



---

1. **PURPOSE OF REPORT**

To seek Members' approval to adopt the Conservation Area Appraisal and Management Plan for the conservation area in Market Bosworth

2. **RECOMMENDATION**

That Members adopt the Conservation Area Appraisal and Management Plan for Market Bosworth as Planning Guidance.

3. **BACKGROUND TO THE REPORT**

3.1 All conservation areas in the borough have been reviewed and a Conservation Area Appraisal has been produced for each designated area. However, under current government guidance, officers have to review each conservation area from time to time to ensure the guidance is up to date.

3.2 The conservation area in Market Bosworth was declared in November 1974. A Conservation Area Appraisal was completed at that time which gave a description of the historical development of the village and assessed the qualities of the conservation area which should be protected.

3.3 However, as the review process developed as more conservation areas were assessed, in addition to the Appraisal, a separate Management Plan and a photographic survey were also produced.

3.4 The Management Plan for the conservation area takes the form of a mid to long term strategy for conserving and enhancing the conservation area. It addresses the issues and makes recommendations for action arising from the Appraisal and identifies any further detailed work needed for their implementation. It also sets out specific enhancement schemes for the public realm and aims to secure the repair of important heritage features and buildings in the area. The Appraisal has proposed extending the conservation area along The Park and Cadeby Lane, as displayed on the plan in Appendix A. It has identified locally important heritage buildings which will be placed on a local list to provide further protection. It also includes a photographic survey, which will be used as a mechanism for monitoring future change in the designated area. Recent reviews have also included a window and roof survey which will be used to highlight the impact that man-made / non-natural materials are having on the qualities of an area to assist officers in determining whether its conservation area status is at risk.

3.5 The benefits of a comprehensive appraisal of a conservation area are that it will provide a sound basis for development management decisions, for protecting our local heritage, for developing initiatives to improve the area and as an educational and informative document for the local community.

3.6 The Conservation Appraisal, Management Plan and associated documents for Market Bosworth have recently been completed by officers of the Council. A public exhibition was held at the Church Hall on Park Street which was very well attended by local residents. The documents were also made available on the Council's website.

#### 4. **FINANCIAL IMPLICATIONS (SE)**

There are no financial implications arising directly from this report.

#### 5. **LEGAL IMPLICATIONS (MR)**

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. **CORPORATE PLAN IMPLICATIONS**

The preparation of the Conservation Area Statement and Management Plan both meet Corporate Aim 1 Creating a vibrant place to work and live.

#### 7. **CONSULTATION**

7.1 The exhibition was held at the Church Hall on 26<sup>th</sup> of March. The display included the study findings and future management recommendations illustrated by photographs, drawings and maps.

7.2 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.

7.3 Over 60 residents attended the exhibition when it was manned by an officer of the Council to answer questions. A total of 32 written responses were submitted by the public.

7.4 The written responses of the public together with officer responses are included in Appendix B. The applicable comments have been incorporated into the revised documents. Any further responses received will be reported to Committee as a late item.

#### 8. **RISK IMPLICATIONS**

8.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

8.2 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 project have been identified, assessed and that controls are in place to manage them effectively.

- 8.3 The ability to fund the improvements identified in the Management Plan to an extent depends on adequate council funding being available which in the current economic climate is unlikely. This will have an impact on residents' aspirations for the quality of the environment in the conservation area.
- 8.4 The key risks of not endorsing and implementing the Conservation Area Appraisal and Management Plan, are not meeting performance targets and the Council not being recognised for the good achievements of its Conservation Service and not protecting our local heritage.

9. **KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS**

- 9.1 The Conservation Area Appraisal will further protect the borough's heritage and assists in achieving the Community Plan outcomes of providing cleaner and greener neighbourhoods and more cohesive and engaged communities.
- 9.2 The documents concerning Market Bosworth are only relevant to this Conservation Area and will help development management officers when commenting on planning applications.

10. **CORPORATE IMPLICATIONS**

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  
Planning Implications – Contained within the report.

---

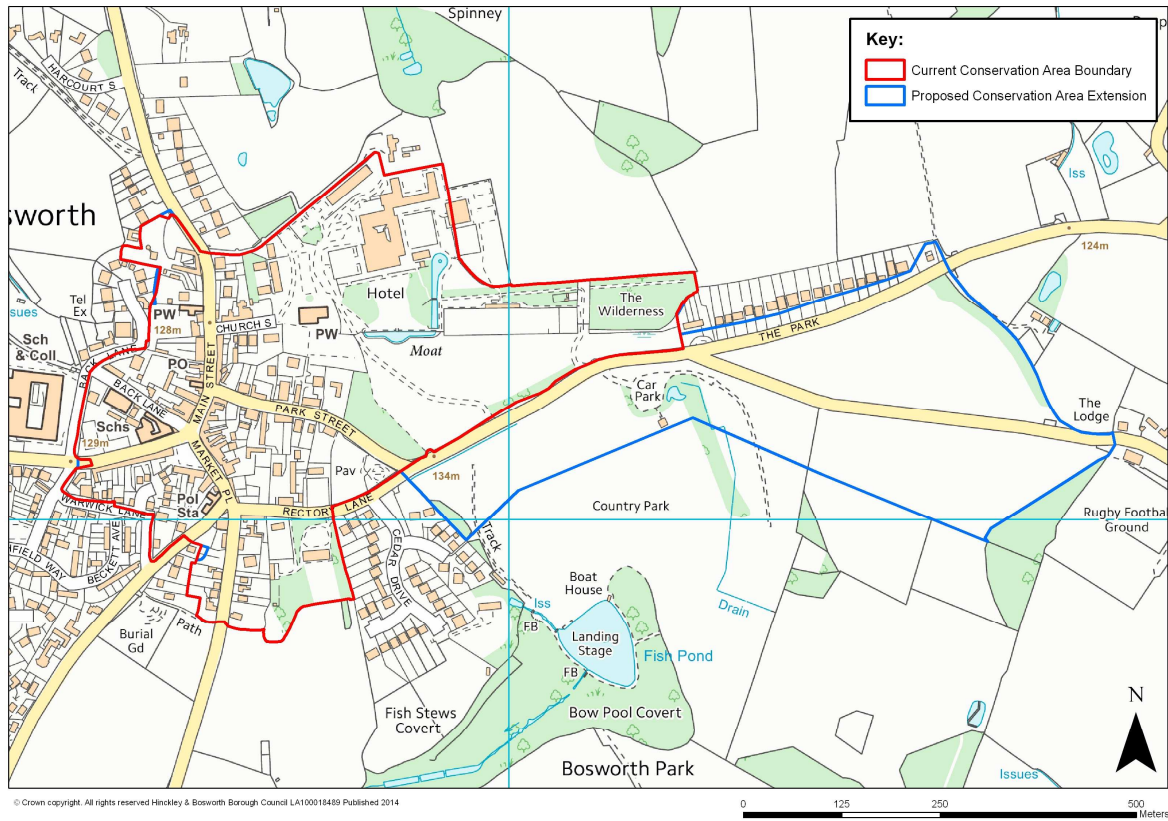
Background papers: Conservation Area Appraisal, Appraisal Plan, Long Term Strategy Management Plan, Roof Survey, Window Survey and Photographic Survey. All documents are available to view online:

[http://www.hinckley-bosworth.gov.uk/info/511/conservation\\_areas/338/market\\_bosworth\\_conservation\\_area/2](http://www.hinckley-bosworth.gov.uk/info/511/conservation_areas/338/market_bosworth_conservation_area/2)

Contact Officer: Paul Grundy - ext 5671

# APPENDIX A

## EXTENDED CONSERVATION AREA BOUNDARY



## APPENDIX B

### **SUMMARY OF CONSULTATION RESPONSES**

The public exhibition was held at St Peter's Church Hall on Wednesday 26<sup>th</sup> March from 3:00pm to 7:00pm and was well attended by residents. The Market Bosworth Society also took the opportunity at the exhibition to promote its activities with a small display.

There was overwhelming support by residents for the policies and proposals put forward by the borough council to help preserve and enhance the conservation area, particularly with regard to the proposal to extend the conservation area along The Park and Cadeby Lane. Residents felt the park and its mature trees were an important attribute where development should be resisted and the trees given protection. One resident suggested that the Bow Pool sited in the Country Park should be considered for inclusion in the conservation area.

*The proposal to extend the conservation area was put forward to help protect the open nature of the parkland and mature trees that run along the conservation area's two approach roads. This includes the front gardens of dwellings running along the northern side of The Park. The parkland makes a significant contribution to the character of the conservation area when approaching from the east. Consideration was given to including all of the Country Park in the conservation area; however, it was felt unnecessary as just including the land fronting Cadeby Lane and The Park will give adequate protection to the land and trees.*

Numerous residents drew attention to concerns over the lack of maintenance being carried out on the Bosworth Hall Hotel complex, particularly concerning its water tower, outbuildings and vegetation growing along the walled garden's wall.

*Concerns over ongoing maintenance at the hotel complex have been raised in the past without much success. The owners have carried out some repairs but these are only temporary in nature and more permanent repairs are needed. The Photographic Record and Management Plan draws attention to the problems being experienced. It is proposed to write again to the owners expressing the borough council's concerns and that of local residents.*

### **OTHER COMMENTS RAISED INCLUDE:**

The issue of car parking throughout the conservation area was raised. One resident felt that parking in the town was at breaking point and more parking was needed, particularly for staff and pupils attending Dixie Grammar School. Another resident felt that the large number of cars parked on the local roads tended to spoil picturesque views of the townscape.

*It is accepted that roadside parking can be a problem in conservation areas. However, Market Bosworth is an important market town that provides shopping facilities and services to a large hinterland. The provision of parking therefore has to be balanced with the need keep shops and services viable. The borough council has provided an off street car park on the old cattle market site.*

Concern was expressed over important wrought iron gates in the conservation that are in need of attention.

*This matter is highlighted in the Photographic Record and will be brought to the attention of owners.*

Mention should be made in the review to the installation of solar panels only being acceptable on roofs that do not face the public highway.

*The use of green initiatives such as solar panels should generally be encouraged and it certain cases will be permitted development within the conservation area. However, it is accepted that solar panels can have a detrimental visual affect on the townscape, so the*

*council will carefully manage any proposals for solar panels to ensure they are appropriately positioned.*

The poor condition of the outbuildings to the rear of the Black Horse public house and the Dixie School boundary wall on Back Lane opposite the doctor's surgery was noted.

*Discussions with the tenants of the public house have indicated that a scheme for small craft retail units is being developed and a planning application will be submitted shortly. When implemented, this will resolve the condition of the out buildings. Repairs to the school wall have been added into the Management Plan.*

A few new important views were highlighted.

*These have been added to the appraisal plan.*

The problem of unkempt dwellings and gardens that are left empty for a considerable length of time was raised.

*The borough council has powers to take action on this matter if it becomes a serious nuisance to neighbours and blights the character of the conservation area.*

One resident felt that any future development in the town has to be sensitive to the existing character of the town pointing out that the town was the 'flagship' of the borough. Another considered it important to preserve the picturesque aspect of the town.

*The policies and proposals put forward in the Appraisal are intended to help achieve these ends.*