

REPORT TO: Planning Committee
Cabinet
Council

DATE: 8th April 2009
16th April 2009
7th May 2009

SUBJECT: Churchtown and North Meols Conservation Areas Appraisal

WARDS AFFECTED: Meols

REPORT OF: Planning and Economic Regeneration Director

CONTACT OFFICER: Dorothy Bradwell – Tele 0151 934 3574

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To seek Planning Committee, Cabinet and Council's endorsement of the contents of the Churchtown and North Meols Conservation Areas Appraisal and adopt the proposed amendments to the Churchtown Conservation Area boundaries as proposed (Appendix 1).

REASON WHY DECISION REQUIRED:

To fulfil the Council's duty under sections 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

RECOMMENDATION(S):

That Planning Committee:

- (i) Recommend to Cabinet that the Churchtown and North Meols Conservation Areas Appraisal be adopted as a material consideration in the determination of planning applications.
- (ii) Recommend to Cabinet that they approve the proposed amendments to the Churchtown Conservation Area boundaries shown on the plan appended at Annex 1 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

That Cabinet

- (i) Agree the recommendations from Planning Committee and refer these to Council for approval and adoption.

That Council:

- (i) Adopts the Churchtown and North Meols Conservation Areas Appraisal as a material consideration in the determination of planning applications.
- (ii) Approves the proposed amendments to the Conservation Area boundaries shown on the plan appended at Annex 1 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

KEY DECISION: N/A

FORWARD PLAN: N/A

IMPLEMENTATION DATE: N/A

ALTERNATIVE OPTIONS:

N/A

IMPLICATIONS:

Budget/Policy Framework: N/A

Financial: N/A

Legal: N/A

Risk Assessment: N/A

Asset Management: N/A

CONSULTATION UNDERTAKEN/VIEWS

PUBLIC CONSULTATION: A public meeting was held in St Cuthbert's Church, Churchtown on 11th February 2009. The meeting was well attended and a small number of written comments have since been received. The appraisal has been amended in line with relevant comments.

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		X	
2	Creating Safe Communities		X	
3	Jobs and Prosperity		X	
4	Improving Health and Well-Being		X	
5	Environmental Sustainability		X	
6	Creating Inclusive Communities		X	
7	Improving the Quality of Council Services and Strengthening local Democracy	X		
8	Children and Young People		X	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Sefton UDP

Planning Policy Guidance Note 15: Planning and the Historic Environment

English Heritage Guidance: Conservation area appraisals - Defining the special architecture or historic interest of Conservation Areas.

BACKGROUND:

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to prepare proposals for the preservation and enhancement for any conservation areas that they designate.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to from time to time review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if so, designate those parts accordingly.

On 12th April 2006 in recognition of these duties Planning Committee agreed to employ consultants to prepare draft conservation area appraisals.

The draft Churchtown and North Meols Conservation Areas Appraisal is the last of the commissioned appraisals to be produced and has now undergone public consultation.

The recommendations of the appraisal include proposals to alter the current boundaries of the Conservation Areas.

A map showing the proposed extension to the conservation area is appended to this report along with the section of the appraisals that explain why the change is proposed (Appendix 1).

Public Comments

A public meeting took place on 11th February 2009 at St Cuthbert's Church, Churchtown. Issues concerning the contents of the Conservation Area Appraisal were discussed with residents who were invited to formally put their comments in writing to the Council. Three letters of comment and a petition have been received.

Boundary Amendments

A petition and a letter were received which objected to the proposed boundary changes to the conservation area, which would have seen the inclusion of the cul-de-sac properties on Mill Lane. The Planning Director agrees with the residents grounds of objection – that the buildings are not of historic merit - and as such the extended boundary has been amended to omit these properties.

Traffic

A letter of support was received in respect of the suggestions within the appraisal relating to the reduction of traffic.

Historical information

As a result of the Public consultation a significant amount of local historical information was gratefully received from the North Meols Civic Society. The local historical Information has been incorporated within the document.

Planning Decisions

The adoption of the Appraisal as a material consideration in planning decisions will help to guide the form and appearance of new developments in the conservation area, to ensure that they are appropriate to their context.

Content of Appraisal

The contents page of the Appraisal is given in Appendix 2, the full detailed Conservation Area Appraisal is available to view on request to Dorothy Bradwell Dorothy.bradwell@planning.sefton.gov.uk or 0151-934-3584.

Once adopted, the appraisal will be published on the Sefton Council website.

Appendix 1: Proposed alterations to Existing Conservation Area Boundary of Churchtown Conservation Area.

9.0 RECOMMENDED AMENDMENTS TO CONSERVATION AREA BOUNDARIES

9.1 Current Designated Boundaries

The existing Conservation Area boundaries have been set in a succession of designations as described in section 1 of this report. Both Churchtown and North Meols Conservation Areas started with a core area which has then been extended outwards.

The North Meols Conservation Area originally extended as far as the stream known as the Pool which runs through the park. However from the house and from the entrance area this stream has no visual presence or significance and so it was felt desirable to extend the area to the limits of the near views, which is the curtilage planting of the park.

There is no need to suggest any changes to this as the status and condition of the area remains constant and, protected in this way there seems to be no pressing need for any alteration.

The Botanic Gardens was designated at the same time as the first part of Meols Hall park and, again there seems little reason to change the main boundary lines.

The Churchtown village area was the first Conservation Area to be designated in this area in 1973 and incorporated the village square, the church and churchyard and the length of Botanic Road as far as the beginning of Mill Road and including part of Churchgate. The boundaries of the area were, on the north west and south sides not particularly easy to define – the definition partly being made by visual barriers and partly by plot boundaries and in some cases both.

In 1989 additions were made to the Conservation Area in four locations, the major one being the inclusion of part of Cambridge Road up to the roundabout and Manor Road nearby. Small extensions were made to the ‘corners’ of the area in three locations to rationalise, to include additional historic structures, and in the south to protect both sides of the lane to Meols Hall.

9.2 Amendments

Following this review and assessment of the two Conservation Areas it is proposed that there be one additional included within the Churchtown Conservation Area.

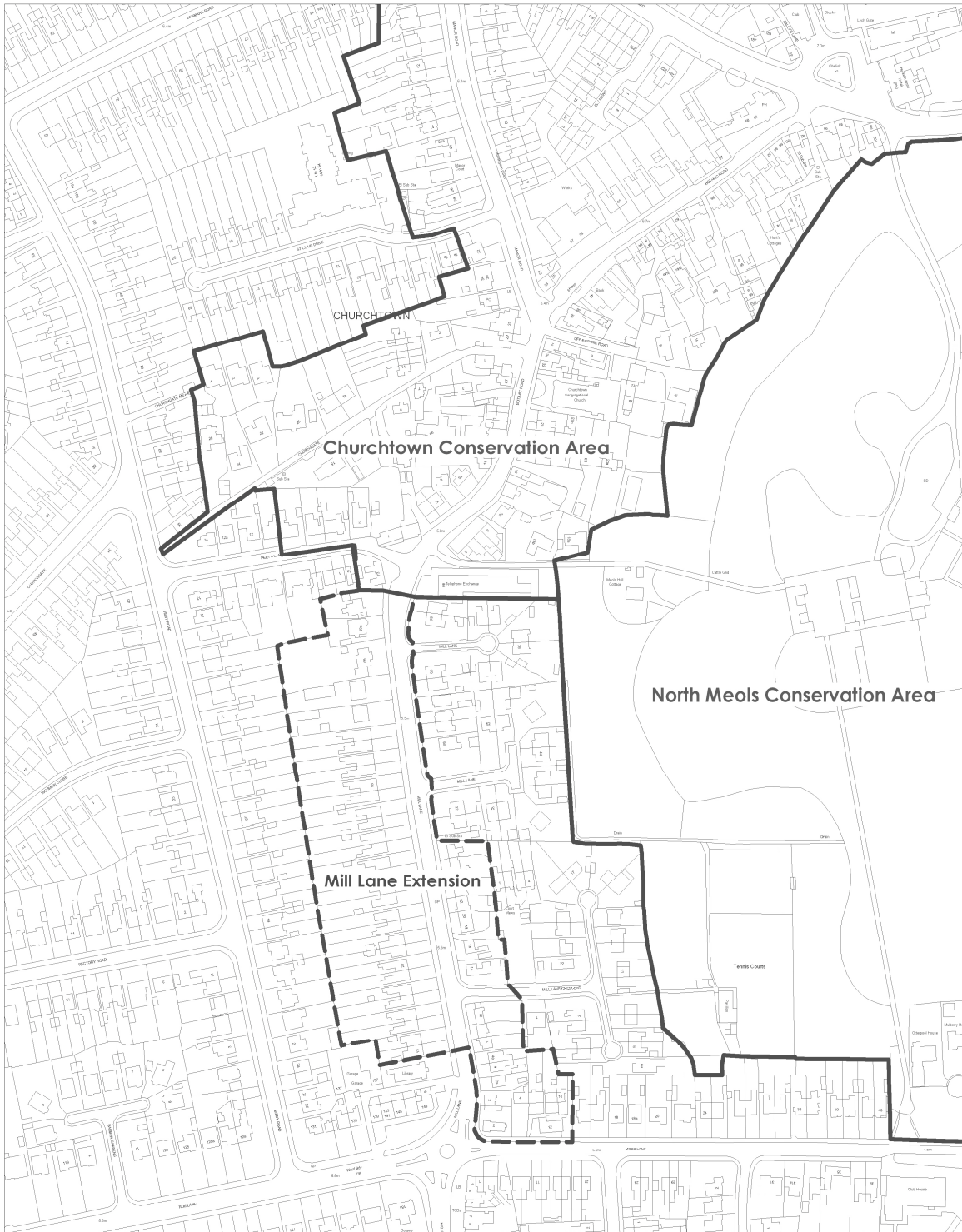
Mill Lane

Proceeding south down Mill Lane from the south end of Botanic Road it comes as quite a surprise to discover a further substantial row of single storey white cottages on the left and further substantial Victorian villas on the right, all of similar character and quality to those within the main body of the Conservation Area. On the east side of the Lane the continuity of the historic structures is broken by some late C20 houses, which are not proposed for inclusion. Many of the single storey cottages are listed and of a character similar to those in the main body of the Conservation Area.

It is recommended that there is sufficient strength of character within this street, and sufficient consistency with the main part of the Conservation Area to make it a worthwhile extension. The fact that this area, not designated as a Conservation Area is so close to a similar area which is protected raises questions with residents and visitors.

The south boundary would be formed by the north side of the road known as Moss Lane. On the opposite side the boundary should extend as far as 13 Mill Lane. The exact definition of the boundary in this area needs careful consideration on site. The east and west boundaries would be formed by the rear boundaries of the properties which immediately abut Mill Lane.

This southerly extension would provide a worthwhile reinforcement of the character and a more considered and definite approach to the core of the area.



Sefton Council

**Planning & Economic
Regeneration Department**

Andy Wallis - Director
Planning & Economic Regeneration is part of the
Regeneration & Environmental Services Directorate

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Plan showing the Mill Lane extension
to Churchtown Conservation Area

OSGR: 336351, 418183

Sheet(s):

Area: 355724 sqm

Plan 1

Standard Site Plan

Scale: 1:5000

Date: 24/3/2009

Drawn By: PEARV on

Contact Officer: VCP

Plan Ref: G:GIS/Wkdata/Conservation

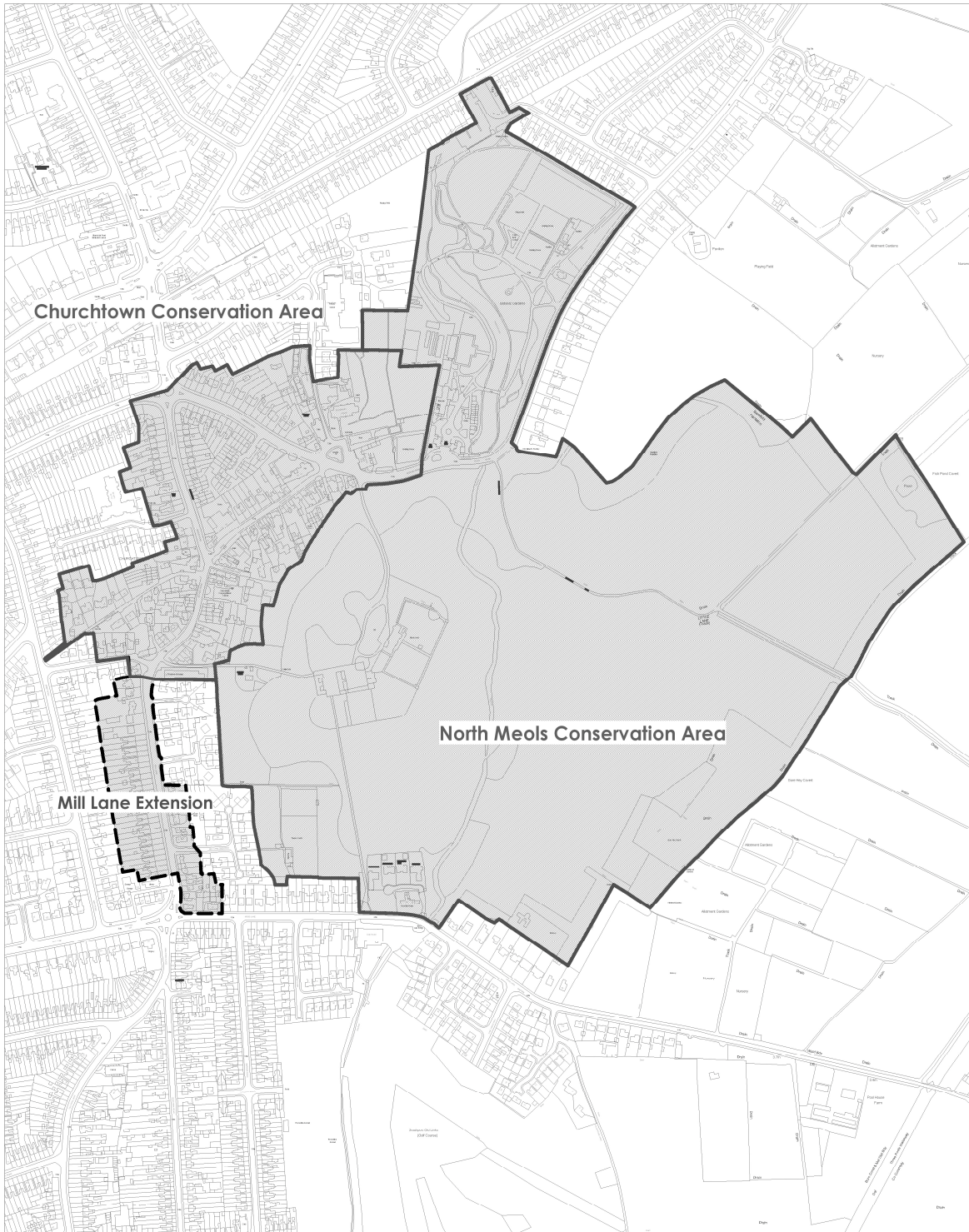
Ward(s): Norwood, Meols

Postcode Sector(s): PR9 7

Polling District(s): Y5, Y6, Y6

Parish(es): None Found





Sefton Council

**Planning & Economic
Regeneration Department**

Andy Wallis - Director
Planning & Economic Regeneration is part of the
Regeneration & Environmental Services Directorate

Plan showing the Mill Lane extension
to Churchtown Conservation Area

Plan 2 Standard Site Plan

Scale: 1:5000
Date: 24.3.2009
Drawn By: PEARV on
Contact Officer: VCP
Plan Ref: G:GIS Wkdata Conservation
Ward(s): Norwood, Meols
Postcode Sector(s): PR9 7
Polling District(s): Y5, Y6, Y6
Parish(es): None Found



OSGR: 336351, 418183 Sheet(s): Area: 355724 sqm

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Appendix 2

CHURCHTOWN AND NORTH MEOLS CONSERVATION AREAS APPRAISAL

CONTENTS

PREFACE

1.0 INTRODUCTION

- 1.1 Background
- 1.2 Scope and Structure of the Study
- 1.3 Extent of the Conservation Areas
- 1.4 Designation
- 1.5 General Identity
- 1.6 Survey

2.0 LOCATION AND CONTEXT

- 2.1 Location
- 2.2 Topography and Geology
- 2.3 Uses
- 2.4 Local Economy
- 2.5 General Condition
- 2.6 Study Area Boundaries

3.0 HISTORIC DEVELOPMENT

- 3.1 Early History and Origins
- 3.2 Development of the Churchtown and North Meols area
- 3.3 The development of the Botanic Gardens
- 3.4 Meols Hall
- 3.5 Historic Uses and their Influence
- 3.6 Archaeology

4.0 LANDSCAPE SETTING AND VISTAS

- 4.1 Setting and relationship with surrounding area
- 4.2 Character and relationship of spaces
- 4.3 Hierarchy of Routes
- 4.4 Views and vistas within the Conservation Area
- 4.5 Views out of the Conservation Area
- 4.6 Botanic Gardens
- 4.7 Meols Hall
- 4.8 Other green spaces and planting

5.0 TOWNSCAPE AND FOCAL BUILDINGS

- 5.1 General characteristics
- 5.2 Townscape
- 5.3 Focal Buildings and Features
- 5.4 Streetscape features

6.0 ARCHITECTURE, MATERIALS AND DETAILS

- 6.1 Prominent styles
- 6.2 Materials and typical details

7.0 CHARACTER ASSESSMENT

- 7.1 Character Zones
- 7.2 Contribution of unlisted buildings and structures
- 7.3 Contribution of buildings
- 7.4 Special Interest of the Area

8.0 NEGATIVE FACTORS AND OPPORTUNITIES FOR ENHANCEMENT

- 8.1 Overview
- 8.2 Negative factors

9.0 RECOMMENDED AMENDMENTS TO CONSERVATION AREA BOUNDARY

- 9.1 Current Designated Boundaries
- 9.2 Amendments

LIST OF FIGURES

- Figure 1 Extent of Conservation areas
- 2 Dates of designation of Conservation Areas
- 3 Plan showing location of Churchtown and North Meols Conservation Areas
- 4 Map showing main phases of historical development
- 5 Site plan of Botanic Gardens taken from 1893 OS map
- 6 Aerial view of Churchtown / North Meols Conservation Areas
- 7 Hierarchy of traffic routes and footpaths
- 8 Viewpoints, nodes and visual barriers
- 9a Sketch showing tight, close set grain on Botanic Road street frontages
- 9b Sketch showing more open and random grain of development in Churchgate area
- 10 Sketch showing grain on Cambridge Road and Manor Road
- 11 Map showing focal buildings (numbers refer to following text)
- 12 Plan showing character zones
- 13 Sketch plan of Market Place
- 14 Plan showing key unlisted buildings and frontages
- 15 Plan showing of contributions of buildings in Churchtown Conservation Area
- 16 Plan showing proposed addition to Churchtown Conservation Area

APPENDICES

- A** Bibliography
- B** Historic Maps
- C** List of streets within the Conservation Area