

Church Street Conservation Area Management Plan

Supplementary Planning Document (SPD)

CONSULTATION STATEMENT

1. Introduction

This statement is the 'Consultation Statement' for the Church Street Conservation Area Management Plan SPD as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. This statement sets out how the public and other stakeholders were consulted upon the SPD.

2. Consultation regulations

The SPD is produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below.

Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD. This statement is the 'Consultation Statement' for the adopted SPD as required by Regulation 12(a).

Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum 4 week consultation, specify the date when responses should be received, and identify the address to which responses should be sent. The consultation statement that accompanied the draft SPD set out that information.

Regulation 13: Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12. The consultation statement that accompanied the draft SPD set out that requirement.

Regulation 35: Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:

- Make the document available at the principal office and other places within the area that the Council considers appropriate;
- Publish the document on the Council's website.

These measures were undertaken as part of the draft SPD consultation.

3. The Statement of Community Involvement (SCI)

The SCI was adopted in 2018 and reflects the 2012 Regulations, set out above, together with related regulations and policy including the NPPF 2018. It also specifies additional measures that the Council will undertake in consulting upon draft SPDs and these have been reflected in the

consultation process for the SPD. As per the SCI, the Council has involved key stakeholders in the preparation of this draft SPD for consultation (as set out in the SPD).

4. Church Street Conservation Area Management Plan SPD Consultation Information

Consultation on the SPD is been carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The draft SPD was made available for inspection by the public for a six week period between 5th November to 17th December 2018. Copies of the draft SPD were available during normal office hours at the following locations:

- Cannock Chase Council principal offices at the Civic Centre, Beecroft Road, Cannock
- Public library at Rugeley
- Public Library at Brereton

A copy of the draft SPD was available to view on the Council's website at www.cannockchasedc.gov.uk/planningpolicy .

Further information was available by contacting the Planning Policy team by email at planningpolicy@cannockchasedc.gov.uk or by telephoning 01543 462621.

The following measures were undertaken to inform persons of the draft SPD consultation and document availability:

- Notification letters sent to all properties in the Conservation Area, stakeholders including Historic England, Staffordshire County Council and the Landor(Local History) Society and local ward Members.
- A short presentation was made to Rugeley Town Council and Brereton and Ravenhill Parish Council.
- A Press Notice was posted in local papers.
- A press release was issued.
- The draft SPD and details of the consultation were posted on the Council's website.

5. Summary of issues raised and how incorporated into the SPD

4 representations on the draft SPD were received from external parties, including Parish and Town Councils and local residents. In summary, comments received broadly expressed strong support for the SPD, suggesting only relatively minor amendments and additional information to be referenced. Many of the requested changes have been taken forward in the adopted SPD.

A full schedule of representations received to both the accompanying Appraisal and the Management Plan SPD is set out in Appendix 1 together with the Council's response. Appendix 2 details the amendments to the draft SPD.

Appendix 1

Draft Church Street Conservation Area Appraisal and Management Plan

Summary of main issues raised during consultation

Name	Comments	Officer recommendation
Rugeley Town Council	<p>During 2018 the Town Council sought to object to a planning application which it felt was contrary to the existing conservation area and NPPF. Despite numerous local objections and a comprehensive written report, Cannock Chase agreed to permit development of two modern properties, of little architectural merit, in a rear garden. For this reason, the Town Council feel strongly that the Church Street Conservation Area Management Plan is not robust enough to protect the history and notable local architecture. The plan offers guidance for home owners and developers and uses works like 'should' rather than stronger directional enforcement terms that would direct any development or architectural changes.</p> <p>The stone and hedge boundary walls are mentioned but planning approvals are still given to remove them. This immediately erodes at the integrity of the street scene as you pass down Church street. The Town Council would like to see consideration to listing these boundaries.</p>	<p>In this case the Council in its decision making took the view that the proposed development was of good design and materials, retained a built frontage to the street including a frontage wall and considered that the proposal would preserve or enhance the character and appearance of the conservation area. The Appraisal seeks to highlight key features which contribute to character and appearance and which should be conserved and the Management Plan provides supplementary planning guidance to inform consideration of specific proposals. The Council's adopted generic Conservation Areas Management Plan SPD 2014 should be read in conjunction with the individual Management Plans and contains measures available to the Council to apply across all of its conservation areas, including enforcement. The Council's powers are limited even in conservation areas and use of words like 'should' is deliberate. The Council is aware from previous day to day work that property owners are using its guidance to inform choices about change, and these documents seek to reinforce this approach.</p> <p>Noted, however most frontage and property walls and hedges do not fall within the remit of planning permission. Planning applicants are generally encouraged to retain them (see comment above). This guidance is intended to emphasise to property owners the importance of retention of such features and the Management Plan offers advice on the importance of their care and maintenance including use of matching mortar and reinstatement of capping stones to extend the life of old walls.</p>

	<p>There is little made of the importance of the views into and the views out of the conservation area. Glimpses of local churches and significant buildings are becoming restricted with houses being put up in back gardens. The majesty of large dwellings sitting in their established large gardens is also being eaten away with rear developments being almost encouraged as a way of solving a much larger housing issue. Older rear garden developments are of single storey which, whilst at odds with the surroundings, were at least low level and still retained views for older residents. Recent approvals have allowed for two storey developments that block views and start to erode at the edges of the conservation area itself.</p> <p>In summary, Rugeley Town Council support the continued protection of Church Street Conservation Area , but would like to see its protection given more legal and planning standing, with clear direction for any future developers which would retain the history and architecture of this space.</p>	<p>Key views are highlighted in the Appraisal plans and text (section entitled 'Setting and Views'), however it is agreed could be further emphasized in the Appraisal and Management Plan. Further reference to the majesty of larger dwellings in mature plots could also be added to the Management Plan, a matter which is already highlighted in the Council's Design SPD 2016 which includes a section on 'Mature Suburbs', but which is also relevant here. Text updated accordingly to cover these matters.</p> <p>Noted and support welcomed. However Council powers are limited by national legislation, even in conservation areas, which is a subject of national debate amongst conservation organisations seeking to avoid the cumulative impacts of 'permitted' change in the built environment. These documents do seek to set out clearly a direction for future developers to help retain the history and architecture of the Conservation Area.</p>
<p>Amy Williams Local resident</p>	<p>We do not need any more building in Church Street, it will spoil the area and the street cannot cope with any more traffic. We haven't enough doctors or schools and we now have plans for development on the power station site, the town can't cope. Church Street is used as a 'cut through' to the town, Tesco and other areas and is so busy. It will ruin the street if they build more houses on Church Street and in the town.</p>	<p>Noted. The documents are intended as a guide upon which to base the form and style of future development in the area when future planning applications are being considered; the latter will also consider traffic and other impacts on a case by case basis.</p>
<p>Ray Till Local resident</p>	<p>Good idea to make conservation areas to protect the old buildings and the environment for the future. Some parts of conservation areas have not been policed in the past so who will police the areas to maintain character for the</p>	<p>Noted. Many alterations to buildings are classed as 'permitted development' to householders, even in conservation areas, however the documents seek to encourage all alterations to be done in the most appropriate way.</p>

	future.	
Harry Thornton Local resident	<p>2018 Draft Appraisal is timely as it draws attention to the various changes, good and otherwise, since the 2006 Appraisal, and the impending major changes on the site of the recently demolished Aelfgar School.</p> <p>Draft Appraisal and Management Plan are very informative, easy to read and set out the best way forward. Proposed survey on a 5 year cycle is particularly welcome as it should help to contain the problem of fitting of upvc windows and doors and the practice of bringing forward windows almost flush with the surrounding brickwork.</p> <p>Attention is drawn to some neglected boundary walls and cases of front walls being reduced in height or rebuilt in unsuitable materials.</p> <p>Improvements have however been made, such as the three new bungalows facing Fortescue Lane, with provision for residents car parking. Car parking is a problem along much of Church Street and double yellow lines are unfortunately necessary but as mentioned in the documents consideration should be given to ways of making them less obtrusive.</p> <p>It is also hoped that new development behind the Sarah Hopkins almshouses will provide parking for residents of the almshouses. It may also be possible to provide dedicated parking on the Aelfgar site for some of the older houses higher up Church Street, and vehicular access to the rear of houses on the north east side of Lion Street.</p> <p>The Draft Appraisal and Management Plan are greatly welcomed.</p>	<p>Noted.</p> <p>Noted. Use of upvc is 'permitted development' even in conservation areas but the Council works to encourage use of better designed windows and doors where use of traditional timber is not an option.</p> <p>Noted. Boundary treatment can have a significant impact on the streetscape of a conservation area and this guidance is intended to emphasize to property owners the importance of retention of such features.</p> <p>Noted.</p> <p>Noted. This will be an issue for consideration through relevant planning applications when parking and highway matters will be considered on a case by case basis.</p> <p>Noted and support welcomed.</p>

Appendix 2

Draft Church Street Conservation Area Appraisal and Management Plan

Proposed amendments following consultation

Document, section and page number	Proposed amendment
Appraisal – Recommendations – p24	Recommendation 1 - Add sentence ' In particular, the majesty of the larger dwellings in mature plots contributes to this special character and appearance. '
Management Plan SPD – Main Issues – p3	Issue 1 – Add to list of examples: ' the majesty of larger dwellings in mature plots '.
Management Plan SPD – Delivery Plan – p4	Add to first box: ' in addition the majesty of the larger dwellings in mature plots which contribute to the special character and appearance of the Conservation Area merits special consideration. The Council's adopted Design SPD 2016 includes Design Guidance for Mature Suburbs which should be referred to in conjunction with this Management Plan. ' Also: ' Views/glimpses of local churches and significant buildings beyond the Conservation Area boundary should be retained. '