

		AGENDA ITEM NO.																			
Report Cover Sheet																					
Name of Meeting:		Executive																			
Date of Meeting:		22 October 2007																			
Report Title:		New Rural Conservation Areas																			
Summary of report:		Report to the Executive on the findings of a public consultation exercise carried out on the designation of rural Conservation Areas; and to gain the Executive's approval of new Conservation Area designations.																			
For Further Information Please Contact (report author):		Alan Mayes, Principal Architect/Planner, Planning & Engineering																			
Would the recommended decision be contrary to the Policy Framework:		No																			
Would the recommended decision be contrary to the Budgetary framework:		No																			
Wards of the District directly affected by this decision:		Baginton, Eathorpe and Wappenbury																			
Key Decision?		Yes																			
Included within the Forward Plan?		Yes - Ref 8																			
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?		No																			
Date and name of meeting when issue was last considered and relevant minute number:		N/A																			
Background Papers:		Rural Conservation Area Review File																			
Consultation Undertaken																					
Below is a table of the Council's regular consultees. However not all have to be consulted on every matter and if there was no obligation to consult with a specific consultee they will be marked as n/a.																					
<table border="1"> <thead> <tr> <th>Consultees</th> <th>Yes/ No</th> <th>Who</th> </tr> </thead> <tbody> <tr> <td>Other Committees</td> <td></td> <td></td> </tr> <tr> <td>Ward Councillors</td> <td></td> <td></td> </tr> <tr> <td>Portfolio Holders</td> <td>Yes</td> <td>John Hammon</td> </tr> <tr> <td>Other Councillors</td> <td></td> <td></td> </tr> <tr> <td>Warwick District Council</td> <td></td> <td></td> </tr> </tbody> </table>				Consultees	Yes/ No	Who	Other Committees			Ward Councillors			Portfolio Holders	Yes	John Hammon	Other Councillors			Warwick District Council		
Consultees	Yes/ No	Who																			
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Other Councillors																					
Warwick District Council																					

recognised Trades Unions		
Other Warwick District Council Service Areas		
Project partners		
Parish/Town Council	Yes	Parish Council affected
Highways Authority		
Residents	Yes	
Citizens Panel		
Other consultees		English Heritage , WCC .
Officer Approval With regard to officer approval all reports must be approved by the report authors relevant director, Finance Services and Legal Services.		
Officer Approval	Date	Name
Relevant Director(s)	24.9.2007	Craig Anderson
Chief Executive		No
CMT	26.9.2007	Yes
Section 151 Officer		No
Legal	24.9.2007	Simon Best
Finance	24.9.2007	Marcus Miskinis
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. RECOMMENDATIONS

- 1.1 The proposals for the designation of new Conservation Areas at Baginton, Eathorpe and Wappenbury as set out in Appendix B are approved by the Executive.
- 1.2 That the appropriate notifications are carried out to all parties affected by the new Conservation Area designations.

2. REASONS FOR THE RECOMMENDATIONS

- 2.1 A report was presented to the Executive on 26 March 2007 recommending a process of public consultation for new Conservation Area designations following the review of villages in the District which do not have Conservation Area status.
- 2.2 As part of a local authority's function it is required under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the recommendations of the Planning Policy Guidance Notes 15 (Historic Areas) to review areas with a view to designating new Conservation Areas from time to time. As part of this process, local authorities are also required to carry out public consultation to all parties that may be affected by the proposed new Conservation Areas.
- 2.3 The process of Conservation Area Reviews has been ongoing since 2002 and the review of villages without Conservation Area status in the rural areas of the District is the final part of the review process.
- 2.4 As part of the review process, an extensive survey of all rural settlements was carried out prior to the report of 26 March 2007. Following the Executive's approval a public consultation exercise was carried out to both settlements where Conservation Area designations were proposed and to those settlements where designations were not considered appropriate.
- 2.5 The results of the public consultation are attached to this report as Appendix A.
- 2.6 The plans showing the recommended areas for Conservation Area designation at Baginton, Eathorpe and Wappenbury are attached as Appendix B, together with the supporting character statements for these villages.
- 2.7 Appendix C sets out the implications of Conservation Area designation. This information was sent to all parties affected as part of the consultation process.

3. ALTERNATIVE OPTIONS CONSIDERED

- 3.1 The alternative options would be to not recommend Conservation Area designations which would not fulfil the Council's duty to recommend Conservation Area designations after appropriate reviews as set out in the Planning (Listing Building and Conservation Areas) Act 1990.

4. BUDGETARY FRAMEWORK

- 4.1 There are no direct budgetary implications although increasing the number of Conservation Areas would increase the number of buildings that may be eligible for grant aid from one of the Council's grant schemes. It will also increase the number of properties where Conservation Area consent would be required.

5. POLICY FRAMEWORK

- 5.1 The maintenance and review of Conservation Areas is in line with the Local Plan policies to protect and enhance the historic environment.

Alan Mayes
Principal Architect/Planner

Summary of Public Consultation

Areas proposed for Conservation Area Designation

Baginton

A number of letters were received from residents in the area affected by the proposed Conservation Area designation, together with a report from the Parish Council. Letters were generally in support of the Conservation Area designation. In certain instances, anomalies were pointed out in the boundaries proposed, together with suggestions for significantly enlarged boundaries. Additional areas suggested for inclusion were the site of Baginton Castle, the former Hall grounds, the Lunt Fort and certain areas around Coventry Road and Mill Hill. Further consideration was given to these areas and advice sought from English Heritage, which included a visit from the Historic Areas Inspector, Michael Taylor. It was concluded from this further consideration that some additional land to the south of the Old Rectory and around Pool Cottages should be included as part of the setting of the village. It was, however, concluded that the site of Baginton Castle which is a large area of open countryside which already has the protection of greenbelt status and Scheduled Monument status, should not be included within the Conservation Area. In terms of the Lunt Fort, this also has its own level of protection and Lunt Cottages have the protection of listed building status. The Fort does not link well with any other parts of the proposed Conservation Area and the areas around Coventry Road and Mill Hill although attractive are not of Conservation Area quality. It was pointed out that a village plan will be underway for Baginton, however that is a different level of designation to a Conservation Area and whilst the Conservation Area boundaries may again be an important consideration as part of this process, they should not follow the lines of the whole village envelope under consideration.

The boundary proposed is therefore included on the attached plans in Appendix B.

Eathorpe

A significant number of letters were received from the residents of Eathorpe village and a report from the Parish Council. The Parish Council invited a public meeting, attended by a Conservation Officer, at which the majority of residents were present. With the exception of one letter, all correspondents were in favour of the Conservation Area designation and generally wished the Conservation Area to include additional areas of open agricultural land. These had originally been excluded as forming part of the open countryside which already has the protection of greenbelt status. Further consideration was given to these requests and advice was sought from English Heritage and a visit arranged with the Historic Areas Inspector, Michael Taylor. Additional areas have been included following the public consultation to include the area between the Hall grounds and the village, some additional land around the river and weir, together with additional new properties adjacent to the public house. It was, however, still concluded that certain areas of agricultural land proposed by the Parish Council and residents do form part of the open countryside and have the benefit of greenbelt protection and therefore should not form part of the proposed Conservation Area.

The revised boundaries are therefore included on the attached plan in Appendix B

Villages Considered for Conservation Area Status (for which a recommendation was not made).

Parishes which had been considered as part of the review, but where Conservation Area designation was not proposed, were circulated with a copy of the review document (presented at the Executive on 26 March 2007) in order for them to make any representations. Only one settlement (Wappenbury) was suggested for recommendation for Conservation Area designation. It was therefore concluded that Wappenbury should be reviewed again as a possible candidate for Conservation Area designation.

Wappenbury

A further site inspection was carried out at Wappenbury and a visit arranged with the Historic Areas Inspector from English Heritage, Michael Taylor, to review the situation of this settlement. Michael Taylor felt quite strongly that there was sufficient character for this settlement, although quite small, to be considered for Conservation Area designation. Originally, the status of greenbelt and part Scheduled Monument Protection had felt to have been sufficient, however, taking on board the advice of English Heritage and some local support, consultation was carried out among those affected by the possible designation and the Parish Council. In the timescale period for the consultation, one letter of support has been received and no letters of objection.

It has therefore been concluded that on the basis of the revised Conservation Area Character Statement attached to Appendix B, Wappenbury should be proposed for Conservation Area designation as set out on the attached plan in Appendix B.

Proposed Conservation Areas

Eathorpe - Character Statement

Eathorpe is situated off the Fosse Way which at some stage was diverted to avoid part of the village. The village itself is situated around four roads which form a square around a section of agricultural land which is integral to the composition of the village. To the south of the village is Eathorpe Hall, set in its own grounds. The core of the village is situated along Main Street which contains the principal residential properties to both sides of the road. To the east, the original section of the Fosse Way contains the Plough Public House and Eathorpe Park Lodge, originally the Lodge House to Eathorpe Park, now intersected from the original driveway by the relocated main road. This section of road links back down Pens Lane to the Main Street and another section of lane down past Ivy Cottage to the other end of Main Street. In terms of listed buildings, Myrtle Cottage and Thyme Cottage are a pair of 17th century timber framed cottages and are the only listed buildings in the main part of the village. Eathorpe Hall is grade II listed with a number of buildings in the grounds which have been dealt with as curtilage properties. There is also gardeners cottage within the grounds which is separately listed, this being a late 18th century range of three cottages.

The Main Street consists of a series of brick and rendered cottages on the west side. This is a good run of 19th century brick cottages containing largely their original windows. Following on, Rose Dale, The Cottage, and Forge Cottage are all traditional buildings with 20th century alterations, largely not detracting from the overall character. On the east side of the road, Park Cottages are a series of cottages probably built in the late 1920s and retaining much of their original character. Fosse Cottage is a former small non-conformist chapel now converted and extended into a dwelling, but still retaining some of its original character. Adjacent to the junction with Pens Lane is a bus shelter and recreation ground. The section of Main Street running out of the village towards the river contains a number of significant buildings. The Gables is a good Victorian house and Poplars Farm is a good 18th century house with later additions which may be worthy of consideration for listing by English Heritage. To the rear of Poplars Farm the Farm Barns are now all converted into a series of dwellings without impinging on the character of the main house. Mill House is the last dwelling before the river. This is adjacent to is the former mill which still retains the mill race and is a gateway building into Main Street. On the opposite side of the river is a light industrial enclosure.

Pens Lane running east west is characterised by a very good box hedge originally around the garden of Poplars Farm but now forming a boundary to the dwellings in the grounds of Poplars Farm together with the Farm House itself. This has been penetrated by the construction of Pens Lane Cottage, a rather large residence with a detached garage which is, although a good house, rather out of character and dependent on the landscaping and recreation of the box hedge developing to help integrate it back into the village character. Views down Pens Lane on both sides are characterised by high hedges and some overhanging trees.

The original section of the main road containing The Plough Public House, has significant views back across the open farmland to the dwellings in Main Street. Eathorpe Park Lodge is a small Victorian lodge house and The Plough Inn a small rendered village public house with 20th century windows but retaining much of the character of a village public

house. To the rear of the public house are 2 dwellings which are modern infill. Past the Plough Inn, the road turns sharply back towards Main Street. There is a third modern house at the corner, at this point. The road at this point is a deep lane with banking on the south side and high hedges also set on a bank on the north side. This forms a very attractive village lane with no dwellings with the exception of Ivy Cottage at the bottom, which opens out into Main Street. To the south of Ivy Cottage the grounds of Eathorpe Hall are lightly wooded.

Eathorpe Hall is a grade II listed building with gardeners cottages in the grounds which are also grade II listed. The house itself is an 18th century with 19th century additions with further 19th century buildings in the grounds including extensive stables converted into houses and The Lodge which has also been extended. Generally the Hall and its setting have remained relatively unaltered although additional dwellings have been created.

The village of Eathorpe generally does contain quite a number of buildings, which although not listed, are of historic character and have retained their character. There are a number of modern buildings in the village including the Village Hall, the house next to the Village Hall, Pens Lane Cottage together with the various barn conversions and additions to the farmyard complex at Poplars Farm. This however, does not adversely intrude into the village or detract from the overall quality. The views around the village do maintain a consistent character. With significant views across the road adjacent to The Plough Public House to Main Street and the cottages there. From the village itself there are few views into open countryside as the village to the south is contained by the Hall grounds and to the north largely enclosed by hedges which form part of the character of Pens Lane.

In terms of judging this village against the criteria for conservation area designation, there would appear to be sufficient architectural and historic interest that has remained unspoiled or has been conserved in a consistent way as to suggest that this village should be recommended for conservation area designation.

Appendix B contains a plan of the village with the proposed boundary drawn around it. It is proposed that the boundary should encompass the majority of the village to the east the road containing The Plough Public House and the lodge to Eathorpe Park and to the south the Hall and its grounds, excluding certain large farm structures and an area of farmland to the east. To the west it is proposed that all of Main Street should be included. The boundary should then be drawn alongside the road to The Hall excluding the modern pumping station to the south west. To the north west end of the village, the attractive grouping around Poplars Farm and The Gables should be included and The Mill House and the section of river forming the Mill Race, and one nineteenth Century building on the west side of the river but excluding the light industrial site to the west side of the river. The area to the other side of the bridge, including the weir, is parish land and should also be included. To the north, Pens Lane with its high hedges should be included, but not Pen Lane Cottage and the house adjacent which are modern buildings, with the exception of the line of the hedge. The boundary takes in the majority of the village including the agricultural land in the centre, and between the Hall ground and the village, the one important element in terms of the views across the village and the general structure of this village and the area to the north of the Hall grounds does form part of the setting of the Hall.

Baginton - Character Statement

Baginton is situated to the south of Coventry and is itself in easy access of Coventry. Baginton village has now developed along the main roads into Coventry although the original village core is around Church Road. The village is on an elevated position looking towards Coventry. The village is also renowned for the Roman earthworks which have been recreated into the Lunt Fort which is now open to the public on a regular basis. The village also has the remnants of a medieval castle at Bagots Castle which is also a Scheduled Ancient Monument.

The village also originally had a small country house, Baginton Hall, which was demolished after the First World War and the grounds developed to housing, presumably to attract people out of Coventry. The location of the Hall has had some influence on the way in which the village developed historically and also the way in which it has now developed as a residential area associated with Coventry. Considering the original village core there is an area known as The Green, at the junction of Coventry Road and Church Road which to the east is linked to a terrace of late 18th century cottages known as The Row. To the south west is an extension of the Green with a pond and a series of trees. Church Lane then continues to the junction with Kimberley Road. At this junction there is a good group of buildings including Home Farm, Oak Farm, Lucy Price House, Link Cottage and the Old School House. There are also a series of barn conversions now known as Stable Yard, Mill House, The Hovel, The Stables, The Mews, The Granary and The Coach House. In Church Road there are a series of listed buildings including, Lucy Price House, Oak Farm, No. 2 Church Road and the Old Rectory, together with Church of St John the Baptist. These together with a barn conversions and the Old School House, which is unlisted, form an interesting group. The Old Rectory is set back in its own grounds and has on either side of it the Glebe Barn, which is an early barn conversion and New House which is an interesting house of the 1960s/70s set in its own grounds. Beyond the end of Church Road are the grounds containing Bagots Castle, which is the foundations and low walls of a 14th century building which is protected as a Scheduled Ancient Monument.

The church which is a grade I listed building of 13th century origin is set in an attractive church yard with some old yew trees and an 18th century brick wall to the north side. This would appear to be a remnant of the grounds of Baginton Hall.

Kimberley Road leads back towards Coventry Road and is typified by a series of bungalows which are common also in other parts of the village which appear to have been built during the interwar period, probably within the grounds of Baginton Hall after it had been demolished. These do have some significance as early brick and concrete block dwellings which may have been associated with the development of Coventry Airport in 1935, which is within Baginton Parish.

Following the line of Coventry Road, past The Row which faces The Green, Bromleigh Villas are a series of mid to late 20th century houses of little architectural interest which overlook the triangular area of agricultural land towards Home Farm and its associated barns which have now all been converted into dwellings. There are some interesting open views from this point across to the buildings in Church Road, including the small timber framed building known as The Smithy, which is at the edge of The Green. Continuing along Coventry Road, Edinburgh Villas are a series of similar houses and there are a number of detached houses between Bromleigh Villas and Edinburgh Villas and on the west side of the road a series of semi-detached houses of interwar period. There is an

open area of recreation ground formed between Coventry Road and Francis Road with 20th century housing facing onto the open space. Coventry Road then continues in a westerly direction towards the river crossing. To the north, there is the Lunt Fort and its cottages which are a pair of 18th century to 19th century cottages which are grade II listed buildings. Coventry Road is then dominated by 20th century housing, some of which must date from the original development of the area following the demolition of Baginton Hall with a pair of 19th century gate piers, which must be the remnant of the entrance into the Hall. Rose Cottage and Ivy Cottage are samples of earlier settlements along Coventry Road and in the grounds of Rose Cottage is a grade II listed barn. Coventry Road at the junction with Hall Drive becomes Mill Hill running down towards the river at the Old Mill Hotel. Mill Hill is typified by detached and semi-detached dwellings set in their own grounds, all of mid to late 20th century origin and although an attractive residential area not of particular architectural interest.

Baginton as a village does fall into a series of parts, the historic core around Church Road Green which does still retain much of the character of the original village, with the church at the end, adjacent to the site of Baggotts Castle. Clearly the original village was then dominated by Baginton Hall grounds which extended up to Coventry Road and the settlement continued with odd dwellings which remain as the Lunt Cottages and Rose Cottage. The original road then descended to the river and to the Old Mill which has now been extended extensively, as the Old Mill Hotel. From the historic core there is an interwar development of bungalows which does represent interesting development of that period within the former hall grounds. Many of these properties are now altered and there are no unaltered groups that could be classed as being of specific architectural interest. Lunt Fort clearly forms another part of the village, although of historic interest and educationally an extremely good facility, is not of particular architectural interest in terms of its association with the rest of the village. Mill Hill is a typical piece of ribbon development outside of the original village core leading down to the river.

In terms of conservation area consideration, the historic core around Church Road and The Green does contain much of the original fabric of this part of the village. There is a particular cohesiveness around the junction of Church Road with Kimberly Road and the stretch of Church Road running up to the church. There is also a secondary attractive group around The Green with The Row forming a backcloth to the east with the small timber framed forge building, the Smithy, (which is unlisted) to the north of The Green and the pond to the east. Moving out from this grouping towards Bromleigh Villas and Kimberley Road, there is little of historic or architectural survival to warrant the inclusion of these buildings, although the area of agricultural land bounded by Coventry Road/Bromleigh Villas and Kimberley Road, is important to the setting of the historic core and The Green. It is therefore proposed that a boundary could be drawn for conservation area status around The Green to include The Row and the pond. and the agricultural land bounded by Coventry Road and Kimberley Road and then to include the core of the village and Home Farm, Oak Farm, Lucy Price House, the Old Rectory, and the Church. This would also include Lucy Price Hall, which, although not particularly attractive, should not be excluded and also New House and the new Rectory which are not incongruous in terms of the Conservation Area status and do have mature gardens which add to their quality. It is also proposed to include the area to the south of the Old Rectory and Pools Cottages, which form part of the setting of the historic core.

As Bagots Castle is protected as a Scheduled Ancient Monument and is set in open countryside, it is not proposed to include the site of Bagots Castle in the Conservation Area. The boundary would thus be drawn to the east of the new house enclosing the

grounds of the old Rectory, Pools Cottages, and Stable Yard, returning back to the small treebelt adjacent to The Green. It is therefore proposed that a new conservation area could be designated within these boundaries. In terms of the remainder of the village, although attractive, there is insufficient historic architectural survival or historic cohesiveness to warrant designating any other parts of the village.

Wappenbury - Character Statement

Wappenbury is a small settlement, the historic core of which is circled by a medieval earth works at Wappenbury Camp which is a Scheduled Ancient Monument.

The village is located off the Rugby Road between Weston under Wetherley and Princethorpe. The T-junction forming the centre of the settlement has a lane leading southwards past Camp Farm and dividing at St John the Baptist Church to serve other parts of the settlement.

Principal features of the settlement are St John the Baptist Church, which is a medieval grade II listed building, St Anne's Roman Catholic Church and Presbytery which is of mid 19th century origin but not listed, Camp Farm house which a grade II listed building and Wappenbury Hall. Both churches are distinctive properties set in their own church yards and form an unusual grouping in a rural setting being both an Anglican Church and a Roman Catholic Church adjacent to each other. Wappenbury Hall is a large Edwardian property in its own attractive grounds to the north east of the core of the village. It is possible that the Hall incorporates some earlier building fabric. There are attractive stables and other outbuildings, together with a garden area which is used as a commercial nursery. The garden to the hall is an attractive well treed area with boundary wall and hedge to the road. Wappenbury Hall is not a listed building.

Other buildings in the village are Leam Bank Farm, which is of 18th century origin with 19th century and later alterations and additions, together with a range of farm barns. These buildings are set in a well treed area to the rear of St John the Baptist Church. Garden Cottage is an attractive thatched cottage of 18th century origin with later additions, opposite the church yard to St John the Baptist Church. The Waterside is a modern house which replaced a 1950s dwelling; it is an attractive single dwelling set in the mature grounds of the former house.

There are a number of other dwellings, New Cottages and Hill Farm Cottages on the road leading from the main part of the settlement to the Rugby Road. Whilst these are attractive houses they are all of 20th century origin and do not form part of the main settlement. The historic core of Wappenbury, which includes the area contained by the scheduled ancient monument, plus Wappenbury Hall and its grounds, form an attractive group of buildings and associated areas of agricultural land which link the elements together. The Church of St John the Baptist and Camp Farm House are grade II listed buildings, however, none of the other buildings have the benefit of listed status and conservation area designation would be a useful layer of protection to this attractive area.

Given the integration of the settlement, with a scheduled ancient monument, together with the attractive grouping of the buildings, it is concluded that Wappenbury should be considered for Conservation Area status. This view is supported by English Heritage in the advice given following their visit to the village.