

**Steve Atkinson** MA(Oxon) MBA MioD FRSA  
*Chief Executive*

**Date:** 10 December 2007

**To: All Members of the Planning Committee**

Mr P Hall (Chairman)	Mr JD Cort	Mr T McClure
Mr R Mayne (Vice-Chairman)	Mr WJ Crooks	Mr K Nichols
Mrs M Aldridge	Mr DM Gould	Mr LJP O'Shea
Mr JG Bannister	Mrs A Hall	Mrs J Richards
Mr JC Bown	Mr DW Inman	Mr BE Sutton
Mr MB Cartwright	Mr CG Joyce	

Copy to all other Members of the Council

(other recipients for information)


Dear Councillor

There will be a meeting of the **PLANNING COMMITTEE** in the Council Chamber, Council Offices, Hinckley on **TUESDAY, 18 DECEMBER 2007** at **6.30pm**, and your attendance is required.

The agenda for the meeting is set out overleaf.

**There will be a pre-meeting at 6.00pm in the Members' Room to inform Members of any late items.**

Yours sincerely



Pat Pitt (Mrs)  
Corporate Governance Officer

**PLANNING COMMITTEE**  
**18 DECEMBER 2007**  
**A G E N D A**

1. APOLOGIES AND SUBSTITUTIONS

RESOLVED

2. MINUTES

To confirm the minutes of the meeting held on 20 November 2007 attached marked 'P47'.

3. ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES

To be advised of any additional items of business which the Chairman decides by reason of special circumstances shall be taken as matters of urgency at this meeting.

4. DECLARATIONS OF INTEREST

To receive verbally from members any disclosures which they are required to make in accordance with the Council's code of conduct or in pursuance of Section 106 of the Local Government Finance Act 1992. **This is in addition to the need for such disclosure to be also given when the relevant matter is reached on the Agenda.**

5. QUESTIONS AND PETITIONS

To hear any questions and to receive any petitions in accordance with Council Procedure Rules 10 and 11.

RESOLVED

6. TOWN & COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED

Schedule of planning applications attached marked 'P48' (pages 1-71).

RESOLVED

7. LAND ADJACENT TO 391 COVENTRY ROAD, HINCKLEY

Report of the Head of Culture and Development attached marked 'P49' (pages 72-73).

RESOLVED

8. APPEALS LODGED AND DETERMINED

Report of Head of Culture & Development attached marked 'P50' (pages 74-75).

RESOLVED

9. APPEALS PROGRESS

Report of Head of Culture & Development attached marked 'P51' (pages 76-79).

RESOLVED 10. SHENTON AND TWYXCROSS CONSERVATION AREA STATEMENTS AND MANAGEMENT PLANS

Report of the Deputy Chief Executive attached marked 'P52' (pages 80-99).

RESOLVED 11. ANY OTHER ITEMS OF BUSINESS WHICH THE CHAIRMAN DECIDES HAVE TO BE DEALT WITH AS MATTERS OF URGENCY

**NOTE: AGENDA ITEMS AGAINST WHICH THE WORD "RESOLVED" APPEARS ARE MATTERS WHICH ARE DELEGATED TO THE COMMITTEE FOR A DECISION. OTHER MATTERS ON THIS AGENDA WILL BE THE SUBJECT OF RECOMMENDATIONS TO COUNCIL.**

**HINCKLEY AND BOSWORTH BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**20 NOVEMBER 2007 AT 6.30 PM**

**PRESENT:** MR P HALL - CHAIRMAN  
MR R MAYNE - VICE-CHAIRMAN

Mrs M Aldridge, Mr JG Bannister, Mr JC Bown, Mr MB Cartwright, Mr WJ Crooks, Mr DM Gould, Mrs A Hall, Mr DW Inman, Mr CG Joyce, Mr T McClure, Mr K Nichols, Mr O O'Shea and Mrs J Richards.

In accordance with Council Procedure Rule 4.4 Mr DC Bill and Mr K Morrell also attended the meeting.

Officers in attendance: Mrs T Darke, Ms T Miller, Miss R Owen, Mr R Palmer, Mr S Payne and Mr TM Prowse.

323 **MINUTES (P43)**

On the motion of Mr Bannister, seconded by Mr Joyce, it was

**RESOLVED** – the minutes of the meeting held on 23 October 2007 be confirmed and signed by the Chairman.

324 **DECLARATIONS OF INTEREST**

Mr Bown declared a personal and prejudicial interest in application 07/01150/FUL.

325 **TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P44)**

The Committee considered a schedule of planning applications, together with a list of late items, and the recommendations of the Head of Culture and Development.

(a) **07/01021/FUL – 3 Cleveland Road, Hinckley – Sycamore Developments & Cawston Homes Ltd**

It was noted that this item had been withdrawn.

Having declared a personal and prejudicial interest in the following item, Mr Bown left the meeting at 6.44pm.

(b) 07/01150/FUL – Land adjacent to 391 Coventry Road, Hinckley – Tungsten Properties Ltd

Although Members expressed concern with regard to some aspects of the proposal, it was generally felt that the scheme proposed was on balance more acceptable than previous applications on this site.

It was moved by Mr Cartwright and seconded by Mrs Hall that the opening time be amended to 7.30am. Upon being put to the vote, the amendment was CARRIED.

It was moved by Mrs Aldridge and seconded by Mr McClure that the application be approved subject to the conditions contained in the report and the above amended condition. In the absence of the Head of Culture and Development, the Director of Community and Planning Services requested that voting be recorded on this item.

Mrs Aldridge, Mr Bannister, Mr Crooks, Mr Gould, Mrs Hall, Mr McClure, Mr Nichols, Mr O'Shea and Mrs Richards voted FOR the amended recommendation (11).

Mr Cartwright and Mr Joyce voted AGAINST the amended recommendation (2).

Mr Inman ABSTAINED from voting (1).

It was therefore

RESOLVED – the application be approved with the following amended condition:

The car showrooms and vehicle repair workshops sited within 150 metres of Coventry Road shall operate only between the following hours:

Car showrooms: 7.30 am to 8.00 pm Monday to Friday  
8.00 am to 6.00 pm Saturday  
10.00 am to 4.00 pm Sundays and Bank Holidays

Vehicle repair workshops: 8.00 am to 7.00 pm Monday to Friday  
8.00 am to 4.00 pm Saturday  
At no time on Sundays and Bank Holidays.

There shall be no working or deliveries taken outside of these hours.

Mr Bown returned to the meeting at 7.36pm.

Messrs Bill and Joyce left the meeting at 7.37pm and returned at 7.40pm. Mr McClure left at 7.40pm and returned at 7.43pm.

326 APPEALS LODGED AND DETERMINED (P45)

A summary was submitted of appeals lodged and determined since the last meeting.

RESOLVED – the report be noted.

327 APPEALS – PROGRESS (P46)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached.

RESOLVED – the report be noted.

(The meeting closed at 7.45pm)

**PLANNING COMMITTEE - 18 DECEMBER 2007**

**REPORT OF THE HEAD OF CULTURE AND DEVELOPMENT**  
**RE: LAND ADJACENT TO 391 COVENTRY ROAD, HINCKLEY**

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1. **PURPOSE OF REPORT**

- 1.1 To inform Members that officers have secured towpath improvements as requested at the November Planning Committee.

2. **RECOMMENDATION**

- 2.1 That the report be noted.

3. **BACKGROUND TO THE REPORT**

- 3.1 Members will recall this application was reported at the November meeting with a recommendation of approval. At this meeting Members discussed the proposals and expressed concern that there were no improvements being made to the canal towpath.

- 3.2 Following Members resolution to approve the application officers have negotiated with the applicant to secure improvements to the canal towpath. Agreement has been reached between the applicant and British Waterways, which will be secured by way of a unilateral undertaking. The agreement requires the applicant to provide a 1 metre wide Breedon Gravel towpath between the pedestrian access into the site and bridge at Coventry Road (approximately one third of the site length) prior to first occupation of any unit on the site. In addition a financial contribution of £1,000 will be paid to British Waterways per annum for a period of ten years towards maintenance.

4. **FINANCIAL IMPLICATIONS (AB)**

- 4.1 None relating directly to this report

5. **LEGAL IMPLICATIONS**

- 5.1 None

6. **CORPORATE PLAN IMPLICATIONS**

- 6.1 None

7. **CONSULTATION**

- 7.1 British Waterways Board

8. **RISK IMPLICATIONS**

It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives. It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision/project have been identified, assessed and that controls are in place to manage them effectively.

No significant risks associated with this report were identified from this assessment.

9. **RURAL IMPLICATIONS**

9.1 None

10. **CORPORATE IMPLICATIONS**

10.1 None

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Background Papers: Planning Application 07/01155/FUL

Contact Officer: Tracy Miller Extension 5809



**PLANNING COMMITTEE - 18 DECEMBER 2007**

**REPORT OF THE HEAD OF CULTURE AND DEVELOPMENT**  
**RE: APPEALS LODGED AND DETERMINED**

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1. **PURPOSE OF REPORT**

To inform Members of appeals lodged and determined since the last report.

2. **RECOMMENDATION**

That the report be noted.

3. **BACKGROUND TO THE REPORT**

3.1 **Appeals Lodged**

3.1.1 Appeal by Mr Vero against the issue of an enforcement notice for the unauthorised construction of a bund, erection of a site office, change of use of the land from agricultural land for the parking of heavy goods vehicles and other commercial vehicles and the change of use of the buildings to repair and refurbishment of Heavy goods vehicles, commercial trucks and trailers at Orchard Farm, Ashby Road, Cadeby (Public Inquiry)

3.1.2 Appeal by Mr and Mrs Carman against the refusal of planning permission for a single dwelling at King Richard Road, Hinckley (written representations).

3.2 **Appeals Determined**

3.2.1 Appeal by Mr K Wileman against an enforcement notice requiring the removal of railings attached to the roof of a first floor extension.

3.2.2 The Inspector considered that the main issues are the negative impact of increased overlooking from the balcony on the neighbouring property of 52 Portland Drive. To overcome this the appellant had fixed a section of wooden trellis to the one corner of the balcony with part of a wisteria plant intertwined.

3.2.3 The Inspector concluded that the trellis, as erected, doesn't provide a sufficient degree of privacy, however a reasonable measure of privacy could be achieved through careful design, choice of materials and wrapping the screen round the corner of the balcony. It was concluded that planning permission should be granted subject to the imposition of a condition requiring details of a screen to be submitted to and approved in writing by the Local Planning Authority.

3.2.4 Appeal by Mr and Mrs Astill against the refusal of planning permission for the erection of one detached dwelling and five terraced dwellings with two detached double garages, associated parking, access and gardens. This was an outline application with layout, scale, external appearance and means of access for consideration at this stage with landscape reserved for consideration at a later date.

3.2.5 The Inspector considered that the main issues were the effect of the proposed dwellings on the character and appearance of the area, if the dwellings provided

satisfactory amenity areas and impact on the living amenities of neighbouring properties.

3.2.6 The detached dwelling was considered acceptable in terms of design and appearance. However it was concluded that a combination of features including the design, massing and height of the terraced element, when considered in conjunction with 13-15 The Square, would not compliment or enhance the character of the surrounding area and is considered contrary to Policy BE1 (i) of the Local Plan. The Inspector then considered the amenity space and living conditions and concluded that the proposed garden areas of the proposed dwellings, due to the context of the site would be below the area required by the Local Authority. The changes in ground height would result in the garden areas being split level reducing the useable space further and resulting in an unacceptable level of outside amenity space for the proposed dwellings. The parking and turning areas of the site were considered limited in space resulting in a series of awkward manoeuvres by motorists using the site and increased disturbance to neighbouring residents. It was not considered that this could be over come with acoustic fencing or planting.

3.2.7 The appeal was dismissed.

4. **FINANCIAL IMPLICATIONS**

All costs incurred and costs recovered will be met from existing 2007/2008 Revenue Budgets.

5. **LEGAL IMPLICATIONS**

None

6. **CORPORATE PLAN IMPLICATIONS**

None

7. **CONSULTATION**

None

8. **RISK IMPLICATIONS**

None

9. **RURAL IMPLICATIONS**

None

10. **CORPORATE IMPLICATIONS**

None

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Background Papers: Appeal Decisions

Contact Officer: Sarah Humphries ext 2580

**PLANNING COMMITTEE - 18 DECEMBER 2007**

**REPORT OF HEAD OF CULTURE & DEVELOPMENT**  
**RE: APPEALS PROGRESS**

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**1. PURPOSE OF REPORT**

- 1.1 To inform Members of the progress on appeals - details of which are attached.

**2. RECOMMENDATION**

- 2.1 The report be noted.

**3. FINANCIAL IMPLICATIONS**

- 3.1 None

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Background Papers:

Contact Officer: Tracy Darke, extension 5692

## PLANNING APPEAL PROGRESS REPORT

SITUATION AS AT: 07.12.07

**WR - WRITTEN REPRESENTATIONS**

**IH - INFORMAL HEARING**

**PI - PUBLIC INQUIRY**

FILE REF	CASE OFFICER	APPLICATION NO	TYPE	APPELLANT	DEVELOPMENT	SITUATION	DATES
07/00004/PP 07/00016/ENF	AG	06/00731/COU	WR	Richard Joseph Timson	49 Park Road Hinckley	Awaiting Decision	
07/00015/PP	BW	06/00995/FUL	IH	HC Wakefield (Builders) Ltd	Land Adj 5 Church Walks Stoke Golding Nuneaton	Hearing Date	12.12.07
07/00021/PP	CH	07/00173/FUL	IH	Speymill Odd Ltd	White Gables Farm Fenns Lanes Fenny Drayton	Hearing Date	15.01.08
07/00022/ENF	DW	06/00226/UNUSE	PI	Branagans (International) Ltd	3 Market Place Hinckley	Awaiting Decision	
07/00025/PP	TM	06/00980/OUT	PI	SWIP Ltd	Nailstone Colliery Wood Road Nailstone	Awaiting Decision	
07/00029/PP 07/00030/LB	BW	06/01427/FUL 06/01428/LBC	IH	Juliet Perry David Leslie	The Green 28 Church Street Burbage	Hearing Date	26.02.08
07/00032/PP	RW	07/00188/FUL	IH	Yeoman Street Development Co Ltd	Caldecott House Leicester Lane Desford	Hearing Date	TBA
07/00034/TREE	DB	07/00442/TPO	WR	Mr & Mrs AG Rossa	14 St Michaels Close Markfield	Awaiting Decision	
07/00035/PP	SC	07/00304/FUL	WR	Mr GM Collin	107 Main Street Congerstone	Awaiting Decision	
07/00036/PP	SC	07/00450/FUL	WR	Mr C Stevens	The Old Barn Drayton Lane Fenny Drayton	Awaiting Decision	
07/00037/PP	PM	07/00475/OUT	WR	Mr B Lewis	17 Marigold Drive Burbage	Awaiting Decision	

FILE REF	CASE OFFICER	APPLICATION NO	TYPE	APPELLANT	DEVELOPMENT	SITUATION	DATES
07/00038/PP	SH	07/00368/FUL	IH	David Wilson Homes	Mill Hill Business Centre 5 Mill Hill Road Hinckley	Hearing	08.01.08
07/00039/ENF	JC	07/00031/BOC	PI	Patrick Godden	Tomlinsons Boarding Kennels & Canine Centre Upper Grange Farm Ratby Lane Markfield	Comments Proof of Evidence Inquiry Date	07.05.08 04.06.08
07/00040/PP	SC	07/00319/FUL	WR	Mr Manders and Mrs Mills	10 Leysmill Close Hinckley	Comments	10.12.07
07/00041/PP	LF	07/00658/FUL	WR	Mr and Mrs P Argyle	63 Newbold Road Barlestone	Comments	14.12.07
07/00042/PP	PM	07/00620/FUL	PI	Mr R Petty	Elmlea Ashby Road Hinckley	Comments Proof of Evidence Inquiry Date	25.12.07 22.01.08 19.02.08
07/00043/PP	LF	07/00814/TEMP	WR	Mr K Thorpe	Spinney Bank Farm Higham Lane Stoke Golding	Comments	26.12.07
07/00044/PP	CH	07/00544/FUL	WR	Mr S Deer	Meadow View Lychgate Lane Aston Flamville Hinckley	Comments	26.12.07
07/00045/TREE	DB	07/00836/TPO	WR	Craig Upton	20 Kingsfield Road Barwell	Statement Comments	20.12.07 10.01.08
07/00046/PP	TM	07/00529/FUL	PI	Tungsten Properties Ltd	Land Adjacent to 391 Coventry Road Hinckley	Questionnaire Rule 6 Comments	24.12.07 14.01.08
07/00047/PP	SC	07/00468/OUT	WR	Mr and Mrs Carman	39 King Richard Road Hinckley	Statement Comments	24.12.07 14.01.08
07/00048/ENF 07/00049/ENF 07/00050/ENF	JC	07/00095/ UNAUTH	PI	Mr Vero	Land at Orchard Farm Ashby Road Cadeby Hinckley	Rule 6 Comments Proof of Evidence Inquiry Date	21.12.07 11.01.08 27.05.07 24.06.08

**PLEASE NOTE:** ALL LOCAL INQUIRIES MUST BE ARRANGED WITH DOE THROUGH THIS OFFICE

FILE REF	CASE OFFICER	APPLICATION NO	TYPE	APPELLANT	DEVELOPMENT	SITUATION	DATES
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**DECISIONS RECEIVED FOR THE FOLLOWING APPEALS**

07/00027/PP 07/00031/ENF	JC	06/01365/FUL 07/00155/BOC	WR	K Wileman	54 Portland Drive, Hinckley	<b>ALLOWED</b>	19.11.07
07/00033/PP	PM	07/00659/OUT	WR	Mr & Mrs Astill	3 The Square Bagworth	<b>DISMISSED</b>	27.11.97

**PLANNING COMMITTEE – 18 DECEMBER 2007**

**REPORT OF DEPUTY CHIEF EXECUTIVE**  
**RE: SHENTON AND TWYXCROSS CONSERVATION AREA STATEMENTS**  
**& MANAGEMENT PLANS**

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**1. PURPOSE OF REPORT**

- 1.1 To seek Members' approval to adopt the Conservation Area Statements and Management Plans for the conservation areas in the villages of Shenton and Twycross.

**2. RECOMMENDATION**

It is recommended that Members:

- (i) Adopt the Conservation Area Statements and Management Plans for the villages of Shenton and Twycross as Planning Guidance.

**3. BACKGROUND TO THE REPORT**

- 3.1 The conservation area in Shenton was declared in November 1992 and Twycross in June 1993. Conservation Area leaflets were produced at that time which set out the extent of the Conservation Areas, and gave brief information about the impact of designation on property owners in the area. The information provided in the leaflets is similar to that provided for all Conservation Areas in the Borough.
- 3.2 As reported to the Planning Committee on 2<sup>nd</sup> February 2007, it is intended to review all Conservation Areas in the Borough and issue a Conservation Area Statement and Management Plan for each area. The statement will assess the significance of the designated area and analyse how that significance is vulnerable to change. Its aim is to preserve and enhance the character of the area and to provide a basis for making sustainable decisions about its future through the development of management proposals. The documents will provide a description of the historical development of the settlement, set out the important features of the conservation area which should be protected and indicate the planning guidance and policies which apply to new development in the area.
- 3.3 The benefits of a comprehensive appraisal of a conservation area are that it will provide a sound basis for development control decisions, for protecting our local heritage, for developing initiatives to improve the area and as an educational and informative document for the local community.
- 3.4 The Management Plan for the conservation Area will take the form of a mid to long term strategy for preserving and enhancing the conservation area. It will address the issues and make recommendations for action arising from the statement and identify any further detailed work needed for their implementation. It will also set out specific enhancement schemes for the

public realm and aim to secure the repair of important heritage features and buildings in the area. The plan will also include a photographic survey, which will be used as a mechanism for monitoring future change in the designated area.

- 3.5 The Conservation Statement and Management Plan for both Shenton and Twycross has recently been completed by officers of the Council. A public meeting was held at the churches in both villages which were very well attended by local residents and Parish and the Borough Councillors.

#### 4.0 **FINANCIAL IMPLICATIONS** (MD)

- 4.1 The financial implications of the preparation and adoption of the Statement and Plan will be met from existing resources.

#### 5.0 **LEGAL IMPLICATIONS**(SP)

- 5.1 Under section 71 Planning (Listed Buildings and Conservation Areas) Act 1990 there is a duty on a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of their conservation areas, to submit these for consideration to a public meeting in the area to which they relate, and to have regard to any views concerning the proposals expressed by persons attending the meeting.

#### 6.0 **COMMUNITY PLAN IMPLICATIONS**

- 6.1 The new Conservation Area Statements will further protect the Borough's Heritage. (chapter 5 of the Community Plan).

#### 7.0 **CORPORATE PLAN IMPLICATIONS**

- 7.1 The preparation of the Conservation Area Statements and Management Plans both meet Strategic Objective 7 of the Corporate Plan.

#### 8.0 **CONSULTATION**

- 8.1 At Twycross, the exhibition was held at St James's Church on 7<sup>th</sup> December. The display included the study findings and future management recommendations illustrated by photographs, drawings and maps.
- 8.2 The exhibition generated a lot of public interest. The displays also gave the opportunity to provide additional information about the purpose of Conservation Area designation, the impact of the additional controls over land and property, and guidance regarding the type of development that is acceptable.
- 8.3 At Shenton the public exhibition was held at St Johns Church on Thursday 6<sup>th</sup> December. The exhibition was attended by 12 residents including the village owners, the Borough Councillor and a Parish Councillor, all of whom fully supported the conservation proposals.



## 9.0. **RISK IMPLICATIONS**

- 9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision/project have been identified, assessed and that controls are in place to manage them effectively.
- 9.3 The key risks of not endorsing and implementing the Conservation Area Statement and Management Plan are not meeting government performance targets, the Council not being recognised for the good achievements of its Conservation Service and not protecting our local heritage.

## 10. **RURAL IMPLICATIONS**

- 10.1 The villages of Shenton and Twycross are both in the rural area of the Borough.

## 11. **CORPORATE IMPLICATIONS**

- 11.1 By submitting this report, the author has taken the following into account:

Community Safety Implications - None  
Environmental implications - Included in the report.  
ICT Implications - None  
Asset Management Implications - None  
Human Resources Implications – None

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Background Papers:           None

Contact Officer:               Barry Whirrity, ext 5619

Portfolio Holder:              Councillor David Cope

## **Appendix A**

### **Public Comments at the Shenton Conservation Area Exhibition**

There was general support for the aims and objectives of the Conservation Area Appraisal and Management Plan from all residents who attended the exhibition.

The following individual issues were raised at the exhibition

- A request was made for the painting of the iron railings close to the bridge on Bosworth Road. Officers will consider this for a potential future environmental improvement scheme.
- Although everyone supported the replacement of the existing concrete street lamps with heritage lamp posts, there was no support for additional lamps in the settlement.
- Restoration of the village pump on Pump Lane. Offices will consider this for a future E.I.P. scheme.
- The brick housing to the none return valve at the junction of Main Street and Bosworth Road is an unsightly feature that needs addressing. Officers will consult Severn Trent Water who constructed the housing, on this matter.
- Concern was expressed about the excessive speed of vehicles travelling through the village and to the use of road grips by the Highway Authority within and adjacent to the settlement. Officers will inform the Leicestershire County Highways Authority.
- Support by the Wollestone family, the owners of the village, for the retention of traditional farm buildings.
- Long term support expressed by the Wollestone family for the replacement of plastic windows in the estate cottages with wooden window frames.

### **Public Comments at the Twycross Conservation Area Exhibition**

There was enthusiastic support for the aims of the Conservation Area Appraisal and Management Plan from everyone who attended the exhibition.

Only one issue was raised by a resident.

- The resident suggested that the Council should investigate the ponds opposite the village hall which, although not in the conservation area, could be cleared of weeds, the vegetation around them thinned out and a seat erected. Bollards could also be erected opposite the church hall to prevent parking. Officers will visit the site to investigate if it should be recommended to Council as a future environmental improvement scheme.

## **Shenton Conservation Area**

### **Conservation Appraisal**

The village is mentioned in the Domesday Book as being the property of Henry de Ferrais (Ferrers). Descendants of this family retained control of the manor until 1625 when Sir Richard Molineaux sold the estate to William Wollaston of Onecote, Staffordshire who also took the Lordship of the Manor. At the time of the sale, the estate included a medieval hall, which stood on the site of the present Hall together with 28 cottages, a mill, a dovehouse, and farmland.

The present Hall is a brick mansion with stone dressings, constructed in 1629 by William Wollaston, It was restored and greatly extended in 1862 when it stood in a wooded park of over 100 acres. The population of the estate grew slowly and in 1875 it numbered 273 people living in 54 houses. At that time the village also included a free school and teacher's house (c1858), a post office, a pub and a station on the Midland and London North Western Railway. Following the death of the last Wollaston to occupy the Hall in 1940, it was used to house German and Italian prisoners of war. At the end of the War, it was returned to the Wollastons but was subsequently sold in 1951 and has two new owners since that time. The village and the adjacent farmland, however, remain in the ownership of the Wollaston family. St John's Church, the other feature building in the village, replaced the medieval church which was demolished in 1859 due to its poor state of repair. The existing building was immediately rebuilt by Revd. H J Wollaston. It underwent restoration in 1875 and contains a stone reredos, several brasses and monuments to the Everard and Wollaston families.

### **Setting**

Shenton is situated in rolling countryside at the confluence of the river Sense and its tributary, the Tweed near to which the present three-arched bridge was constructed in 1851. Both this river and the Ashby canal, which forms the eastern boundary of the village and crosses Bosworth Road in a brick aqueduct, are the cause of regular flooding in the village. The surrounding countryside is largely flat, generally under pasture and well provided with trees, particularly around the village.

### **Gateways**

There are three identifiable entrances into the village. The two western entrances of Sibson Lane/Upton Lane and Mill Lane are marked by distinctive semi-detached estate cottages which contrasts with the monumental brick aqueduct at the eastern entrance. These features, together with the twists and turns of the street pattern, the distant parkland views, and the dispersed groups of farm buildings provide a strong local distinctive image for the village.

### **Character Statement**

The character of the Shenton Conservation Area is derived from the agricultural origins of the settlement, its close links to the countryside and the Wollaston dynasty, which has owned the estate for over 500 years and controlled the village's development. The key building in the settlement is not the church, but Shenton Hall, which dominates most views in the village. Its monumental appearance can be summed up as turrets, chimneys, gate piers

and stone dressings. These features are also reflected in the estate's other two principle buildings, St John's church and the school, which were constructed in the mid C19th at the same time that the Hall was extended with similar details. Other village properties consist of dispersed farmsteads, their related agricultural buildings and farm workers cottages. Each farm has been designed in a unique manner. The widespread use of red bricks, diaper work and Staffordshire blue plain clay tiles gives a continuity of appearance throughout the conservation area. There are only one or two examples of alternative finishes red clay tiles, render and thatch.

## **Building Style, Scale and Detail**

### **The Farms**

At the edges of the village, the farms are in a style which is typical of Leicestershire vernacular farmhouses. Aqueduct Farm, Fomer Farm, Ivy House Farm and White Moors Farm are typical examples, being two or three storeys in height with steeply pitched gabled roofs, dentil eaves, simple rectangular plans, massive chimneys and simple two or three light windows sitting beneath segmental brick arched lintels. Attached and detached traditional brick barns which form the farmyard, follow similar details. The addition of modern steel framed buildings to these farm complexes has destroyed the traditional scale of farmyards. New barns need to be carefully sited. Dutch barns however, being less monumental in scale, have been a fine addition to the range of farmyard buildings and should be protected.

Within the village, farmsteads are more refined. Stud Farm, the Thatched Cottage Farm and Top House Farm display refined architectural treatments and elegant detailing; Stud Farm follows the typical arrangement but with three massive timbered gabled dormers, decorative bargeboards and pinnacles. Diaper brickwork on the farmhouse, the farmyard buildings and adjacent farm workers cottages reinforce the identity of the group; Top House Farm is a fine example of polite Georgian architecture in the village. Three storeys high, it sits beneath a hipped roof with 4 symmetrically placed massive gabled chimneys. The elevations have three bays of sliding sash windows graduated in height, each with projecting flat lintels and stone sills. There is a central panelled entrance door with a flat canopy above. The house itself conceals a large two-story extension at the rear. The brick farm buildings have distinctive half hips and brick dentil courses; The two storey thatched cottage with its distinctive roof, stands opposite a two storey barn both of which stand at right angles to the road. A single storey milking shed completes the yard enclosure.

### **Traditional Farmyard Buildings:**

Although several farm buildings are listed in their own right, other none listed farm buildings are equally important. The grouping of agricultural buildings and associated farming features such as mounting blocks, are important to the character of the conservation area. The loss of any of these buildings will create gaps in the enclosure and groups of buildings, which will be difficult to replace. The continued long term maintenance of these buildings is an expense that may require alternative long term solutions.

### **Farm Workers Cottages:**

There are two types of farm workers cottages in the village; the estate cottage constructed in the mid C19, which consists of pairs of semi-detached buildings with pairs of projecting

gables on their street frontage. The symmetry is emphasised by the highly decorative massive central chimneys each with eight pots. In detail they have segmental arched windows formed from dark blue cant bricks, which span three lights. These properties are located at the edges of the settlement. They have small rear gardens with each pair having 2 coalhouses, 2 privies and a joint laundry in a small brick and tile range. Boundary walls are either stone or paling fencing.

The vernacular cottages are much older and have steeply pitched gabled roofs with simple ridge top chimneys. a simple rectangular plan with plain frontages but again with segmental arched lintels but less prominent. Frontages are plain and flush with less prominent segmental brick arched lintels over horizontal openings with Georgian style windows . Boundary walls are either low brick walls or wooden paling fences.

Generally car parking within the conservation area is limited to farmyards with visitors, in the main, parking principally on Main Street, outside the church.

### **Ancillary Buildings**

Although the key buildings in conservation area are normally the larger, more prominent properties such as houses, schools and churches, small buildings and other features such as lamp posts, sign posts and post boxes enrich the street fabric and are important to retain.

The former blacksmiths shop on Upton Lane, the estate cottage outbuildings, the former joinery workshop at the wood yard off Pump Lane, the barn on Mill Lane, and the street furniture and railings at the intersection of Bosworth Road/Sutton Lane/Main Street enhance the traditional qualities of the village. Every effort should be made to retain and maintain these important elements.

### **Materials**

With any extensions, renovation and replacement windows consideration should be given to using natural materials, i.e. clay roof tiles, timber windows and doors, and traditional building methods including bond selection and mortar pointing. On barn conversions, timber elements should preferably be dark green or brown rather than white which makes these elements more prominent in the landscape.

### **Boundary Treatments**

Within the village, dwellings generally are sited at the back of pavement or road verge. Where gardens occur they are normally small with low brick walls, hedging or picket fencing to the street. The major exception is Shenton Hall which has high brick boundary walls with saddleback copings facing public vantage points. Open frontages to dwellings and large openings in walls are out of character and will be resisted.

### **Contribution of Spaces and Natural Elements**

A major characteristic of the village is the large number of mature woodland trees within and on the edges of the settlement. Thick hedges and these woodlands restrict views of the countryside, despite the dispersed nature of the farms and other buildings. Long views occur only occasionally. Of particular note are the views from the bridge along the open

green meadows which bound the river and westwards across open countryside towards Upton. Elsewhere glimpses of the church tower and the Hall's roofscape are important.

## **FACTORS HAVING A NEGATIVE INFLUENCE ON THE CHARACTER OF THE CONSERVATION AREA**

### **Buildings of Poor Visual Quality**

At the eastern entrance to the village are two houses which, although interesting in their own right, are out of character with the traditional properties in the village.

### **Enhancement**

The enhancement of the character and appearance of the Conservation Area can be defined as the reinforcement of the qualities providing the special interest, which warranted designation. It may be through the sympathetic development of sites identified in the detailed analysis of the area as opportunity or neutral sites; it may involve physical proposals or the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special attention for enhancement are marked on the Conservation Area Management Plan.

## **GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROLS AND POLICIES**

### **To maintain the distinctive character and appearance of the Shenton Conservation Area it will be necessary to:**

- Retain listed buildings and buildings of local interest.
- Ensure new development contributes positively to the character or appearance of the conservation area regarding siting, scale, design and materials used.
- Ensure house extensions satisfy the Borough Council's Supplementary Planning Guidance.
- Resist development proposals in key areas, which have been identified.
- Ensure the consistent application of positive, sensitive and detailed development control measures over proposals to alter Fomer Farm buildings, yards and jittys
- Ensure important views of the church, and out into the countryside are protected.

Special attention is given to the desirability of preserving or enhancing the appearance of the Conservation Area. Planning Applications in Conservation Areas are separately advertised. The principal effects of the designation of a Conservation Area are summarised as follows:

- Consent is required for the total or substantial demolition of any building exceeding 115 cu metres.
- Applications for Outline Planning permission are not normally acceptable. Full planning applications are likely to be required.

**Planning permission is required for :**

1. the external cladding of any building with stone, artificial stone timber, plastic or tiles.
2. alteration of the roof which results in its enlargement.
3. a satellite dish on chimney, wall or roof fronting a highway.

Anyone proposing works to a tree in a Conservation Area must give six weeks written notice to the local planning authority.

These requirements do not cover all aspects of control in Conservation Areas and you are advised to contact the Local Planning Authority.

## Shenton Conservation Area

### Management Plan Long Term Strategy

PROPOSED MEASURE	ISSUE ADDRESSED	ACTION REQUIRED
New development and extensions, should be constructed in natural materials appropriate to the area should have regard to the scale, siting and detailing of existing surrounding development. New dormers and rooflights should be restricted to the rear of properties away from public view.	The negative effect on the character of the Conservation Area through use of inappropriate materials  Development within the Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.	The Council will seek to ensure that development makes a positive contribution to the character of a Conservation Area through the development control process and enforcement powers, in accordance with statutory obligations.
Ensure that any works to the highway respect the Conservation Area.	The use of inappropriate materials, design and location of signage and the design of street lighting can have a detrimental effect on the on the character and appearance of the Conservation Area. The negative effect that concrete kerbs, modern block paving, concrete, and tarmacadam have on the Conservation Area	The Council will liaise with the Highway Authority and private owners to ensure any works within the Conservation Area do not have an adverse impact on its character. Traditional surfacing materials should be retained. Where possible concrete kerbs should be replaced with granite kerbs.
Important building and boundary features such as chimneys, stone garden walls, fences, hedges, and railings, should be retained.	The protection of traditional features is considered to be important to the character of Conservation Area.	The Council will encourage the retention and replacement of such features within Conservation Areas.*
Important individual trees, groups trees, and open areas should be retained.	Special protection is afforded to trees in the Conservation Area which are not the subject of a Tree Order.	Consideration will be given to the retention of trees, open spaces and other so that landscaping make to the character and appearance of the Conservation Area when dealing with development proposals.  Council will encourage all property owners to suitably manage landscaping and trees.
The use of traditional roofing materials on new buildings, extensions and existing properties where they are situated in sensitive locations.	The negative effect on the Conservation Area by the use of inappropriate roofing materials	The Council, through the development process, will ensure new developments utilise traditional roofing materials. Where existing properties situated in sensitive locations have inappropriate roof materials the Council will endeavour to offer financial contributions to encourage owners to their properties in traditional material



\* The Environmental Improvement Scheme will be used to offer grants to repair boundary walls and replace cc roof coverings with natural slate or clay tiles over the next 5 years.

Dec-07

## **Twycross Conservation Areas Statement**

The village of Twycross is set in open countryside in the northwest of the Borough. It is a compact settlement, which straddles the busy Burton Road. The village has, over the years, been closely linked with Gopsall Hall and was part of the Gopsall Estate and several houses and lanes are named after members of the Howe family. In 1920 the estate including the village was sold to Lord Waring, who then sold all the estate except the Hall and parklands to the Crown Estates in 1927. The Hall and park was used by the troops during the 2<sup>nd</sup> world war, and were then purchased by the Crown subsequently. The Hall fell into disrepair and was demolished in 1950. The Crown subsequently sold most of the cottages in the village but retained the farms.

In 1564 there were 28 houses in the village. The number has gradually increased to about 120 at present. Twycross House in the centre of the village was a well-known hunting box of Viscount Curzon until it was sold and is now a private school. The church of St James was built of stone during the 13<sup>th</sup> century. It contains a remarkable trove of priceless stained glass. Famous for its east window, which contains stained glass dating about 1145. It was brought to England from Sainte Chappelle and St Denis in Paris after the French Revolution. It came into the possession of George III and was given to Ear Howe of Gopsall by William IV.

The Church of England School was demolished in 1930 and the bricks were used to build the present village hall on the same site.

### **Setting**

The distinctive setting of the village is derived from its location as a ridge top settlement overlooking rolling countryside to the south and west. Views of the medieval church can be seen from as far away as Wellesborough.

### **Gateways**

The southern approach along the A444, Twycross Road, is characterised by open views of farmland, which rise up to the village itself, which is crowned, by the distinctive tower of the medieval church. From the north the land is flat and the conservation area is entered through the more modern part of the settlement. The route from the west rises up along Sheepy Road where views of the village are restricted by high hedges.

### **Character Statement**

The character of Twycross is derived from its agricultural origins, its development as a Gopsall estate village and the central triangular village green. This character is identified through the number of former farms in the settlement and building features favoured by the Howe family, which have been incorporated into the estate cottages. The recent expansion of Twycross School, which now occupies most traditional buildings around the village green, is also causing further changes to the conservation area.

### **Appearance**

The conservation Area can be divided into two distinct areas, which are divided by the village green; the buildings fronting Church Street and those around the junction of Flax Lane and Sheepy Road.

Church Street: In this part of the village, there are two former farms, their outbuildings, the church and a linear group of former estate workers cottages. In this area, buildings and their relationship to the road dominate the appearance of the conservation Area. On the eastern side of the street, with the exception of the church, houses are sited on the back edge or very close to the pavement. From the south the village is entered between two former farmsteads, Manor farm and Church Farm. These, although having lost their former use, still retain their rural appearance.

Flax Lane: Development from the Victorian period is concentrated around the junction of Flax Lane and Sheepy Road. These properties are taller than the vernacular cottages and feature greater elements of decoration. Most have walled gardens to the street

### **Building style, Scale and Detail**

The dominant style is that of the Gopsall estate. Without exception, these vernacular estate cottages are between one and a half and two storeys in height with a simple rectangular plan. Roofs are steeply pitched, gabled with large ridge chimneys, often highly decorated. Detail elevation features include hood mouldings, segmental arched lintels, obtuse brick lintels, and oversailing tile eaves courses. Recent changes which have affected their traditional character include the linking of cottages into larger dwellings, large rear extensions which have resulted in a loss of traditional features such as front doors. None traditional features which have been added include new brick facing walls with inappropriate bond and bricks, inappropriate bargeboards, satellite dishes in prominent places, plastic replacement windows, and out of character boundary walls.

Victorian properties are two storeys in height with steep gabled roofs, tall chimneys, and projecting gable on street frontages. In some instances the roof space forms a third storey using gabled windows but this is not common. Detail features include highly decorative timber bargeboards, gablets, vertically proportioned feature windows, stone lintels incorporating hood moulds, segmental arched brick/stone lintels and brick string courses.

### **Materials**

The predominant roof material is clay tiles with an occasional Victorian property of welsh slates. Modern concrete roof tiles generally detract from the roofscape. With any new extensions, renovation and replacement windows consideration should be given to using natural materials. I.e. clay roof tiles, timber windows and doors, and traditional building methods including bond selection and mortar pointing.

Doors to late eighteenth/early nineteenth century houses of some architectural pretension are typically of a panelled design set within door cases with fanlights above. Similar panelled doors would probably have been installed in later nineteenth century properties although most now have replacement doors of a late twentieth century date.

## **Boundary Treatments**

Plain walls of local brickwork with blue or red saddleback copings are common on street frontages throughout the area. These promote a village feel and help to channel views along the street. Sometimes, towards the edges of the settlement they have been replaced with wooden picket fencing. Close-boarded fencing is inappropriate in the Conservation Area.

## **Contribution of Spaces and Natural Elements.**

The focal point of the village is The Village Green, a triangular space that has several mature trees, the village pump and War Memorial. This unique space has been formed by the intersection of Sheepy Road and Church Street. Other key green spaces in the conservation area include the church yard and its extension down the side of the valley to the scheduled monument, the area around Twycross House school and the recreation area to the south of The Hollies school.

## **GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROLS AND POLICIES**

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Removal of overhead wires within adjacent to Conservation Area.	Overhead wires, supporting poles & associated equipment have a detrimental impact on the character and appearance of the Conservation Area.	The Council will encourage agencies to undertake schemes to ensure that overhead cables and associated equipment are replaced by underground schemes.
The use of traditional roofing materials on new buildings, extensions and existing properties where they are situated in sensitive locations.	The negative effect on the Conservation Area by the use of inappropriate roofing materials	The Council, through the development process, will ensure new developments utilise traditional roofing materials. Existing properties situated in sensitive locations have inappropriate roof ma

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