



Cabinet  
6<sup>th</sup> June 2012  
12.30 pm

Item  
**12**  
Public

## **EXTENSION TO ASHFORD CARBONELL CONSERVATION AREA**

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### **1. Summary**

Shortly before the creation of Shropshire Council the extension to the Ashford Carbonell Conservation Area was approved by South Shropshire District Council. The final stage of the designation or extension of a conservation area is formal advertisement in the local press and London Gazette. However officers have been unable to confirm that this stage was completed. Having consulted the Council's legal team we are advised that, for the avoidance of doubt, the extension to the Ashford Carbonell Conservation Area should be re-endorsed by Cabinet and then re-advertised in the local press and London Gazette.

### **2. Recommendations**

- A. That Cabinet endorse the designation of the extended area identified on Appendix 1 as The Ashford Carbonell Conservation Area.

## **REPORT**

### **3. Risk Assessment and Opportunities Appraisal**

#### **Human Rights Act Appraisal**

The recommendations contained in this Report are compatible with the provisions of The Human Rights Act 1988.

#### **Environmental Appraisal**

Designation of the proposed area as a Conservation Area would give additional planning protection from unsympathetic development which might otherwise spoil the area's special character, including the safeguarding of important trees and open spaces.

#### **Risk Management Appraisal**

There are no associated risks.

## **Community / Consultations Appraisal**

The formal public consultation period ran from September 12, 2006 to September 2008. A summary of the comments received is attached as Appendix 3.

## **4. Financial Implications**

No direct financial implications except for the cost of advertising the completion of the designation process in the local newspaper and the London Gazette (circa £500).

## **5. Background**

### **Background on Conservation Areas**

1. The concept of conserving the character of entire areas was first introduced in the Civic Amenities Act of 1967. These provisions were consolidated into the 1971 Town and Country Planning Act, subsequently the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. Conservation Area legislation emphasises the importance of the character of an area as a key consideration when decisions are made in respect of development proposals. A Conservation Area is defined as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Conservation is more dynamic approach which allows change, but change that is controlled so as to retain the inherent quality of a place.
3. The Council has a duty to review from time to time areas of special historic or architectural interest for designation. At the present time there are 120 Conservation Areas designated within the County, the most recent being The Pant Glas and Brogyntyn Park Conservation Area north of Oswestry which was designated in July 2010.

### **Background on Current Proposal**

4. Ashford Carbonell is a small, compact settlement located near the River Teme about 3 miles south of Ludlow. The first part of the name derives from the ford across the River Teme at the end of Teme’s Green which is still apparent today. The earliest documented source for the name Ashford is in 1086 (Esseford) ‘ash-tree ford’. The second part of the name derives from the Norman family who were holders of the manor in the late 12<sup>th</sup> century. The parish extends to about 600ha most of which lies to the north and east of the village. Most of the parish is agricultural land although there is some broadleaf woodland.
5. Ashford today is principally a linear village along the pre-turnpike road from Ludlow to Tenbury and Worcester. The road would also have been the principal route to London and would thus have had considerable importance particularly when Ludlow was the seat of the Council of the Marches. Following the construction of the turnpikes in the late C18, the significance of the village street declined such that, today, its course towards both Ludlow and Tenbury gradually reduced to the status of footpath. The village contains

17 listed buildings, including the 12<sup>th</sup>-15<sup>th</sup> century Church of St Mary Madgalene.

6. Ashford Carbonell Conservation Area was originally designated in 1994. In 2006 the Parish decided to prepare a Village Design Statement for the parish. It quickly emerged that there was a consensus in favour of extending the Conservation Area boundary to include more of the village and its setting.
7. An Appraisal was undertaken by Caird Consultants in April 2008 following guidelines by English Heritage and in consultation with the Ashford Carbonell Village Design Statement Committee, the Parish Council and local residents. It recommends revisions to the boundaries and a number of management proposals to enhance the character and appearance of the area.
8. Following public consultation a report was put forward to the Local Development Framework Committee at South Shropshire District Council on 27<sup>th</sup> November 2008. At this committee the members voted that the review of the boundary be accepted.

### **Public Consultation**

9. A public meeting attended by 60 people was held on 22 May 2006. This led to a survey in which a majority of households supported the proposal. The Parish Council formally adopted the proposal.
10. An appraisal was carried out in consultation with the Ashford Village Design Statement Committee.
11. The boundary of the Conservation Area set in 1994 was drawn tightly around the historic core of the village and ignores some areas of historic significance because modern development predominates in them. This approach also ignored the importance of the wider setting of the village including features prominent in the landscape, its historical layout and other features
12. A formal public consultation exercise to solicit the views of residents, owners and relevant external agencies on the matter of the proposed designation was initiated on August 29, 2008. A copy of this letter is attached as Appendix 2. The letter requested that any views or comments on the matter of the proposed designation be submitted to the Council by the end of September 2008.
13. During the public consultation period the Council received a total of forty three letters and e-mails from residents, property owners and external agencies. A summary of the responses is attached as Appendix 3. Of these forty three comments, only 11 letters of objection to the proposal were received, 31 of the letters were in full support of the proposal, while of the remaining letters, one expressed neither an objection nor support to the proposal.
14. The results of the public consultation exercise showed that there was strong local support for the proposed extension.

## 6. Conclusions

15. A number of factors give rise to the special interest of Ashford Carbonell Conservation Area. These are:
  - It is a settlement with a long and well-documented history at the junction of two ancient roads now superseded by the modern highway network.
  - The pattern of development broadly follows the patterns set by the ancient roads and the historic layout of residential and business curtilages and smallholdings.
  - It has a quiet character deriving from its topographical position making it inconspicuous in the landscape.
  - It has an interesting architectural heritage spanning 10 centuries.
  - It has buildings and spaces which give it a unique character.
  - There are many fine specimen trees and areas of tree cover.
16. Ashford Carbonell is a settlement of significant historical and architectural character. While the settlement has a number of individually listed structures, these are brought together and their significance enhanced by the quality of the local environment overall. The settlement possesses a discernible sense of local distinctiveness and as such the proposed extension is a suitable candidate for designation as a Conservation Area which is supported by the majority of local residents.
17. The extension to the Conservation Area acknowledged the special significance of Ashford Carbonell and assists in protecting the area's distinct character while permitting appropriate new development which maintains or enhances the area's special character. It also provides for greater opportunity to engage with the local community in managing the historic environment that they value.
18. This report seeks endorsement of the extension previously approved by South Shropshire District Council with the recommendation to formally document the Notice of Designation.
19. Should the Council recommend this endorsement a Notice of Designation would be drafted and advertised as statutorily required.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

See Appendices below.

**Cabinet Member (Portfolio Holder)**

Councillor Mal Price

**Local Member**

Councillor Martin Taylor-Smith

**Appendices**

- 1 – Map indicating proposed Conservation Area boundary
- 2 – Public consultation letter
- 3 – Summary of public comments received and LDF Report
- 4 – Minutes from LDF Meeting 08 November 2008
- 5 – Letter to residents confirming designation