage buildings					
Installation of flues/chimneys/soil and vent pipes					
Installation of microwave antenna, satellite dishes or aerials					
Painting					
The construction or alteration of walls, fences or other means of enclosure					

Are there any other types of development that you feel the District Planning Authority should consider? *Please write in the box below:*

Question 7 – Improvements

What improvements could be made to enhance the special character or appearance of the Mr Straw's Conservation Area (such as lighting, street furniture, trees/landscaping, etc)? Are there any particular buildings or sites that you feel should be the focus of change? *Please make suggestions below:*

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

Question 8 – Design guide

Would you like to see a design guide produced for the Mr Straw's Conservation Area, which would assist those wishing to carry out alterations/new development with the Conservation Area?

Yes <input type="checkbox"/>	or	No <input type="checkbox"/>
---------------------------------	----	--------------------------------

If yes, what areas would you wish to see covered in the design guide?

Feedback

If you would like feedback on your comments, please provide your contact details below:

Your Contact Details
Name:
Address:
Postcode:
Telephone:
Email:

Please return by 8th July 2011 to:
Conservation Team, Planning Policy & Conservation,
Bassetlaw District Council, Queens Buildings, Potter Street,
Worksop, Nottinghamshire, S80 2AH



APPENDIX D: Consultation flyer

Draft Mr Straw's Conservation Area Appraisal

Bassetlaw District Council would like your views on the Draft Mr Straw's Conservation Area Appraisal. This document is an assessment of the character and appearance of the Mr Straw's Conservation Area and includes the Council's management proposals. It clearly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of preservation. The appraisal will be used to formulate policies for the preservation and enhancement of the area and to provide material information for decision makers regarding future development in the area.

The Conservation Team will be available to answer your questions face to face at North Nottinghamshire College (Carlton Road entrance) on the **14th June 2011** between 3.00pm and 6.00pm. Management proposals to conserve and enhance the character and appearance of the Conservation Area will also be discussed.



The Appraisal can be viewed at:

- The Council's offices (Queen's Buildings, Potter Street, Worksop);
- Online at www.bassetlaw.gov.uk;
- Worksop Library;
- Bassetlaw Hospital;
- North Nottinghamshire College (Carlton Road entrance); and
- Several public houses in the vicinity of the Conservation Area.

The closing date for comments is Friday 8th July 2011.



For further information please contact the Conservation Team by phone on 01909 533484 or email michael.tagg@bassetlaw.gov.uk.

APPENDIX E: Worksop Guardian advertisements (3rd June and 10th June 2011 issues)

**BASSETLAW DISTRICT COUNCIL
PLANNING
(LISTED BUILDINGS AND CONSERVATION
AREAS) ACT 1990, SECTION 69
DESIGNATION OF
MR STRAW'S CONSERVATION AREA**

NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has determined that the areas described in the Schedule to this Notice are of special architectural or historic interest, and that it is desirable to preserve or enhance their character or appearance. It has accordingly designated the Mr Straw's Conservation Area, so as to include these areas.

The principal effects of these areas being included within a conservation area are as follows:

1. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.
2. Consent must be obtained from the Council for the demolition of all unlisted (other than excepted) buildings in the area.
3. Special publicity must be given to planning applications for development in the area.
4. In carrying out any functions under the planning Acts (and, in particular, in determining applications for planning permission and listed building consent), the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.
5. Six weeks' notice must be given to the Council before works are carried out to any tree in the area.

SCHEDULE

Carlton Road - 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, Land & buildings at North Notts College, 214 & outbuildings, 222 & outbuildings, 232, 236 & outbuildings, 242 and 242a & outbuilding; Blyth Road - Land & buildings at North Notts College, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 6, 8, 10, 12, 14, 16, 18, 18a, 18b, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 52a, 54, 56, 58, 60 & outbuildings, 62, 64, 66, 68, 70, 72 and 74; Blyth Grove - 1, 3, 5, 7, 9, 11, 13, 15 and former kitchen garden & orchard; Highland Grove - 1, 3, 5, 7, 7a, 9, 2, 4, 4a, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, The Orchard, 34, 36 and land to south of 36; Shepherds Avenue - 1; South View - 4, 6, 8, 10, 12 and 14; The Baulk - 18.

**David Armiger Date: 25 May 2011
(Bassetlaw District Council)**

Maps of the areas affected can be viewed at Queen's Buildings in Worksop during office hours or at www.bassetlaw.gov.uk. Further information regarding designation may be obtained from:

**Mike Tagg (Conservation Officer)
Planning Services,
Bassetlaw District Council,
Queen's Buildings,
Potter Street, Worksop,
Nottinghamshire S80 2AH**

Email: Michael.Tagg@bassetlaw.gov.uk
Tel: 01909 533484

BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE



PLANNING APPLICATIONS

**BASSETLAW DISTRICT COUNCIL
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990, SECTION 71
DRAFT MR STRAW'S CONSERVATION AREA
APPRAISAL**

NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has produced a Draft Conservation Area Appraisal under Section 71 regarding the Mr Straw's Conservation Area in Worksop.

The Council is seeking public views on the Draft Mr Straw's Conservation Area Appraisal and management plan. There are several ways in which members of the public can view the document:

- At the Council's offices (Queen's Buildings, Potter Street, Worksop)
- Through the Council's website at www.bassetlaw.gov.uk;
- At Worksop Library;
- At North Nottinghamshire College (Carlton Road entrance)
- At Bassetlaw Hospital; and
- At several public houses in the vicinity of the Conservation Area.

The Council's Conservation Team will be available at North Nottinghamshire College (Carlton Road entrance) on the 14th June 2011 between 3pm and 6pm to discuss the draft appraisal and management proposals.

A questionnaire and prepaid return envelope can be obtained from any of the above locations or from the Planning Department. Please email the Conservation Team at Michael.Tagg@bassetlaw.gov.uk or oliver.scott@bassetlaw.gov.uk, or call 01909 533484 or 01909 533191. Comments must be received on or before the 8th July 2011. If you would like to view any of the supporting documentation in an alternative format, or would like to discuss any issues relating to the Mr Straw's Conservation Area, please do not hesitate to contact us.

Public responses will help to shape the future management, conservation and preservation of the Mr Straw's Conservation Area's special historic and architectural interest.

**Dave Armiger
Date: 10th June 2011
(Bassetlaw District Council)**

Further information regarding Conservation Areas may be obtained from:

**Michael Tagg/Oliver Scott (Conservation)
Planning Department
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH**

BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE



APPENDIX F: London Gazette advertisement (8th June and 2011 issue)

10828 THE LONDON GAZETTE WEDNESDAY 8 JUNE 2011

Highways

Cyngor Bwrdeistref Sirol Wrecsam

RHYBUDD O GAIS I GAU PRIFFORDD

DEDDF PRIFFYRDD 1980, ADRAN 116

RHODDIR RHYBUDD TRWY HYN y bydd Cyngor Bwrdeistref Sirol Wrecsam yn gwneud cais i Lys yr Ynadon yn eistedd yn y Llysoedd Barn, Bodhyfryd, Wrecsam y 14 dydd o Orffennaf 2011 am 12.00 hanner dydd am Orchymyn i awdurdodi cau darn o briffordd fabwysiedig, nad yw'n gefnffordd nac yn ffordd arbennig yng Nghymuned Esclusham, a ddisgrifir yn yr Atodiad i hwn, y gellir archwilio copi ohono yn Neuadd y Dref, Wrecsam, yn ystod oriau swyddfa arferol, oherwydd ei bod yn ddiangen.

ATODIAD

Darn o briffordd fabwysiedig oddeutu 49m², ar ochr ddeheuol Ffordd y Ffynnon, Rhostyllen, Wrecsam, oddeutu 46m o'r gyffordd gyda Ffordd yr Eglwys, Rhostyllen, Wrecsam ac wedi ei dangos wedi ei rhwylo'n ddu ar y cynllun atodedig.

Dyddiedig y 2 dydd hwn o Fehefin 2011

Llofnod

Trevor Coxon

Pennaeth Gwasanaethau Corfforaethol a Chwsmer

Cyngor Bwrdeistref Sirol Wrecsam

Neuadd y Dref

Wrecsam

LL11 1AY

(1376265)

Wrexham County Borough Council

NOTICE OF APPLICATION TO STOP UP A HIGHWAY

HIGHWAYS ACT 1980, SECTION 116

NOTICE IS HEREBY GIVEN that an application will be made by Wrexham County Borough Council to The Magistrates Court sitting at the Law Courts, Bodhyfryd, Wrexham on the 14 day of July 2011 at 12.00 noon for an Order that an area of adopted highway land, being neither a trunk road nor special road within the Community of Esclusham, described in the Schedule hereto, a copy of which may be examined at the Guildhall, Wrexham during normal office hours, shall be authorised to be stopped-up on the grounds that it is unnecessary.

SCHEDULE

An area of adopted highway land being approximately 49m², located on the south side of Spring Road, Rhostyllen, Wrexham, approximately 46m from the junction with Church Street, Rhostyllen, Wrexham and shown hatched black on the plan attached.

Dated this 2 day of June 2011

Signed

Trevor Coxon

Head of Corporate and Customer Services

Wrexham County Borough Council

Guildhall

Wrexham

LL11 1AY

(1376266)

1. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.
2. Consent must be obtained from the Council for the demolition of all unlisted (other than excepted) buildings in the area.
3. Special publicity must be given to planning applications for development in the area.
4. In carrying out any functions under the planning Acts (and, in particular, in determining applications for planning permission and listed building consent), the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.
5. Six weeks' notice must be given to the Council before works are carried out to any tree in the area.

SCHEDULE

Carlton Road – 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225; land and buildings at North Notts College, 214 and outbuildings, 222 and outbuildings, 232, 236 and outbuildings, 242 and 242A and outbuilding; Blyth Road – land and buildings at North Notts College, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 6, 8, 10, 12, 14, 16, 18, 18A, 18B, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 52A, 54, 56, 58, 60 and outbuildings, 62, 64, 66, 68, 70, 72 and 74; Blyth Grove – 1, 3, 5, 7, 9, 11, 13, 15 and former kitchen garden and orchard; Highland Grove – 1, 3, 5, 7, 7a, 9, 2, 4, 4a, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32; The Orchard, 34 36 and land to south of 36; Shepherds Avenue – 1; South View – 4, 6, 8, 10, 12 and 14; The Balk – 18.

David Armiger (Bassetlaw District Council)

25 May 2011

Maps of the areas affected can be viewed at Queen's Buildings in Worksop during office hours or at www.bassetlaw.gov.uk. Further information regarding designation may be obtained from:

Mike Tagg (Conservation Officer), Planning Services, Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH. Email Michael.Tagg@bassetlaw.gov.uk. Telephone 01909 533484. (1376574)

Department for Transport

TOWN AND COUNTRY PLANNING ACT 1990

THE SECRETARY OF STATE hereby gives notice that he proposes to make an Order under Section 247 of the above Act to authorise the stopping up of an irregular shaped northern part width of Blackberry Lane comprising a lay-by which lies adjacent to the southern boundary of Tame Valley Primary School at Brinnington, in the Metropolitan Borough of Stockport.

IF THE ORDER IS MADE, the stopping up will be authorised only in order to enable the development described in the Schedule to this notice to be carried out in accordance with the planning permission granted to Mr James Thorn by Stockport Metropolitan Borough Council on 20 April 2010 under reference DC/043874.

COPIES OF THE DRAFT ORDER AND RELEVANT PLAN MAY BE INSPECTED at all reasonable hours during 28 days commencing on 8 June 2011 at Brinnington Library, First House, 367 Brinnington Road, Brinnington, Stockport, SK5 8EN and may be obtained free of charge from the Secretary of State at the offices of the Department for Transport (quoting reference NATTRAN/NW/S247/196) at the address stated below.

ANY PERSON MAY OBJECT to the making of the proposed order within the period of 28 days commencing on 8 June 2011 by notice to the Secretary of State, quoting the above reference, addressed to the National Transport Casework Team, 2nd Floor, Lancaster House, Hampshire Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YH.

In preparing an objection it should be borne in mind that the substance of it may be imparted to other persons who may be affected by it and that those persons may wish to communicate with the objector about it.

Denise Hoggins

On behalf of the Department for Transport

THE SCHEDULE

Planning permission is granted for demolition of existing Tame Valley School and construction of 8 No. semi-detached properties. Removal of existing vehicular access road and lay bay and provision of drop kerb access to dwellings. Fencing and driveways with integral car parking conclusive to disables car parking. Canopies and bin storage to the front entrance. Enclosed grassed rear gardens with compost bins, cycle storage, sheds etc. (1376306)

Planning



Town and Country Planning

Bassetlaw District Council

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 69

DESIGNATION OF MR STRAW'S CONSERVATION AREA

Notice is given under the provisions of the 1990 Act that Bassetlaw District Council has determined that the areas described in the Schedule to this notice are of special architectural or historic interest, and that it is desirable to preserve or enhance their character or appearance. It has accordingly designated the Mr Straw's Conservation Area, so as to include these areas.

The principal effects of these areas being included within a conservation area are as follows: