

Development Control Committee – 19th March 2007

Report of the Director of the Urban Environment

Finalised Conservation Area Appraisal & Management Proposals for the Wordsley Hospital Conservation Area

Purpose of Report

1. The purpose of this report is: -
 - a) To report to Committee the results of public consultation undertaken in respect of the Draft Conservation Area Character Appraisal & Management Proposals for the Wordsley Hospital Conservation Area;
 - b) To seek approval for the publication of the now finalised Conservation Area Character Appraisal & Management Proposals for the Wordsley Hospital Conservation Area and for its' subsequent implementation by the Director of the Urban Environment. (A copy of the finalised document that includes the Public Consultation Process report is located in the Members Room and individual copies will be made available to Development Control Committee Members.)

Background

2. At the meeting of the Development Control Committee on 19th December 2005 the Director of the Urban Environment was authorised to produce a draft Conservation Area Character Appraisal with management proposals for the Wordsley Hospital Conservation Area with a view to submitting the resultant draft to Development Control Committee for its' approval for public consultation. The draft Wordsley Hospital Conservation Area Character Appraisal was duly drawn together and reported to the Development Control Committee of the 17th October 2006 that approved the publication of the report for public consultation.
3. Character Appraisals need to be subject to effective public consultation that enables them to carry full weight in planning appeals, for example.

Accordingly, widespread public consultation was undertaken between 22nd January 2007 and 19th February 2007. Through a widely publicised series of events Dudley MBC sought to engage all members of the local community and various external consultees:-

- An exhibition, questionnaires and a copy of the draft Conservation Area Character Appraisal & Management Proposals were made available in **Wordsley Library, Stourbridge Library** and **The Red House Cone**.
 - Details of the proposals and a copy of the draft Conservation Area Character Appraisal & Management Proposals were deposited on the council's website together with the questionnaire.
 - A presentation and exhibition was made by Dudley Council to elected Ward Members and the general public at **Brierley Hill Area Committee** on 1st February 2007 at Brockmoor Primary School, Belle Isle, Brockmoor, Brierley Hill.
 - A range of external consultees were contacted and provided with copies of the information leaflets and questionnaires and were invited to comment.
 - The consultation exercise was the subject of a **press release** and appeared in several local papers.
 - In addition officers manned the exhibition and made themselves available to answer any queries and receive comments locally at **Wordsley Library, Stourbridge Library** and **The Red House Cone** on Wednesday 7th, Wednesday 14th and Saturday 17th February 2007.
4. Brierley Hill Area Committee considered the draft Conservation Area Character Appraisal & Management proposals at their meeting of 1st February 2007 where they fully endorsed the draft document and the conservation area boundary contained therein.
 5. To assist the public in expressing their views on the draft Conservation Area Character Appraisal a questionnaire was provided. Four specific questions were posed in the questionnaire which allows quantitative assessment of the results. Respondents were asked if they 'supported', had 'no opinion' or 'opposed' various propositions posed by the Draft Character Appraisal proposals. Space was provided on the questionnaire for people to make general comments.
 6. By the end of the public consultation period, on 19th February, 141 questionnaires had been received where at least one of the four questions had been answered or a comment made. For a full summary of the results of the public consultation please refer to the *Public Consultation Process Report* that is incorporated within the finalised Appraisal document.

7. The public consultation exercise aroused considerable interest and there was a very encouraging public response. The questionnaire responses demonstrated that there was substantial support for the Conservation Area Character Appraisal & Management Proposals for Wordsley Hospital. The overall total response to all four questions revealed that 91% of the respondents supported the proposals thus leaving 6% with no opinion and only 3% opposing the proposals.
8. The results of the public consultation exercise and all comments received (whether negative or not) have been carefully considered and have been accommodated as appropriate in the finalised document "Wordsley Hospital Conservation Area Appraisal & Management Proposals". A copy of the document can be found in the Members Room and has also been made available direct to Development Control Committee Members and the document is commended to the Committee for formal approval.

Finance

9. The publication of the finalised *Wordsley Hospital Conservation Area Appraisal & Management Proposals* and its subsequent implementation is allowed for within existing work programmes and budgets.

Law

10. Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act imposes a duty on Local Planning Authorities to designate as Conservation Areas "*any areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*" The act also places a duty on local authorities to designate conservation areas where appropriate and from "*time to time*" to review the extent of conservation area designation within their districts. Section 69 also imposes a duty on local planning authorities "*from time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts and to consult the local community about these proposals*".

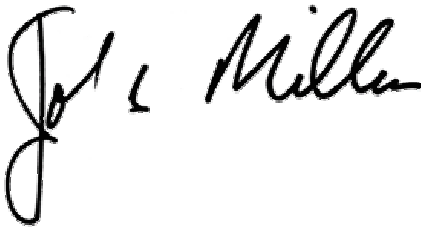
Equality Impact

11. The proposals contained in this report are in full accordance with the Councils equal opportunities policies and should in no way have any impact on different racial groups, disabled people, children and young people, both genders and/or other relevant groups.

Recommendation

12. It is recommended that:-

- Members note the results of the public consultation exercise undertaken in respect of the draft Wordsley Hospital Conservation Area Character Appraisal & Management Proposals.
- Development Control Committee approves the publication of the finalised Wordsley Hospital Conservation Area Character Appraisal & Management Proposals and authorises the Director of the Urban Environment to take all necessary steps to implement the proposals contained therein.



.....
John B Millar
Director of the Urban Environment

Contact Officers: Pete Boland

Telephone: 01384 814190

Email: peter.boland@dudley.gov.uk

Jayne Pilkington

Telephone: 01384 814168

Email: jayne.pilkington@dudley.gov.uk

List of Background Papers

- Development Control Committee Report dated 19th December 2005
- Development Control Committee Report dated 7th November 2005.
- *Wordsley and Ridge Hill Hospital Sites Development Brief* dated October 2005 and approved by the Council's Development Control Committee as Supplementary Planning Guidance on 07.11.05.
- Development Control Committee Report dated 17th October 2006
- Copy of '*Historic Buildings Assessment*' researched by Anne Upson and commissioned by the NHS Trust in 2004.
- *Wordsley Hospital Conservation Area Appraisal & Management Proposals Consultation Draft*, January 2007.