

APPENDIX A

PROPOSED BILSTONE CONSERVATION AREA

SUMMARY OF CONSULTATION RESPONSES.

All 14 residents that attended the public exhibition together with several emails received, supported the proposal for Bilstone to be designated a Conservation Area although some residents put forward their own suggestions for the conservation area boundary to be amended.

The Bilstone Conservation Area Appraisal and Management Plan that put forward policies and proposals to help preserve important elements of Bilstone were also well supported.

Several comments were received suggesting the Bilstone Conservation Boundary is amended to include additional land and properties. These include:

Keepers Cottage, Gibbet Lane : This property has been significantly modernised and extended over recent years and has no traditional architectural merit. It is also some distance from Bilstone's southern boundary. *It is considered that the cottage, not being of particular traditional interest and sited some distance outside the proposed conservation area boundary does not warrant its inclusion in the Conservation Area Boundary*

Gibbet Post, Gibbet Lane : *This Grade 2 listed Gibbet Post is even further away from Bilstone and has not been included.*

Crown Cottages, Twycross Road *This pair of modern semi detached dwellings has no traditional architectural merit and they do not warrant inclusion.*

Bilstone Moat and adjoining field : Bilstone Moat comprises an 'L' shaped pond enclosed by mature trees that is sited at the Bilstone Road/Gibbet Lane road junction in the south west corner of a large field. The origin of the pond is not known. One speculation is that it is the remains of a moat, another it was constructed as an ornamental pond. The 1849 Tithe Map shows it formed part of the garden of a farm house that was demolished by 1904. *It is agreed the pond and field should be included in the conservation area boundary. The pond certainly has some historic merit and the surrounding mature trees will have some degree of protection from indiscriminate felling. The large field also forms part of the setting to the complex of attractive farm buildings sited on the south side of Twycross Road and views up the road. The Bilstone Conservation boundary has now been changed to include the pond and field.*

Two residents supported the Management Plan that the farm buildings on the south side of Twycross Road should be refurbished. *The Conservation Area Appraisal and Management Plan comment on the importance of these traditional farm buildings and need for their refurbishment. If their continued use as agricultural buildings is not feasible, then consideration should be given to their conversion to residential or another use.*

Several residents drew attention to white plastic posts that the County Council has placed in the highway verge at the side of Drove House to stop vehicles parking on the verge suggesting oak posts are used. The plastic posts are in poor condition and considered an eyesore. *It's agreed that plastic posts are an inappropriate material in*

the conservation area and the County Highway Authority will be requested to replace the posts in Bilstone with more appropriate ones.

Complaints were made concerning large grain vehicles travelling through the settlement that are damaging the village green with tyre ruts. One suggestion was that the vehicles should be made to use the road through Congerstone. *The County Highway Authority will be informed of this problem.*

Overhead cables were also considered an eyesore in Bilstone and should be undergrounded. *Overhead cables are particularly visually intrusive in conservation areas, however, their undergrounding is very expensive and not likely to be carried out in the foreseeable future.*

There was good support for the two street lights in Bilstone to be replaced with traditional heritage lights that would add character to the village. It was also suggested that all the lights sited in the village boundary are replaced. *The Authority's policy is generally to only encourage the replacement of public street lights in its conservation areas. If more public street lights come to light in the conservation area, these will also be considered.*

Some residents felt the Village Green should be mowed on a more regular basis. *Leicestershire County Highway is responsible for maintaining the green. It will be asked to consider the request.*

One resident was disappointed with the negative comments made about her dwelling. *The purpose of the Bilstone Appraisal and Management Plan is to draw attention to the features in the village that have a beneficial affect on conservation area and elements that don't. Sometimes, modern dwellings have been built in conservation areas that are of generally of good design set in an urban setting, however, because of their modern appearance and design, they do not follow traditional guidelines and therefore look out of place..*

Residents were strongly supportive in trying to conserve Bilstone's historical character. They felt there should be controls on the type of materials used on renovations and improvements particularly highlighting that plastic windows shouldn't be allowed. *The use of building materials can be controlled when planning permission is needed. However, the Borough Council has no control on window replacements and re-roofing work or on building works that have the benefit of permitted development rights.*

A Congerstone resident was upset that a Walnut tree in Congerstone was felled in spite of it being shown on the planning application as being retained. *It is not known which tree she was referring too, however, it might have been felled as a result of being found to be diseased.*