

Report of the Strategic Director of Regeneration to the meeting of the Shipley Area Planning Panel to be held on 1 October 2009.

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Subject:

**CONSERVATION AREA ASSESSMENTS:
Baildon Green and Eldwick Beck**

Summary statement:

The Council as Local Planning Authority has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to periodically review the Districts Conservation Area boundaries, to identify other areas that may be suitable for designation and to prepare preservation and enhancement proposals where appropriate.

Conservation Area Assessments have been produced for Baildon Green: Eldwick Beck and a full consultation process has taken place in each area. The findings are presented with this report.

The designation or re-designation of a Conservation Area is a function that has been delegated from the Executive to the appropriate Area Committees following the consultation and agreement of the appropriate Area Planning Panel

This report therefore asks members of the Shipley Area Planning Panel to agree the Conservation Area Assessments; the proposed Conservation Area boundaries; the outcomes from the public consultation, and recommend that the Shipley Area Committee formally adopts the assessments and the proposed Conservation Area boundaries for the above mentioned Conservation Areas.

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Improvement Committee Area:

Environment



1.0 SUMMARY

- 1.1 The Council as Local Planning Authority has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to periodically review the Districts Conservation Area boundaries, to identify other areas that may be suitable for designation and to prepare preservation and enhancement proposals where appropriate.
- 1.2 Conservation Area Assessments have been produced for Baildon Green and Eldwick Beck; full consultation process has taken place in each area. Summary findings are presented with this report. See Appendix 3-4
- 1.3 The designation or re-designation of a Conservation Area is a function that has been delegated by the Executive to the appropriate Area Committees following the consultation with the appropriate Area Planning Panel.
- 1.4 This report therefore asks members of the Shipley Area Planning Panel to consider the Conservation Area Assessments, proposed boundaries and the outcomes from the public consultation and recommend that the Shipley Area Committee formally adopts the assessments and Conservation Area boundaries for the above mentioned Conservation Areas.

2.0 BACKGROUND

- 2.1 The Councils Conservation Area Assessment Programme started in November 2001. To date the Council has undertaken 57 assessments and is in the process of completing the 5 yearly appraisals. To date 47 Conservation Area appraisals have been undertaken and it is anticipated that the final 10 appraisals will be undertaken by March 2010. The appraisals are a means of keeping the Conservation Area Assessments up to date in line with Local Best Value Indicator 219b
- 2.2 The proposed Conservation Areas are Baildon Green and Eldwick Beck. Full Conservation Area Assessments have been written for each area.
- 2.3 The objectives of a Conservation Area Assessment is to:
 - Define and record the special interest of the Conservation Area
 - Re-assess the current boundary
 - Assess any action that may be necessary to safeguard the special interest
 - To raise public awareness and gain support
- 2.4 The Full text of the Conservation Area Assessments are available on:
http://www.bradford.gov.uk/the_environment/planning_service/Design_and_conservation/draft_conservation_area_assessments.htm

3.0 OTHER CONSIDERATIONS

- 3.1 The consultation process for each area involved the following stages
 - Draft Conservation Area Assessment placed on deposit and made available on the Councils Web site
 - Comprehensive draft summary of the document with map distributed to each property in the conservation area and its surroundings

- Invitation to attend a workshop held in the local area
- Comment sheets distributed with the summary to encourage feedback from people not wanting to attend the workshop
- Further consultations when necessary following workshop

3.2 The consultation process identified a positive response to designation of Conservation Areas and Conservation Area boundaries for Baildon Green and Eldwick Beck. These can be seen at:
Appendix 1: Baildon Green Conservation Area
Appendix 2: Eldwick Beck Conservation Area

3.3 A summary of the outputs from the consultation process is shown for each area. These can be seen at:
Appendix 3: Summary of Baildon Green Outputs
Appendix 4: Summary of Eldwick Beck Outputs

4.0 OPTIONS

4.1 That the Planning Panel support the proposed boundary for Baildon Green and Eldwick Beck.

4.2 That the Planning Panel does not support the proposed boundary for Baildon Green and Eldwick Beck.

4.3 That the Planning Panel suggests amendments of the proposed boundary for Baildon Green and Eldwick Beck with appropriate reasons for such suggested amendments.

5.0 FINANCIAL AND RESOURCE APPRAISAL

5.1 The designation of proposed Conservation Areas will result in more stringent consideration of Planning Applications in the area and monitoring of tree work. Staff resources are currently in place within Development Services to deal with this work.

6.0 LEGAL APPRAISAL

6.1 The designation and review of conservation areas is within the Council's powers as local planning authority.

7.0 OTHER IMPLICATIONS

7.1 Equal Rights

Public Consultation is undertaken for all assessments affording the opportunity for all who have an interest in the Conservation Areas to be involved in the assessment process

7.2 Sustainability implications

The designation of Conservation Areas promotes a sustainable future for heritage areas and a wider cultural benefit for the district as a whole

7.2 Community safety implications

Community safety is addressed as and when appropriate within each assessment

7.3 Human Rights Act

Designation of a Conservation Area may have Human Rights implications with respect to the rights of owners to make beneficial use of their property. However the extensive consultation process is an opportunity to address any issues and involve the local communities in the overall public interest

7.4 Trade Union

None

7.5 Not for publication documents

None

8.0 RECOMMENDATIONS

8.1 That the Area Planning Panel (Shipley) recommend to the Shipley Area Committee:

8.1a That the Conservation Area Assessments for Baildon Green and Eldwick Beck be approved and used for the future management of the areas and their surroundings.

8.1b That the proposed Baildon Green and Eldwick Beck Conservation Area boundary as set out in Appendix 1 and 2 be approved and formally advertised in accordance with the Planning (Listed Building and Conservation Areas) Act 1990.

8.1c That the outcomes of the consultations as set out in Appendix 3 and 4 be accepted as a basis for future enhancement work.

8.2 That the Strategic Director, Regeneration be instructed to prepare and submit for such consideration as is appropriate, Draft Supplementary Planning Guidance as identified by the local communities and as resources permit.

8.3 That the Draft Supplementary Planning Guidance and any representations made following consultation be reported to a future meeting of the Area Planning Panel (Shipley).

9.0 APPENDICES

9.1 Conservation Area Boundaries

Appendix 1: Baildon Green Conservation Area

Appendix 2: Eldwick Beck Conservation Area

Consultation Outputs

Appendix 3: Summary of Baildon Green Outputs

Appendix 4: Summary of Eldwick Beck Outputs

10.0 BACKGROUND DOCUMENTS

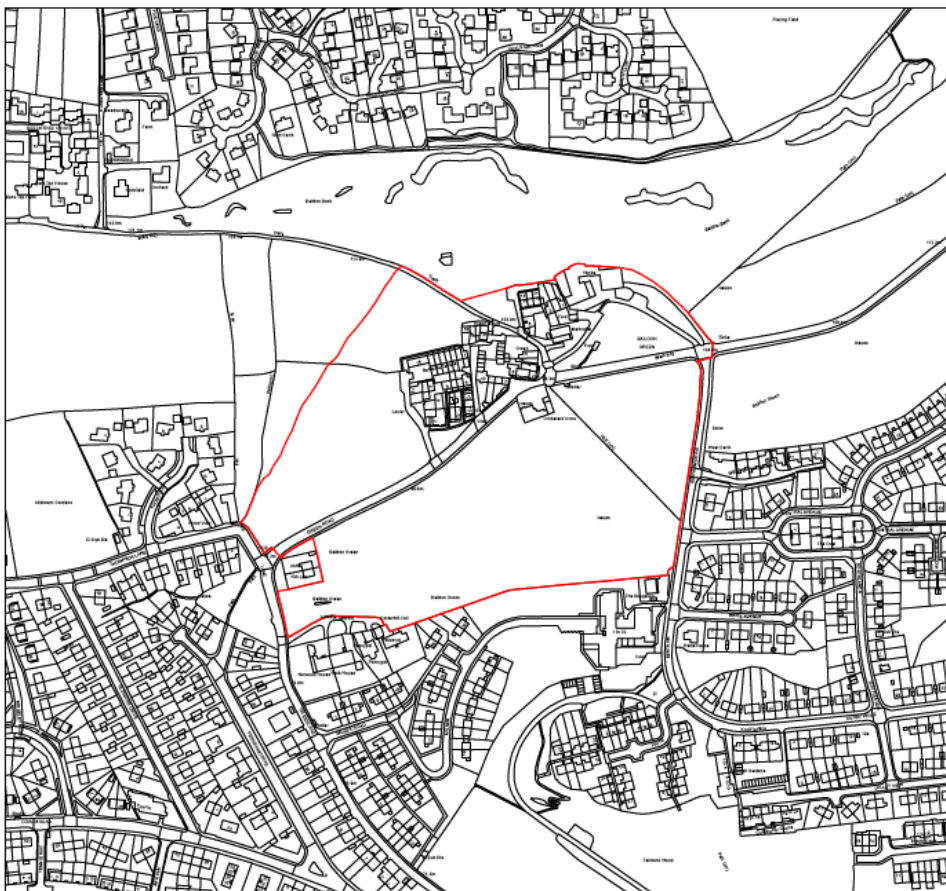
10.1 Full Texts for the Baildon Green and Eldwick Beck Conservation Area Assessments are available on the Councils web site

http://www.bradford.gov.uk/the_environment/planning_service/Design_and_conser

[vation/draft_conservation_area_assessments.htm](#) as identified at para. 2.4 of this report.

- 10.2 Report to the Executive 9th September 2003
Title: Delegation of Functions arising from Conservation Area Assessments

APPENDIX 1. BAILDON GREEN CONSERVATION AREA BOUNDARY



**PROPOSED CONSERVATION AREA
BILDON GREEN**

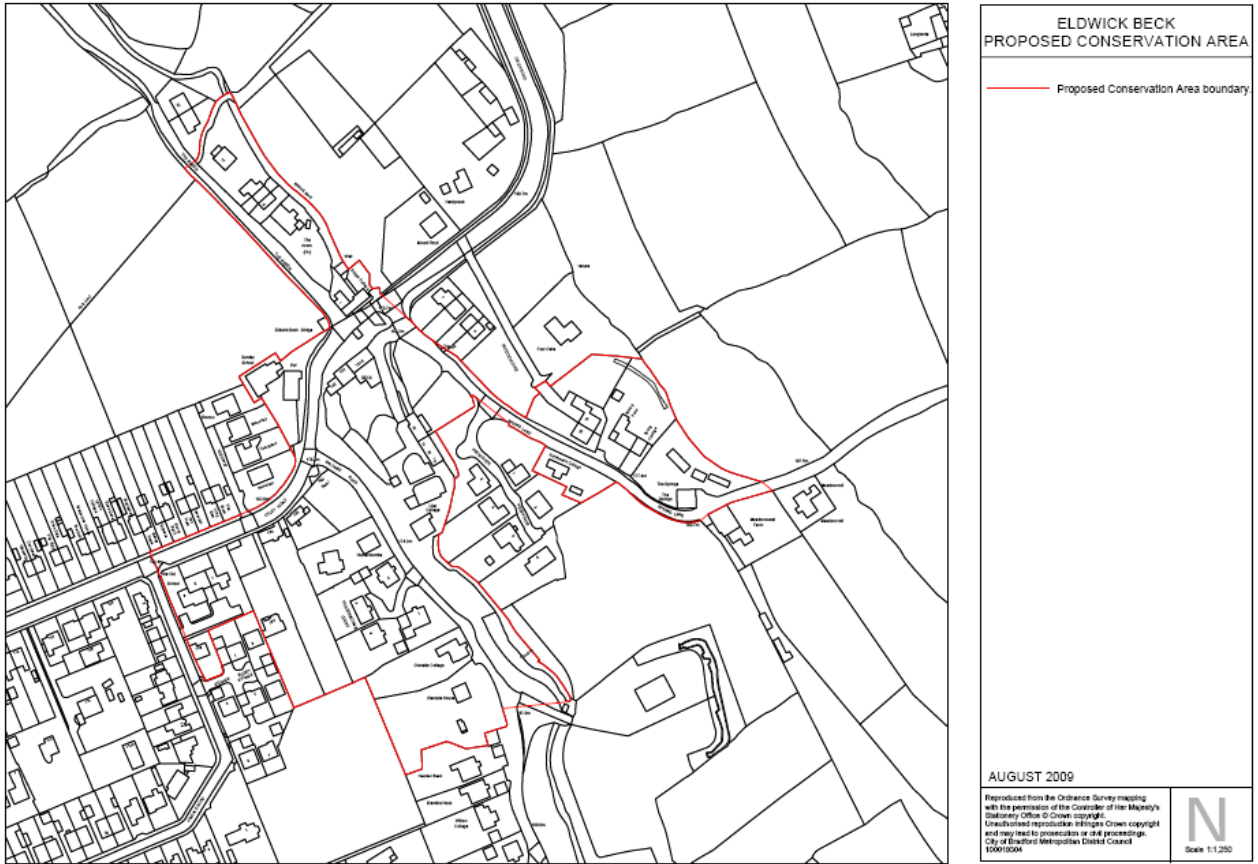
— Boundary of proposed conservation area

JULY 2008

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Scale 1:2,500

APPENDIX 2. ELDWICK BECK CONSERVATION AREA BOUNDARY



APPENDIX 3. SUMMARY OF BAILDON GREEN OUTPUTS

ISSUE 1: Boundary Outputs:

No changes to the proposed boundary

ISSUE 2: Features and Details that contribute to the Character of Baildon Green Outputs:

Protected by Green Fields
Backdrop of Baildon
Retained Character and Style
Unique Hamlet
Natural stone
Natural slate
Unique layout
Architecture
Small and compact

ISSUE 3: How can the character of Baildon Green be protected?

Outputs:

Encourage restoration
Better awareness
Publicity about the potential conservation area
Limit the growth of the village
Help to maintain the original features
More street lighting
Ensure any restoration is done with natural materials

ISSUE 4: Single words that describe Baildon Green Outputs:

Charming, Quaint, Quite, Cosy, History, Industrial

ISSUE 5: Priority of Enhancement Proposals Outputs:

Preservation of Original Features
Design Guidance
Street Improvements
The Reinstatement of Original Features

ISSUE 6: Other Conservation Issues Outputs:

No other issues were raised

APPENDIX 4. SUMMARY OF ELDWICK BECK OUTPUTS

ISSUE 1: Boundary Outputs:

Change to include Beck Up to Cornmill (NW) and down to bridge / Baildon Moor (SE) excluding Saltaire Road properties including Hammondale

Extend along Beck to Cornmill and down Hammondale and across Beck

Include Cornmill, footpaths, Oaks / Spring Lane.

Need to protect the whole concourse of the Beck which runs along Saltaire Road.

Include Rylstone House and the Beck up to Hammondale House

Need to protect the whole of the course of the beck down to the bridge.

Field opposite Springs to ensure future developments are in keeping with conservation area principle (already in Greenbelt designated area)

Proposed changes: extending to end of Saltaire Road and exclude Meadow Sweet Farm.

ISSUE 2: Features and Details that contribute to the Character of Eldwick Beck

Outputs:

The Beck

Topography

Building materials

Footpaths

Green spaces

Natural stone

Vernacular modest style

Open spaces

Geography

Trees

Views

Dry stone walls

Stone houses

Stone roofs

Bridges

Watercourse

Mature trees

Pub

Walkers

Horses

ISSUE 3: How can the character of Eldwick Beck be protected?

Outputs:

Preservation of green / open spaces.

Control of used building

Renovation of materials

Ensure green open spaces preserved and no infill

Re-identify footpaths and protect them

No road widening

Preserve Horse access and encourage walkers (not traffic)

If not possible to form a village society or something like this – use neighbourhood forums to keep people informed of planning applications etc

ISSUE 4: Single words that describe Eldwick Beck Outputs:

Hamlet, Vernacular, Modest, Green, heritage, Attractive
Post-industrial, Post-agricultural, Village, Crossroads, Rural, Traffic
Change, Tranquil, Historic, Interesting, Varied, Green
Rural, Scenic, Tranquil, Historic, Homely
Charming, Rural, Tranquil, Historic, Surprise, Different
Crossroads, Rural, Village, Traffic, Aborical, Tree-lined

Six Best: Rural, Tranquil, Historic, Scenic, Post-agricultural

ISSUE 5: Priority of Enhancement Proposals Outputs:

Preservation of Original Features
Reinstatement of original Features
Design Guidance for new development
Preservation of Original Features
Street Improvements
Design Guidance for new development
Street Spaces and Highway Materials
Repair and Maintenance of Original Features
Signage

ISSUE 6: Other Conservation Issues Outputs:

No other issues were raised