

REDDITCH BOROUGH COUNCIL

*making
a
difference*



**Feckenham
Conservation Area,
Feckenham,
Redditch**

Management Plan and Boundary Extension

If you need help communicating in English, please contact Ethnic Access Link: Tel. 01905 25121

Urdu اگر آپ کو انگریزی میں بات چیت کرنے میں مدد درکار ہے تو 'ایٹھنک ایکسیس لنک' کو اس نمبر پر فون کیجئے 01905 25121

Punjabi ਜੇ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਵਿੱਚ ਗੱਲ ਕਰਨ ਲਈ ਮੱਦਦ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਐਥਨਿਕ ਐਕਸੈੱਸ ਲਿੰਕ ਨੂੰ 01905 25121 ਨੰਬਰ ਉੱਤੇ ਫ਼ੋਨ ਕਰੋ।

Bengali ইংরেজীতে যোগাযোগ করতে সহায়তার প্রয়োজন হলে দয়া করে 'এথনিক এক্সেস লিঙ্ক' এর সঙ্গে 01905 25121 নম্বরে ফোনে যোগাযোগ করুন।

Copies of Council publications can be made available in large print, Braille or audio cassette on request. Call 01527 64252

1. Introduction

- 1.1 The Feckenham Conservation Area incorporates most of the historic village of Feckenham, located just over 5 miles south-west of Redditch Town Centre in the County of Worcestershire. The Conservation Area was designated in 1969 and extended in 1995 and again in 2006. The area is currently approximately 14.2 ha. A detailed character appraisal of the Feckenham Conservation Area was carried out by conservation consultants (December 2005¹) and has been adopted by the Council. The character appraisal identifies the special character and appearance of the Conservation Area and highlights the issues that need to be addressed in order to preserve and enhance this special character and appearance.
- 1.2 This document has been prepared in response to the Feckenham Conservation Area Character Appraisal (December 2005) and in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the Act requires local authorities, from time to time to formulate and publish policies and proposals for the preservation and enhancement of Conservation Areas. In accordance with recent guidance from English Heritage (August 2005²) such policies and proposals should take the form of a mid to long-term management plan for the area. Section A of this document sets out the management plan for the Feckenham Conservation Area. The management plan sets objectives for addressing the issues identified in sections 3.24 and 3.25 of the character appraisal, makes recommendations for action and identifies further work needed.
- 1.3 Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the local authority also has a duty to determine from time to time whether any further parts of the Borough should be included within a Conservation Area. Section B of this document outlines the proposal for the expansion of the Feckenham Conservation Area boundary as recommended by section 3.26 of the character appraisal.
- 1.4 Where new policy is proposed to address particular issues identified in the Conservation Area, such documents will be incorporated in the Local Development Framework and a detailed programme for their development will be set.

¹ Redditch Borough Council and Nick Joyce Architects LLP - *'Character Appraisal for Feckenham Conservation Area Redditch – December 2005'*.

² English Heritage - *'Guidance on the Management of Conservation Areas - August 2005'*.

Section A

2. Feckenham Conservation Area Management Plan

- 2.1 The 'Character Appraisal for Feckenham Conservation Area' (December 2005) identifies the special character and appearance of the Conservation Area and the setting of the Conservation Area. It also goes on to identify alien features that detract from this special character and appearance under section 3.24 and recommends sites that would benefit from enhancement under section 3.25. Twenty individual issues are identified by the character appraisal. These can be summarised under the following sub-headings: Buildings; Minor Alterations; Street Scene; and Traffic and Car Parking.
- 2.2 The purpose of this management plan is to set out how the issues raised by the character appraisal can be addressed and how the special character and appearance of the CA can be preserved and enhanced. Guidance from English Heritage, '*Guidance on the Management of Conservation Areas*' (August 2005), has recently been published to provide local authorities with key aspects of good practice that should be taken into account in the management of Conservation Areas. Although the English Heritage publication is offered as a consultative document, due regard has been had to the guidance in the drafting of this management plan. Under each sub-heading are objectives, recommendations for action and indications of further work. Where further work is recommended the key players expected to be involved in such work and a realistic timeframe for the completion of the tasks is given. The use of Article 4 Directions to control development by removing permitted development rights under the General Permitted Development Order (GDPO) is discussed and the relevant monitoring procedures are set out.
- 2.3 Feckenham is a primarily residential village. It is imperative therefore to ensure that the preservation and enhancement of the Conservation Area is in balance with the appropriate needs of residents. To ensure a balanced approach, further work as identified by the management plan will be progressed as far as possible in consultation with Feckenham Parish Council, Feckenham residents and other interested parties.

[*Note: DC = Development Control, DP = Development Plans, UD = Urban Design]

Buildings

- 2.4 A number of infill developments which pay minimal respect to local building traditions and unsympathetic alterations to historic buildings detract from the special character and appearance of the Conservation Area. It is essential to ensure that new development does not further detract from the special character and appearance of the Conservation Area. All new development, including new buildings and alterations and extensions to existing buildings within the Conservation Area or affecting the setting of the Conservation Area, should preserve or enhance the character or appearance of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.5 *Recommendations for Action*

- Ensure high standards in the design of new buildings and in the design of alterations and extensions to existing buildings through the implementation of Policies B(BE).1, B(BE).6, B(BE).7, B(BE).8, B(BE).9 and B(BE).10 of Local Plan No.3.
- Identify buildings of local interest, which are not already statutorily listed, for inclusion on the Local List. Where buildings are identified as being of particular local interest and are included on any update to the Borough Council's 'Schedule of Buildings of Local Interest', their retention, repair and renovation will be sought as far as possible and applications for works to such buildings will be subject to particular scrutiny in accordance with Policy B(BE).11.

2.6 *Further Work*

Work	Who	When
Implement relevant policies of Local Plan No.3 in the determination of applications for development within the Conservation Area or likely to affect its setting.	DC, Conservation Advisor	On going
Seek professional conservation advice in the determination of applications for development within the Conservation Area or likely to affect its setting.	DC, Conservation Advisor	On going

Minor Alterations

- 2.7 The cumulative impact of minor alterations to buildings including the insertion of inappropriate replacement windows and doors and the excess of prominently sited TV aerials and signage have a negative impact on the character and appearance of the area. All minor alterations should be sympathetic to the architectural style of the building and the character and appearance of the Conservation Area.
- 2.8 Many minor alterations can usually be carried out without the need to apply for planning permission under 'permitted development rights' or under advertisement regulations. It is therefore the responsibility of the owners and tenants of buildings in the Conservation Area or where it is likely to affect the setting of the Conservation Area, to ensure minor alterations and the use of signage is sympathetic to the architectural style of the building and the character and appearance of the conservation area. The Borough Council can work with the owners and tenants of buildings in the area to encourage such sympathetic works and to provide guidance and advice. However, in certain circumstances the Borough Council has powers to apply for the removal of permitted development rights from individual properties by way of an Article 4 Direction (Article 4 Directions are discussed in more detail in under Para's 2.17 – 2.19). Such powers can be implemented where the character or appearance of the Conservation Area is under threat.

2.9 ***Recommendations for Action***

- Prepare an advisory note for the owners and tenants of land and buildings within the Conservation Area and those affecting the setting of the Conservation Area, of their role in preserving or enhancing the character and appearance of the Conservation Area.
- Provide informal guidance and advice to the owners and tenants of land and buildings within the Conservation Area and those affecting the setting of the Conservation Area, as requested, in relation to sympathetic minor alterations and signage.
- Consider the use of powers under Article 4 of the General Permitted Development Order to remove permitted development rights from properties, where a threat to the character or appearance of the Conservation Area is clearly evident.

2.10 *Further Work*

Work	Who	When
Publish an advisory note for the owners and tenants of land and buildings within the Conservation Area and those affecting the setting of the Conservation Area of their role in preserving or enhancing the character and appearance of the Conservation Area. Provide contact details for relevant Officers at the Borough Council.	DP, Conservation Advisor	Publish Spring 2007
Respond to requests for informal guidance and advice from the owners and tenants of land and buildings within the Conservation Area and those affecting the setting of the Conservation Area, in relation to minor alterations and signage.	DP, DC, Conservation Advisor	As requested
Implement powers under Article 4 of the General Permitted Development Order to apply for or impose the removal of permitted development rights from properties, where a specific threat to the character or appearance of the Conservation Area is clearly evident.	DP, DC, Conservation Advisor	As appropriate

Street Scene

2.11 An over provision of signage, poor quality street lights, telephone poles and wires, timber bollards at the southern end of High Street, poor quality paving, excessive road markings and on street car parking have a detrimental impact on the appearance of the street scene in some parts of the Conservation Area. Those areas identified as in particular need of street scene improvements, including hard and soft landscaping, are the eastern end of the Square and the northern and southern end of the High Street. Pavements throughout the area are identified as in need of resurfacing. There should be a co-ordinated approach to the provision of street furniture and hard and soft landscaping in the Conservation Area to ensure that it is sympathetic to the character and appearance of the area and is high quality in design. Car parking provision is addressed under the sub-heading 'Traffic and Car Parking'.

2.12 ***Recommendations for Action***

- Work with the Highways Authority and other statutory undertakers, in consultation with the local community, to progress the improvement of street furniture and hard and soft landscaping in the Conservation Area and within the setting of the Conservation Area.

2.13 ***Further Work***

Work	Who	When
Negotiate with the Highways Authority and other statutory undertakers for the improvement of street furniture and hard and soft landscaping in the Conservation Area and the setting of the Conservation Area.	Highways Authority, DP, Landscape and Countryside, Conservation Advisor, UD Advisor	Ongoing

Traffic and Car Parking

2.14 The speed and volume of traffic along the Alcester/ Droitwich Road is identified by the character appraisal as being a risk to pedestrians, adjacent buildings and village life in general. Car parking within the Conservation Area is also identified as detracting from the character and appearance of the area, in particular at the eastern end of the Square, on the concrete forecourt on Droitwich Road and in the High Street. Traffic and car parking in Feckenham should not have an unacceptable detrimental impact on the character and appearance of the Conservation Area. Measures to relieve any detrimental impact, in balance with the needs of the local community, should be explored as far as possible.

2.15 ***Recommendations for Action***

- Work with the Highways Authority to explore possible traffic calming and parking restriction measures in Feckenham, to alleviate any unacceptable detrimental impact on the character and appearance of the Conservation Area.

2.16 ***Further Work***

Work	Who	When
Negotiate with the Highways Authority for the exploration of possible traffic calming and parking restriction measures in the Conservation Area.	Highways Authority, DP, Conservation Advisor	Ongoing

Article 4 Directions

- 2.17 Article 4(1) and 4(2) of the General Permitted Development Order (GPDO) enables local planning authorities to make certain directions to withdraw permitted development rights given under the order. Article 4(2) Directions are most commonly used in relation to Conservation Areas and apply only to parts of dwelling houses and associated buildings and structures that front onto highways, waterways, or open spaces. Article 4(1) directions can be used to withdraw permitted development rights on any type of land or building, whether or not fronting onto highways, waterways or open spaces, but they need to be approved by the First Secretary of State.
- 2.18 As the majority of properties in the Conservation Area are dwelling houses, Article 4(2) is most applicable. Article 4(2) Directions can be confirmed by the local authority once the direction has been advertised locally and notice served on residents. It may be used to withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses in Conservation Areas. Government Guidance on the use of Article 4 Directions is set out in DoE Circular 9/95. It states that permitted development rights should only be withdrawn where there is firm evidence to suggest that permitted development which could damage the character or appearance of the conservation area is taking place or is likely to take place.
- 2.19 At present the appraisal does not identify any specific threat to the character or appearance of the area such to warrant the need to impose an Article 4(2) Direction. The Borough Council will endeavour to work informally with the owners and tenants of land and buildings within the Conservation Area and within the setting of the Conservation Area to encourage the preservation and enhancement of the area. Should the need arise however in the future, the Borough Council will implement its powers under Article 4 of the GPDO to preserve or enhance the character or appearance of the Conservation Area.

Monitoring

- 2.20 The guidance from English Heritage in relation to the management of Conservation Areas (August 2005) recommends that arrangements for the monitoring of Conservation Areas should be considered. Local Planning Authorities are required to publish an Annual Monitoring Report (AMR). One of the criteria of the Borough Council's AMR (2004-2005) is to monitor any adverse impacts on heritage and historic assets (including Conservation Areas) and any adverse impact on character and local distinctiveness. The annual monitoring of the Conservation Area will be used to inform the revision of the Conservation Area and Management Plan which will otherwise be updated usually every five years.

Section B

3. Expansion of the Feckenham Conservation Area

- 3.1 The Character Appraisal for the Feckenham Conservation Area (December 2005) identifies in section 3.26 and Fig 64 land that would benefit from inclusion within the boundary of the Conservation Area.
- 3.2 In line with the recommendation of the character appraisal and under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has extended the Conservation Area. This extension incorporates the Listed Bow Brook Bridge and the associated section of the brook and weir and the Listed Brook House and adjacent historic out-buildings. The expansion as depicted in Appendix A of this document increases the area of the Conservation Area by 0.5 Ha to 14.7 Ha.
- 3.3 In line with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the expansion has been advertised in the local press and London Gazette.

Appendix A

Extension to the Boundary of Feckenham Conservation Area, Feckenham, Redditch.

