



THE HOMEOWNER

Historic Environment
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: 31st January 2013
Our Ref: CSCAE_C1_01.2013
Your Ref:

Dear Sir or Madam;

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

RE: Proposed extensions to Church Stretton Conservation Area

PLEASE NOTE THIS AFFECTS YOUR PROPERTY

A survey was undertaken in 2009 which proposed extensions to the existing Conservation Area of Church Stretton. The Historic Environment Team at Shropshire Council is now undertaking consultation of these areas.

You have received this letter as your property falls in one of the areas which are proposed to be extended into the current Conservation Area.

Conservation Areas and extensions are designated to preserve and enhance the special architectural and historic interest of an area. More information on Conservation Areas and how it may affect your property can be found on the attached leaflet and on Shropshire Councils website (search Conservation Areas).

Please find enclosed a leaflet which identifies the current area covered by the Conservation Area and a **draft** outline of the proposed areas which may be included. This is a **draft** map and is open to suggestions. If you would like to comment on the proposals – please do so in writing on the attached sheet or highlight on the attached map.

You can return your comments and/or the attached map via post, email, or bring along to the meeting (details below).

The consultation period for the proposed extension will end on Friday 19th April 2013.

We are holding an informal 'drop in' information evening on Thursday 21st March 2013 between 4.30pm and 7.30pm at The Silvester Horne Institute, please feel free to pop in to discuss further or ask questions. We will not be holding a formal presentation, however documents will be available in larger formats and there will be members of our team to answer questions and discuss the consultation.

Please be aware that this consultation is NOT linked to the SAMDEV consultation and we will not be discussing any of the issues related to that.

If you would like further copies of the maps, or you know of other residents who are included in the proposed boundaries who have not received a copy of this letter, or have any further questions please contact myself or Becky Jones (historic.environment@shropshire.gov.uk 01743 252586).

Yours Sincerely



Rachael Parry MA BA(hons)

Name: Rachael Parry

Position: Conservation Officer (South)

Direct Dial: 01743 255669 - 07582 004518

Email: Rachael.parry@shropshire.gov.uk



Positive	Negative	Neutral	Questions	Comments on boundary	Additional Information Provided	Name/Address	Response?	How
		1	Criteria for including Hazler Road			Alan & Lynn Hyatt, Hazler Road	Responded 1.2.13	Email received 1.2.13
	1		Timescale for implementation. Compensation for planning blight. Definition of a Tree.			John T Bullock Walnut Tree Cottage Carding Mill Valley Church Stretton Shropshire SY6 6JG	Responded 11.2.13	Email received 4.2.13
1			Timescale for implementation			Mr & Mrs R Taylor	Responded 5.2.13	Email received 5.2.13
		1			Roger Hill, Yeaton Hall, Walford Heath, SY4 3AZ - owns agri buildings on land behind	Mr John Ellis, 101 Sandford Avenue	Letter sent	Tell call
		1	Timescale for implementation			Mr Wright, Hazler Road	Tell call	Tell call
		1		add wood off hazler road into area		D Hughes Far Corner, Hazler Road, SY6 7AF	Tell call	Tell call
		1	Reasoning for including Clive Avenue		Chairman of Clive Avenue Residents Association	Carles Simmonds (Via Email) candp.simmonds@gmail.com	responded 15.02.13	Email received 13.02.13
		1	Reason for proposal and who has proposed it		Will try to attend meeting	M C Edmunds , The Brow, Clive Avenue, Church Stretton, SY6 7BS 01694 723961 michael.c.edmunds@googlem	responded by email 15.02.13	Letter dated 11.02.13

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1			Clive Avenue requires 'face lift' to bring it up to standards expected in a CA		Positive move for Church Stretton on the whole	Mike Mansell , The Coach House, Clive Avenue, Church Stretton, SY6 7BL m.mansell@me.com	responded by email 15.02.13	Email received 08.02.13
		1	Concerned with road safety outside NT buildings			Mrs H Lewis 2 Cardingmill Court, Church Stretton, SY6 6JG	responded by letter 22.02.13	Comments sheet received 14.02.13
	1		Imposition of civil rights and personal liberty' 'object to this proposed extension in the strongest terms'		HE Team should reduce number of HGVs using Sandford Avenue - road is in constant repair as are the water and gas mains beneath	No name - resident of Sandford Avenue	no reponse	Comments sheet received 20.02.13
	1		why is my house included			Rosemary Cross - 67 High Street, SY6 6BY	Responded 4.3.13	Email received 3.3.13
1				appreciate all that is being done to prevent further abuse of building space and destruction of trees		D.P.Bates Windlewood, Window Hill, Church Stretton, SY6 7AP	no reponse	letter received 6.03.13
	1			does not need to include hazler Road - no historic interest		J Beswick, Gunwalloe, Caradoc Drive, SY6 7AG	no reponse	letter received 6.03.13

	1			does not need to include cardingmill valley, already protected, no historic interest		R Lee, the moorings, SY6 6JG	no reponse	comments sheet received 6.03.13
		1	Reasons for including properties beyond Overdale on Clive Avenue			Roger Howell, Clive Avenue roger_howell@hotmail.co.uk	responded by email 11.03.13	Email received 02.03.13
		1	are you going to pursue any article 4 directions			Alan & Lynn Hyatt, Hazler Road	responded by email 18.3.13	email received 15.3.13
		1	a) Can you confirm or otherwise if article 4 (1) or (2) were to be used in the future, whether retrospective enforcement action could be taken should, a de-designation order be made to properties who have made alterations under permitted development rights.(b) Would it be possible for fees to be introduced for stand alone conservation area consents applications, that were not included in a normal fee based planning application?			Alan & Lynn Hyatt, Hazler Road	responded by email 18.3.13	email received 18.3.13
	1		Exclude property from proposed extension		Bungalow 1960s hidden from Clive Avenue	R Stuart Ray 1 Ragleth Road, SY6 7BN	no reponse	Letter received 04.03.13

	1			<p>31 Sandford Avenue 2, 4, 6, 8, 10, 12, 14, 16, 18, 18a, Units 1-4, Nos 1&2 Sherratt Court, Beaumont Road, Church Stretton.</p> <p>We wish to register our wish NOT to have any of our properties included within the proposed extension of the existing conservation zone.</p>		<p>From C J Hazan of W. A. SHERRATT LTD. Owners of 31 Sandford Avenue</p>	no reponse	<p>email received 26.3.13</p>
1						<p>Mr & Mrs Taylor</p>	<p>emailed 28.3.13</p>	<p>email received 27.3.13</p>

		1	<p>Would I need permission to carry out the following at my property should it become part of the conservation area</p> <ol style="list-style-type: none"> 1. Trim the hedge boundaries on our property. This done once or twice a year to maintain appearances. 2. Trim /prune small trees in our garden 3. Replace a rotting house name sign with a new metal one. 4. Fit new garage door to replace the old one. 5. Change the exterior paint colour of the bungalow 6. Trim branches from neighbours trees which have grown over on to our side. <p>These are just a few questions that come to mind. How much does it cost to get permission if required?</p>			Mr Hooper, Hazler Road	Emailed 2/4/13	email received 2/4/13
1				support		THE STRETTONS CIVIC SOCIETY	no response	email received sun 14.4.13

1				support		CLIVE AVENUE RESIDENTS ASSOCIATION	no response	email received sun 14.4.13
1				support		Janet Martin 10 Ragleth Road Church Stretton SY6 7BN	no response	email received sun 14.4.13
	1			<p>I would oppose the suggested extension of this conservation area to include the part of Sandford Avenue East of the A49.</p> <p>The proposal seems to me to be unnecessary and inappropriate, and to impose an unnecessary degree of bureaucracy on householders and the council.</p> <p>This area has a wide range of types, ages and styles of housing. It is not part of Church Stretton's Edwardian heritage.</p> <p>The trees on Sandford Avenue are already protected by a TPO. However, the established gardens have a large number of trees of varying types ages and condition. To require householders to get permission for any work to any tree would be unnecessarily burdensome.</p>		Charles West Gorswen Church Stretton SY6 7AB	no response	email received 11.4.13
		1		<p>Although we are a little puzzled as to why the southern end of Clive Avenue should be included in the extended Conservation Area, on balance we do not object to this proposal, though we think that it would be made more acceptable if Shropshire Council were to adopt Clive Avenue. It seems at present that the Council wish to claim the road as an attractive part of a Conservation Area, but without making any commitment themselves to its maintenance.</p>		David and Patricia Howard Culmore, Clive Avenue, Church Stretton, SY6 7BL Tel.: 01694 722904 Email: davidandtrish @hotmail.co.u	no response	email received 16.4.13

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	1			do not include our property. No architectural interest, no trees of merit. Extra cost of the rise in applications for tree works isnt acceptable in times of austerity.		Kestrels Rise, Hazler Rd, Church Stretton, SY6 7AF	no response	comments sheet received 16/4/13
	1			no relative merit in including hazler rd. policing of the conservation area with stretched council resources. 37 objection signatures from residents - however false information was provided to them, relating to article 4 directions.		Highlands, Hazler Road	no response	letter 10/4/13
1				agree with most of extension, also like to see a circular area covering all church stretton buildigs and the fields beyond		anonymous		comments sheet from drop in
	1			undue burden on people with mature gardens and large trees. Too late to impose a conservation area, lots of new houses been built on sandford ave and hazler road already.		anonymous		comments sheet from drop in
	1			why include the top of clive avenue? The houses are very ordinary and relatively new.		anonymous		comments sheet from drop in
	1			more red tape out of balance. No extension on east side of A49		anonymous		comments sheet from drop in

	1			don't see need in clive avenue. Concerned that regular maintenance of trees will become a major issue.		cooper, fir tree house		comments sheet from drop in
	1			cardingmill valley - why overlap with national trust. Common land - have the long mynd commoners association been approached?		anonymous		comments sheet from drop in
		1		good supporting policies and enforcement, need to ensure there is a management and enhancement plan. Enhancement schemes needed.		anonymous		comments sheet from drop in
	1			very concerned at potential imposition of CA on cardingmill valley. Wont affect National trust who will always get away with overdevelopment		anonymous		comments sheet from drop in
1				<p>Having read the information about the proposed boundary extensions, and attended the information evening on 21st March, my wife and I fully support the Council's suggestions.</p> <p>Any recommendations that will limit inappropriate changes to the appearance and ambience of Hazler Road are to be encouraged. Since we moved here 12 years ago several inappropriately designed (and in some cases quite ugly) houses have been built on infill sites. The road now contains an awkward mismatch of modest sized traditional dwellings in keeping with its semi-rural nature and overlarge "executive" homes more suited to an urban development.</p> <p>If Hazler Road had been part of the Conservation Area 20 years ago, the design and scale of these new houses might have been more rigorously scrutinised. Future development and changes to existing properties must be sensitively undertaken (although we</p>		David and Erica Hart Wendover Hazler Road Church Stretton, SY6 7AF	no response	email received 17/4/13

				feel some harm has already been done) and that is why we are keen for the proposed extensions to go ahead.				
	1			<p>object to the proposed extension. Newberry is a dormer bungalow of similar style to the Battlefield estate properties (which is not within the proposed C.A. extension) and is very much NOT like the Edwardian villas along WSN.</p> <ul style="list-style-type: none"> · Newberry only has a driveway frontage (ca. 5-6m) to WSN and the property is ca. 100m from the road and barely visible from it. · During the successful planning application procedure for an extension, the planning officer wrote in his report of 2008, ""Newberry is a modern c. 1960's dormer bungalow" and he went on to say the dormer extensions would give a "poor appearance", but that the "property is well screened from public view". · In the information letter the council quoted the 1990 Conservation Act, "Conservation Areas are 		Alan Barker A B Consulting on behalf of Mr and Mrs Parkin of Newberry, Watling Street North, Church Stretton	emailed 18/4/13	email received 18/4/13

				<p>defined...as...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"....not the planning officer's view of Newberry in 2008.</p> <p>· For these reasons we cannot understand why Newberry should be included in the proposed C.A. extension and we ask that it should be removed from it and NOT included in it.</p>				
1				<p>e Church Stretton Town Council fully supports the proposals being put forward to extend the Conservation areas in the South, East, West, Central and Cardingmill Valley.</p>		town council	no response	email received 18/4/13
1				<p>As a homeowner on Hazler Road I wish to strongly support the proposed extensions to the conservation area of Church Stretton.</p> <p>The extension was recommended in the CS Town Design Statement, published almost six years ago, with the aim of preserving and enhance the character of Church Stretton. Hazler Road has a particular value, characterized by fine trees and hedges and it contains some of the oldest properties in the town.</p> <p>Conservation area status will help to ensure these qualities are not reduced or lost. I confirm my support for all the proposed extensions in this consultation</p>		<p>John Sumner Keepers Cottage Hazler Road Church Stretton Shropshire SY6 7AF 01694 724678</p>	no response	email received 19/4/13

1	1			I just want to lodge my objection to the expansion of the Conversation Area to the east of the A49 which is mostly non-descript residential and obscured largely by trees however I do believe there is value in extending to the boundaries in blue for Carding Mill Valley and the Lond Mynd Hotel.		Mark Eastwood, Brereton House, Jane Wood Drive, Church Stretton. SY6 7BU	no response	email received 19/4/13
1				Having lived in Hazler Road for 17 years I was delighted to hear of the proposal to extend the Church Stretton Conservation area and in particular to include Hazler Road. I regularly walk up and down "the lane" and its character has changed considerably over these years. But I feel all is not lost and being included in the conservation area would help to ensure Hazler Road retains its historic value. I therefore write to fully support the proposed extensions to the Conservation Area		Mrs S Sumner Keepers Cottage Hazler Road Church Stretton Shropshire SY6 7AF 01694 724678	no response	email received 19/4/13
1				We have studied the proposals made for all the Conservation Area extensions and support all of them. These are overdue and reflect the special architectural and historic interest of the Area. In particular they should prevent trees being damaged or felled without adequate consideration and prevent unsuitable development without consideration to the special character of the area. The proposal to extend the current Conservation Area was strongly supported in the Church Stretton Town Design Statement which was approved by the Town Council and South Shropshire District Council in 2007, and which is a material planning consideration. We are concerned about the mis-information that some residents have been spreading which has caused		Telephone Home 01694 723208 Mobile 07962 155910 mike.hymas@btinternet.com hilary.hymas@btinternet.com Yeld House 3 Yeld Bank Shrewsbury Road Church Stretton SY6 6EZ	no response	email received 19/4/13

				alarm and confusion about the implications of designation.				
1				Thank you for consulting the National Trust on the proposed extensions to Church Stretton Conservation Area. It is excellent to see the proposal to designate a Conservation Area in Carding Mill Valley and the National Trust supports this as a way of protecting and enhancing the historic environment, character and appearance of this important and sensitive area. The conservation area, with proposed extensions, contains a number of distinct areas and we would welcome the opportunity to contribute to or comment on any conservation area appraisal.		Chris Lambart Planning Adviser, National Trust Attingham Consultancy Hub, Attingham Park, Shrewsbury, SY4 4TP 01743 708171 07825 454806	no response	email received 19/4/13
	1			object to inclusion of cardingmill valley		John T Bullock, walnut tree cottage, cardingmill valley, church stretton, sy6 6jg	no response	Comments sheet received 19/4/13
	1			do not support extension at clive avenue		M<ike & Margaret Edmunds, The Brow, Clive Avenue, Church Stretton, SY6	no response	Comments sheet received 19/4/13

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		1		include coleswood		anonymous		comments sheet from drop in
		1		include battlefield		anonymous		comments sheet from drop in
		1	asking for dispensation from tree protection			John Bullock	responded	18.4.13
15	20	15	50					