

THE HOMEOWNER

Historic Environment  
Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

Date: 11th January 2019  
Our Ref:  
Your Ref:

Dear Sir or Madam,

Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990  
**RE: Proposed Tilley Conservation Area**

PLEASE NOTE THIS AFFECTS YOUR PROPERTY

We understand a recent consultation exercise was undertaken by the Tilley Timber Project in respect of a character assessment of Tilley. We've now received a proposal from members of the project to designate a Conservation Area for Tilley, the boundary of which is shown on the attached plan. We are now undertaking formal consultation for this designation and you have received this letter as your property falls within the area which is proposed to be designated.

Conservation Areas 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 the Shropshire Council website (search Conservation Areas).

Please also find enclosed a map which identifies the area to be covered by the Conservation Area. This is a **draft** map and is open to suggestions. If you would like to make any representations on the proposed conservation area and/or its boundary please do so in writing and/or highlighting the attached map where necessary.

You can return your comments and/or the attached map via post or email to the addresses below.

The consultation period for the proposed designation will end on 8<sup>th</sup> February 2019.

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 us. My contact details are below. Alternative contact in the Historic Environment Team is Andy Wigley.

Yours faithfully,

*Joe Crook*

Name: Joe Crook  
Position: Historic Environment Technical Officer

Historic Environment Team  
Shropshire Council  
Shirehall  
Abbey Foregate  
Shropshire  
SY2 6ND

Direct Dial: 01743 258725  
Email: [historic.environment@shropshire.gov.uk](mailto:historic.environment@shropshire.gov.uk)

## Consultation on proposed Tilley Conservation Area

### What is a Conservation Area?

Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 (as amended) as:

*"...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."*

This is a strictly applied definition and should not be confused with areas of outstanding natural beauty or other designated areas.

Conservation Areas are designated by the Council, usually after public consultation, although this is not a legal requirement.

### How are Conservation Areas chosen for designation?

Conservation areas vary, ranging from historic town centres to industrial and rural villages. They can be designated because of their composition of historic buildings, historic and architectural significance, layout or private spaces, such as gardens, parks and greens, trees or street furniture. Conservation Area designation is a broader protection than listing individual buildings, and all features within the area, listed or otherwise, are recognised as part of its character, and informs the management of development through planning.

### What does it mean for your property?

The Conservation Area designation introduces the legislative requirement for the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area where considering planning applications. In addition to this, permitted development rights for individual properties are more restricted e.g. planning permission is required for changes to exterior materials; extensions/outbuildings to the side elevations; two storey rear extensions; new dormer windows; installation or alterations of chimneys/flues fronting a highway; installation of satellite dishes fronting or visible from a highway. This list is not exhaustive so please contact us directly with any specific enquiries.

The Council also has extra controls over the following:

- Works to trees
- Demolition
- Advertisement, signage and shop fronts

### Contact

Historic Environment Team

[historic.environment@shropshire.gov.uk](mailto:historic.environment@shropshire.gov.uk)

01743 258725

Shropshire Council

Shirehall,

Abbey Foregate,

Shrewsbury,

SY2 6ND

**Redacted Consultation Responses and Signatures**

**Letters of support**

From: [REDACTED]

Sent: 03 February 2019 14:23

To: historic.environment

Subject: Tilley Conservation Area

Good afternoon

Please take this email as confirmation that the residents of [REDACTED] in Tilley add their support to the proposed conservation area

[REDACTED]

[REDACTED]

A customer has contacted us via the website. Please see below for details.

## Form Results

### Form reference

UM040219:0ccfe

### Pick up email address

[historic.environment@shropshire.gov.uk](mailto:historic.environment@shropshire.gov.uk)

### URL

<https://shropshire.gov.uk//environment/historic-environment/meet-the-historic-environment-team/>

### How would you like us to contact you?

Email

### Name

[REDACTED]

### Title

Other

### Building name / number

[REDACTED]

### Street

Tilley Village

### Town

SHROPSHIRE

**Postcode**

**Email address**



**Please give details of your enquiry**

We live in Tilley and we wish to registering our enthusiastic support for the application regarding the proposed Tilley conservation area. A huge amount of pride and work has gone into the Tilley Timber Project revealing just what a treasure we have. This historical gem we have needs recognition and our support and the application if successful will assist in the preservation for the future, I suspect any objections you receive must relate to fear of an obstacle for any future development by interested parties. This is a wonderful and warranted opportunity to recognise such a wonderful piece of history for the future.

**Need more help?**

[Email web support](#)

**From:** [REDACTED]  
**Sent:** 14 January 2019 15:03  
**To:** historic.environment  
**Subject:** Proposed Tilley Conservation Area

Dear Sirs

Further to your letter dated 11<sup>th</sup> January 2019, I confirm that I am fully in favour of the proposal by the Tilley Timber Project to designate Tilley as a conservation area.

[REDACTED]

[REDACTED]



From: Wem Civic Society

Sent: 04 February 2019 10:17

To: historic.environment

Subject: Proposed Tilley Conservation Area - Public Consultation

Dear Sir

I enclose the following response with regard to the public consultation about the proposed Tilley Village Conservation Area:

Wem Civic Society supports the designation of Tilley Village as a Conservation Area for the following reasons:

1. Conservation areas have been around for around 50 years aiming to preserve places of special architectural and historic importance. Tilley is such a place of special architectural and historic importance. The mediæval and post-mediæval buildings are remarkable and inhabit an area with most of that mediæval and post-mediæval landscape still intact (especially to the east and south east).

2. There is strong evidence of C17th activity relating to landscape and engineering.

3. The Tilley Timber Research Project has confirmed the importance of the Tilley houses and shown an older and more complicated built environment than originally thought.

Tilley Village is a gem and everything should be done to preserve these buildings and their surrounding landscape. Once they are altered, damaged or gone, they are gone and any historic data along with them.

The economic aspect should also be considered. Tourism will increasingly be an important aspect of Shropshire's economy. This village could play a small but significant part in that economy.

It should be remembered that research by Historic England (YouGov, 2017) showed that there is strong public support for the principle of conservation areas. It also showed that almost two thirds (65%) of people who live in conservation areas say that they would be happy to move to another conservation area (only 10% said that it would be unlikely that they would move to another conservation area). Houses in conservation areas also sell for a premium of 9% on average.

Wem Civic Society is not an insular body limited only to Wem town. The society has always had an interest and offered support to the villages surrounding Wem so we are very happy to endorse the proposed designation.

Regards

Shelagh Richardson

Chairwoman: Wem Civic Society

Please do not hesitate to contact the society if you require any further information or require this response in a different format.

**From:** [REDACTED]  
**Sent:** 03 February 2019 15:20  
**To:** historic.environment  
**Subject:** Proposed Tilley Conservation Area

To whom it may concern,

I wholeheartedly support this proposal. Tilley is a unique hamlet which is in danger of merging with Wem. We moved here six years ago and quickly realised how special our beautiful village is, to have it's identity stripped by becoming a part of Wem is a scandalous and wholly abhorrent concept.

Please take ours and other voices of support seriously before we lose another jewel in England's countryside.

[REDACTED]

[REDACTED]

From: [REDACTED]  
Sent: 03 February 2019 23:21  
To: historic.environment  
Subject: Support for the proposed Tilley Conservation Area

Hello,

I would like to register my strong support for Shropshire Council's proposal to designate Tilley as a Conservation Area. I have noted the proposed conservation area boundary put forward as part of the public consultation and whole heartedly support this as the boundary for the conservation area.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

Tuesday 15<sup>th</sup> Jan. 2019

Dear Sir/Madam, We are in full support of the Proposed Willey Conservation Area as outlined in the letter dated 11<sup>th</sup> January 2019.

It is important that places like Willey retain their individuality and do not become consumed by the need for urban expansion.

Your faithfully,

From: [REDACTED]

Sent: 09 February 2019 08:33

To: historic.environment

Subject: Tilley conservation area

To Whom It May Concern:

As a resident of the village of Tilley, near Wem, I would like to express my support for the application of making the village a protected conservation area. I have lived here for several years now and have been fascinated by the work of the Tilley Timber Project, which has uncovered a marvellous history of the buildings in Tilley.

The range of age and styles of architecture that Tilley has to offer is undoubtedly unique and special and requires protection for future generations to enjoy. The villagers are committed to keeping the area this way and restoring sympathetically (where appropriate) the range of buildings within Tilley.

I am a teacher at Thomas Adams School, Wem and I see the learning opportunities for young people in this village. The history here is accessible and tangible to young people and it's right down the road from where they live and attend school. Many groups of cubs/scouts and history and geography classes have been able to study the landscape and the architecture that Tilley offers without the cost of transportation as it's within walking distance.

The area is currently surrounded by greenery and this offers a disconnection from the town of Wem which gives a sense that Tilley is much more rural than it actually is. These areas of greenery also present recreational and social meeting areas and break out spaces for young people which is crucial for their physical and mental well-being.

Ultimately, Tilley needs to become a protected conservation area for many reasons; I have listed only a few. The Village offers a unique look into history and should be valued as such and allowed to remain as it is.

Please consider these points carefully, along with the incredible work that the Timber Project has done to protect Tilley.

Thanks for your time,

[REDACTED]

[REDACTED]

[REDACTED]

**25<sup>th</sup> January 2019**

Recipient Name

Historic Environment Technical Officer

Shropshire Council

County Hall, Shrewsbury.

**Dear Mr Joe Crook**

I write on behalf of my family to express our support for the proposal of Tilley, Shropshire becoming a Conservation Area.

My father was evacuated to Myddle during World War II and since then the family have been visiting Shropshire and the Wem area, initially to take holidays at a family cottage in Houlston before moving to live permanently in the area.

We live on Tilley Road, close to its junction with Mill Street and our property is geographically equidistant from Wem town centre and Tilley village. We aren't conservationists; land owners viewing the agricultural land around Tilley as a potential source of wealth or profit and nor are we nimbys who are precious about developments that may impact on our own quality of life or property values.

We have always welcomed the unique distinction that Tilley enjoys from Wem. The village has a picture postcard architecture and feel to it, very different from the modern built bungalows and properties that now encroach upon its identity. Tilley's many timber-framed and designated listed buildings have their history set in the 13 / 14<sup>th</sup> centuries and these dominate and outnumber some of the newer, ill-conceived, planning decisions. The thought that the village may have its history and character further diluted and eventually become but another estate in Wem would, in our opinion, be a dereliction of planning values and historic sensitivities.

Tilley is a route taken by many walking groups and dog walkers who enjoy the ambience and, when the Tilley Raven pub was operating, sightseers seeking an escape for a meal or a pint in an idyllic setting. We find it a beautiful little hamlet, with a rare feel and joy to it that demonstrates Shropshire's wonderful architectural and historic diversity.

**Sincerely,**

[REDACTED]

**From:** [REDACTED]  
**Sent:** 27 January 2019 10:42  
**To:** Joe Crook  
**Subject:** Tilley Conservation Area

[REDACTED]

[REDACTED]

[REDACTED]

Joe,

As a long standing resident of Tilley I should very much like to express my full support for the proposed Tilley Conservation Area you recently wrote to us about. A splendid idea and long overdue.

Very best wishes,

[REDACTED]

Mr Joe Crook,  
Historic Environment Technical Officer,  
Shropshire Council,  
County Hall,  
Shrewsbury.

Dear Mr Cook,

I am writing to you on behalf of my wife and me to pledge our support for the proposed Conservation Area status for the hamlet of Tilley.

We have lived in Tilley Road for over 30 years and along with many residents of Wem enjoy the opportunity to walk to Tilley and beyond and appreciate the uniqueness of this hamlet.

Many of the half-timbered houses have significant historic interest some dating back to the 1500's and before.

The agricultural land which separates Wem from Tilley is still actively farmed and it would be a travesty if this land was ever developed, which would result in Tilley losing its identity and would become just another estate in Wem.

1<sup>st</sup>.March.2019.



Mr. Joe Brook,  
Historic Environment Technical Officer,  
Shurehall,  
Abbey Foregate,  
STREWSBURY.342 6ND.

Dear Sir,

5<sup>th</sup> February 2019.

RE: Proposed Tilley  
Conservation Area.

With regard to the above I would just like to say that I have lived in Tilley for over 55 years, it has always been a very rural village with a really close community always ready to help and support each other.

For many years I have been Chair of the Tilley Village Committee which dates back to 1902. Residents have always known that this is a special village (despite our pub closing) and I feel the recent support by The Historic Lottery really adds credence to this.

We have had great support from lottery officials both with money and guidance and considering the large percentage of listed timber framed dwellings and barns here I would like to register my support for the village being declared a conservation area.

Yours faithfully,

## Letters of objection

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

RE: Consultation on proposed Tilley Conservation Area

Dear Mr J Crook,

I am writing as the owner of \_\_\_\_\_, together with the barn and field behind the property. I understand that both my house and barn are protected by a Grade II listing.

The field at the back of Ferndale is land-locked, by the railway and house on two sides and by agricultural land on the other two sides. An animal shelter/loose box might be required for this four-acre field which is very exposed to the elements and I would like to be able to build a suitable shelter should it be required at some time in the future. I see no reason to include this field in the proposed conservation plan; it cannot be seen from the road and I would like it removed.

For the future of the village, if at all possible I would like to see a return of the village public house, which closed nearly a year ago due to bankruptcy. The closure of the pub was a loss to the village and surrounding rural area. The possibility of a village shop in a similar area to the pub would be acceptable, as the hub of the village and a meeting place for local people.

There have been concerns locally about possible further housing development:  
in the fields to the north of the village (if further development of Roden Grove were to be allowed);  
in the fields either side of Tilley road at the entrance to the village opposite Tilley Farm;  
in the fields on either side of the road at the other end of the village, by Tilley Bridge.

The opinion seems to be that the proposed conservation area would prevent further development in these areas together with further 'infilling'. Having spoken to you on the telephone last week, I believe this is not the purpose of the proposed conservation area, which is to preserve the character and appearance of special architectural and/or historic interest. I feel this has been achieved by the many listings throughout the village.

Yours sincerely,



Historic Environment Team  
Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

Your ref:  
Our ref:  
E-mail:

via email only: [historic.environment@shropshire.gov.uk](mailto:historic.environment@shropshire.gov.uk)

15 February 2019

Dear Sirs

**Proposed Tilley Conservation Area**

On behalf of \_\_\_\_\_ who own land  
that used to belong to \_\_\_\_\_ who wish to object to the proposed Conservation Area for the following  
reasons:

1. We do not believe there is sufficient special architectural or historic interest within Tilley to warrant the Conservation Area Status. The area owned by \_\_\_\_\_ is shown hatched blue on the attached proposed Conservation Area Plan. The area shaded blue does not have special architectural or historic interest which is desirable to preserve or enhance under the legislation. The area edged blue includes a modern steel frame farm building, a grass field and a concrete access track. The land owner's preference is that there is no conservation area within Tilley, however as an alternative we prefer that the area shaded blue is removed.
2. We assume that the area up to and including Tilley Bridge is included because of some history relating to Tilley Bridge. We have been provided with the draft Tilley Conservation Area Appraisal which appears to have been carried out by an organisation of behalf of the Tilley Timber Project with a vested interest of getting a conservation area approved as opposed to being an independent balanced observation. The document extends to 33 pages. From our initial reading of the document the only references to Tilley Bridge are on pages 5,6 and 7. There are relatively brief references to the bridge which do not suggested that there is special architectural or historic interest with the earth preservation.

On page 5 near the bottom it states "The old bridge across the brook remained in active use until 1972, although it was significantly altered in the late 1960's when a new drainage scheme designed to improve the speed of water inserted a large concrete pipe through the structure. Despite these alterations the bridge was replaced in 1972 with a concrete bridge around 20 metres south of the original. Some elements of the medieval bridge remain in situ and other elements have been incorporated into garden walling around the hamlet." Clearly any architectural/historic value was significantly compromised in the late 1960's and also in 1972. The fact that elements of the oldest bridge have been picked up and moved around the hamlet shows there is little history in the old bridge remaining and there is no justification for it being included with a conservation area.

**Head office:** Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR.

T: 01743 450 700 E: [reception@hallsgb.com](mailto:reception@hallsgb.com) W: [hallsgb.com](http://hallsgb.com)

Offices at: **Shrewsbury** / Bishops Castle / Ellesmere / Oswestry / Welshpool / Whitchurch / Kidderminster

Halls Holdings Ltd, Registered Office, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR – Registered no. 0659707



Residential / Fine Art / Rural Professional / Auctions / Commercial

There is no logic for a huge area leading down to Sleep Brook or the River Roden being included within the conservation area. It is a flood plain which naturally would prevent any development taking place. There is no need for additional protection. There is nothing within the hatched green area on the plan with special architectural or historic interest as defined in the legislation which is worthy of preservation. On page 7 at the top it refers to an old drainage system, it states "this is thought to have been destroyed during works."

At the bottom of page 7 it states the core of the settlement contains four main farmsteads. This does not include the area hatched blue which should be removed.

At the top of page 8 it refers to former farm buildings which have been converted to dwellings and they have retained their agricultural look and feel. It is the buildings which have the historic character not a piece of land leading down to a bridge which has had very significant alterations.

3. The bungalow known as No 21 shown on the photograph within this letter has no historical/architectural interest at all which is worthy of preservation. It should therefore not be within a conservation area.



Yours faithfully

#### Halls Holdings Limited

**Head office:** Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR.

T: 01743 450 700 E: reception@halls.gb.com W: halls.gb.com

Offices at: **Shrewsbury** / Bishops Castle / Ellesmere / Oswestry / Welshpool / Whitchurch / Kidderminster

Halls Holdings Ltd, Registered Office, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR – Registered no. 0659707



Residential / Fine Art / Rural Professional / Auctions / Commercial





Wem Rural Parish Council  
*Historic Environment Team*  
Shropshire Council  
Shirichall.



*Feb 7<sup>th</sup> 19.*

**RE: Proposed Conservation Area**

Dear Councillor(s) *a Historic Environment Team,*

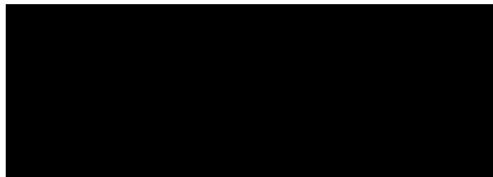
My son and I do not wish to live in a Conservation Area and strongly object to the wood being included. The older properties are all listed and should anyone wish to build on or modify planning permission would be required, therefore any further restriction is unnecessary.

The wood was planted 27 years ago, by my late husband who also planted deciduous trees in the hedge rows and spinneys (see map). The imposition of a Conservation Area would restrict freedom to manage the wood in an efficient manner.

It is important for Tilley that the Raven pub is reopened, re-establishing the hub to unite the community and encourage walkers from Wem and the Shropshire Way.

The Ward family have farmed in Tilley since 1941, we are proud of our on-going commitment to the community and its environment and are concerned that the proposed Conservation Area will have an unintended long-term detrimental impact on the community of Tilley.

Yours Sincerely



Co-owners of Bradfield, Tilley.

Encl.

Map of Tilley



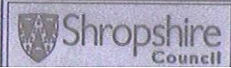
© Crown copyright and database rights  
2018 Ordnance Survey 100049049

Key = Trees  
planted by



Historic Environment Team  
Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND  
historic.environment@shropshire.gov.uk

Legend  
Proposed Conservation Area Bound



### Proposed Tilley Conservation Area Map



**From:** [REDACTED]

**Sent:** 02 February 2019 12:00

**To:** historic.environment

**Subject:** Tilley Conservation

Hi

below is the map of proposed Conservation Area I have outlined in green the fields I own and object to these being included and ask you remove them from your proposed Conservation Area . I do not wish my property to be included as this will effect future usage and plans for the fields  
Kindest regards

[REDACTED]





**From:** [REDACTED]

**Sent:** 27 January 2019 19:18

**To:** historic.environment

**Subject:** Proposed Tilley Conservation area

Dear Mr Crook,

Thank you for your letter with regard to the above which I received as I am a part owner of the wood and the surrounding land situated at the back of "Bradfield" As such **I would like to strongly object to the conservation area proposal** and in particular would request, regardless of the outcome, that the wood sited at the rear of Bradfield is excluded. Please see amended map below with the proposed boundary redrawn in blue to exclude the wood and its access.

Tilley has been my home from the age of one until I was an adult and again when I returned for a period of time with my young family and I will always consider it as home. My family have farmed here since 1941 and are proud of their ongoing commitment to both the community and to the environment. As Farmers they have dedicated themselves to looking after and caring for the land and its environs, in particular the planting of many trees along the roadsides and of note a wood planted 27 years ago sited at the back of Bradfield. This wood, which includes spinnys and deciduous trees is currently included in the proposed conservation area, the inclusion would be counter productive as it is important for the owners to continue to have the freedom to manage it appropriately as it has been; carefully nurtured and tended to since its conception.

The older properties in Tilley which are of historical and architectural importance are already listed and as such require permission for changes and maintenance, any new build would need planning permission and as such I can see no rationale or added value for Tilley being proposed as a conservation area. Tilley has always been a village that the inhabitants have been proud of and have a strong community spirit with all working together for the good of the village, as such it does not need a conservation order to keep it so. It is an attractive place and walkers frequently walk through it. The closure of the Pub is currently a bigger issue which is impacting negatively both on the look and the atmosphere of the village.

I would strongly urge that the conservation order is not taken forward.

Yours sincerely

[REDACTED]



Original Message-----

From: [REDACTED]

Sent: 26 January 2019 20:28

To: historic.environment

Subject: Re: Proposed Tilley Conservation Area

Dear Mr Crook

Thank you for the information sent to us re: the proposed Tilley Conservation Area dated 21st January 2019.

We - namely [REDACTED] wish to object to the proposal, as does our son [REDACTED]

We all own properties within the proposed area namely [REDACTED]  
[REDACTED] and do not wish to be further affected by even more planning restrictions or conditions.

We trust that you will address our objections with immediate effect and keep us notified accordingly.

Yours sincerely

[REDACTED]

## **Response from Trees Officer**

**From:** Andrea King

**Sent:** 05 February 2019 15:21

**To:** Joe Crook

**Subject:** Tilley Conservation Area woodland

Hi Joe

Looking at the woodland it appears to be secondary mixed deciduous. It does appear to be an important break / screen between the new development and the old and hopefully would always be retained as such. However giving a woodland CA status is not the usual way to protect it – either Forestry Commission felling licences for rural woodlands or a woodland TPO if it comes under threat from loss or development which presumably is not currently the case.

I have no objection on this basis if the woodland was not included in the CA boundary.

However if it was included I would be happy to work with the land owner in that he could submit a woodland management plan as a one off application to cover normal management (for example he could apply to remove all Sycamore self sets under 10cms) otherwise it would become a burden on the landowner to submit a 211 Notice every time he wanted to remove trees over 7.5cm diameter.

In conclusion the CA status should not be used to protect the trees as there are better ways but possibly if it protects the setting of the Conservation area it may be justifiable.

Hope this helps

Andrea

Andrea King

Tree and Woodland Amenity Protection Officer

Natural Environment Team

Shropshire Council

Shirehall

Abbey Foregate

Shrewsbury

Shropshire

SY2 6ND

Tel: 01743 25 4602

Email: [andrea.king@shropshire.gov.uk](mailto:andrea.king@shropshire.gov.uk)

Web: [www.shropshire.gov.uk](http://www.shropshire.gov.uk)