

## **Talbot Street Conservation Area Management Plan**

### **Supplementary Planning Document (SPD)**

#### **CONSULTATION STATEMENT**

##### **1. Introduction**

This statement is the 'Consultation Statement' for the Talbot Street Conservation Area Management Plan SPD as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. This statement sets out how the public and other stakeholders were consulted upon the SPD.

##### **2. Consultation regulations**

The SPD is produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below.

Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD. This statement is the 'Consultation Statement' for the adopted SPD as required by Regulation 12(a).

Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum 4 week consultation, specify the date when responses should be received, and identify the address to which responses should be sent. The consultation statement that accompanied the draft SPD set out that information.

Regulation 13: Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12. The consultation statement that accompanied the draft SPD set out that requirement.

Regulation 35: Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:

- Make the document available at the principal office and other places within the area that the Council considers appropriate;
- Publish the document on the Council's website.

These measures were undertaken as part of the draft SPD consultation.

##### **3. The Statement of Community Involvement (SCI)**

The SCI was adopted in 2018 and reflects the 2012 Regulations, set out above, together with related regulations and policy including the NPPF 2018. It also specifies additional measures that the Council will undertake in consulting upon draft SPDs and these have been reflected in the consultation process for the SPD. As per the SCI, the Council has involved key stakeholders in the preparation of this draft SPD for consultation (as set out in the SPD).

#### 4. Talbot Street Conservation Area Management Plan SPD Consultation Information

Consultation on the SPD is been carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The draft SPD was made available for inspection by the public for a six week period between 5<sup>th</sup> November to 17<sup>th</sup> December 2018. Copies of the draft SPD were available during normal office hours at the following locations:

- Cannock Chase Council principal offices at the Civic Centre, Beecroft Road, Cannock
- Public library at Rugeley
- Public Library at Brereton

A copy of the draft SPD was available to view on the Council's website at [www.cannockchasedc.gov.uk/planningpolicy](http://www.cannockchasedc.gov.uk/planningpolicy) .

Further information was available by contacting the Planning Policy team by email at [planningpolicy@cannockchasedc.gov.uk](mailto:planningpolicy@cannockchasedc.gov.uk) or by telephoning 01543 462621.

The following measures were undertaken to inform persons of the draft SPD consultation and document availability:

- Notification letters sent to all properties in the Conservation Area, stakeholders including Historic England, Staffordshire County Council and the Landor(Local History) Society and local ward Members.
- A short presentation was made to Rugeley Town Council and Brereton and Ravenhill Parish Council.
- A Press Notice was posted in local papers.
- A press release was issued.
- The draft SPD and details of the consultation were posted on the Council's website.

#### 5. Summary of issues raised and how incorporated into the SPD

6 representations on the draft SPD were received from external parties, including Parish and Town Councils and local residents. In summary, comments received broadly expressed strong support for the SPD, suggesting only relatively minor amendments and additional information to be referenced. Many of the requested changes have been taken forward in the adopted SPD.

A full schedule of representations received to both the accompanying Appraisal and the Management Plan SPD is set out in Appendix 1 together with the Council's response. Appendix 2 details the amendments to the draft SPD.

## Appendix 1

### Draft Talbot Street/Lichfield Street Conservation Area Appraisal and Management Plan

#### Summary of main issues raised during consultation

Name	Comments	Officer recommendation
<p>Brereton &amp; Ravenhill Parish Council, Brereton &amp; Ravenhill Neighbourhood Plan Steering Committee and Brereton &amp; Ravenhill Heritage Committee</p>	<p>Welcome the draft documents subject to the following comments:</p> <p><u>Appraisal</u></p> <ul style="list-style-type: none"> <li>• P6 2<sup>nd</sup> para – the old station was on both sides of the bridges</li> <li>• P7 2<sup>nd</sup> para - railway was constructed in 1850's, completed 1859.</li> <li>• P12 final para – the railway bridges between Horse fair on the one side and Armitage Road and Brereton road on the other side need careful cleaning and repointing</li> <li>• P14&amp;15 - the railway bridges between Horse fair on the one side and Armitage Road and Brereton road on the other side need careful cleaning and repointing and the railway bridge over Arch Street should be clearly identified as significant buildings</li> <li>• P27 6<sup>th</sup> indent – care needs to be taken to ensure that trees (especially larger trees) do not harm residential amenity when fully grown.</li> </ul> <p><u>Management Plan SPD</u></p> <ul style="list-style-type: none"> <li>• P5 – we suggest adding a final box: ‘the Council will be prepared to use its powers under the Planning Acts where neglect threatens the survival of historic structures or harms amenity’.</li> <li>• P9 &amp; 10 – the railway bridges between Horse Fair on the one side and Armitage Road and Brereton road on the other , and the railway bridge over Arch Street should be clearly identified as significant buildings</li> </ul>	<p>Noted and support welcomed.</p> <p>Text updated accordingly to cover these matters.</p> <p>Added to plan.</p> <p>Text does specify ‘appropriate trees’. New tree planting should be carefully chosen for site to avoid future amenity impacts.</p> <p>The Council’s adopted generic Conservation Areas Management Plan 2014 should be read in conjunction with the individual Management Plans and contains measures available to the Council to apply across all of its conservation areas, including enforcement.</p> <p>Added to plan.</p>
<p>Ray Till Local resident</p>	<p>Good idea to make conservation areas to protect the old buildings and the environment for the future. Some parts of conservation areas have not been policed in the past so who will police the areas to</p>	<p>Noted. Many alterations to buildings are classed as ‘permitted development’ to householders, even in</p>

	maintain character for the future.	conservation areas, however the documents seek to encourage all alterations to be done in the most appropriate way.
Rob Gibbon Local resident	As a resident of Talbot Street I am keen to keep updated on the Council's plans regarding this Conservation Area. Document mentions p7 – 'consideration of alternative methods to control on-street parking'. I feel that on-street parking is becoming a problem in Talbot Street and will only get worse if something is not done to address this. In particular vehicles are parked on both sides of the street and since it is narrow they park on the footpath in some cases totally blocking access on the footpath. Could the Council look into the viability of issuing residents with parking permits to allow their vehicles to park on the car park next to St Pauls Church? If this does not provide enough incentive then maybe parking should only be allowed on one side of the street.	Noted, text of Management Plan updated to encourage exploration of parking solutions (which in themselves go beyond the remit of these documents).
Dave Lucas Co-ordinator of Antlers restoration project	P23 – Antlers – these are not a replica but the restored original The original cast iron light fitting was repaired and SCC in conjunction with Network Rail re-erected them in their original position.	Text of Appraisal updated accordingly
Harry Thornton Local resident	<p>The 2018 Draft Appraisal is welcomed as it highlights many of the changes that have occurred within the Conservation Area since the 2005 Appraisal. The Draft documents are informative and comprehensive, and are an easy-to-read assessment of the area in general and the changes still needed to improve the area.</p> <p>The Talbot Street former girls school is now much improved after being converted to residential use. P9 para 3 refers to the school 'now used as offices' which may be an error.</p> <p>Appraisal p28 – recommendation 6 is particularly welcomed as being necessary to improve views from Lichfield Street.</p> <p>Draft Management Plan p3 – summary of items of special interest – while many of the shops facing Horse Fair still fall short of what is desired, they have to a limited extent benefitted by the recent road improvements and by the improved street scene brought about by the trees and suitably matching exterior of the new care home facing the shops.</p>	<p>Noted</p> <p>Noted and Appraisal text updated accordingly.</p> <p>Noted.</p> <p>Noted.</p>

	<p>Heron Court is still in need of tlc, although now that residential development has been approved on spare land at the front and side of the building it is hoped that Heron Court itself will soon be improved, despite having much of its imposing frontage lost from view in Heron Street.</p>	<p>Noted.</p>
<p>Rugeley Town Council</p>	<p>The residential area has been well protected by the Conservation Area plans. Rear gardens to properties are protected with little/no secondary dwellings affecting the setting of the original houses. The railway is a dominant feature especially as it passes across the end of Horse Fair.</p> <p>Whilst the core of the area has a tranquil feel and retains many original features on the houses, the boundary of the conservation area has not been as well protected and offers little in the way of architectural merit. Horse Fair itself is a significant road in the history of Rugeley but this history has been developed out through incremental modern planning permissions.</p> <p>Rugeley Town Council would like to see more direction for planning applications along Horse Fair in order to re-establish it as the significant thoroughfare that it once was. It is suggested that the use of a 'street scene development guide' may assist in this.</p>	<p>Noted and support welcomed.</p> <p>Noted. The significance of Horse Fair could be further emphasized in the Appraisal 'Negative Features' and 'Enhancement Opportunities' sections and in the Management Plan SPD Delivery Plan. Text updated accordingly.</p> <p>Noted. Horse Fair could be added to an update of the Council's Design SPD 2016 in due course which already includes coverage of design enhancements for significant 'corridors' such as the A5. Horse Fair would seem to merit such specific treatment, offering a more comprehensive approach to enhancing the settings of two conservation areas – Talbot Street/Lichfield Street and Rugeley Town Centre – as well as the street scene of a well used thoroughfare. Management Plan SPD updated accordingly.</p>

## Appendix 2

### Draft Talbot Street/Lichfield Street Conservation Area Appraisal and Management Plan

#### Proposed amendments following consultation

Document, section and page number	Proposed amendment
Appraisal – Development History – p6	2 <sup>nd</sup> para: amend 9 <sup>th</sup> sentence to: <b>...when the railway was built in the 1850's, completed 1859 (the old station was on both sides of the bridge).</b>
Appraisal – Development History – p9	3 <sup>rd</sup> para: amend 2 <sup>nd</sup> sentence to: <b>...the Girls Primary School in Talbot Street in 1892 (now converted to dwellings).</b>
Appraisal – Character Analysis – p12	Final para: amend 1 <sup>st</sup> sentence to: <b>'The brick built railway bridges on Horse Fair form a substantial and distinctive edifice at the entrance to the town centre and would benefit from careful cleaning and repointing.'</b>
Appraisal and Management Plan – Plans 4 & 5	Shade railways bridges in Horse Fair and Arch Street as <b>'unlisted buildings of significant interest'</b> .
Appraisal – Public Realm – p23	6 <sup>th</sup> sentence: amend to: <b>'Recent local support for restoration and replacement of the original historic 'antler' light fitting on the Horse Fair bridge ...'</b>
Appraisal – Loss/Intrusion/Negative Features – p25	End of 4 <sup>th</sup> para: add: <b>'In particular, Horse Fair is a historically significant thoroughfare in Rugeley which retains sections of its attractive historic frontages. Whilst modern redevelopment has had an impact, the history, character and street scene could be enhanced by sympathetic repair of the older buildings and sympathetic redevelopment of some of the modern ones, especially those noted as having a negative impact. Appropriate tree planting to enhance the street scene would also be welcomed.'</b>
Appraisal – Enhancement Opportunities/recommendations – p28	Add additional bullet point and adjust numbering: <b>'Opportunities to enhance the significance of the Horse Fair frontage of the Conservation Area will be encouraged, with sympathetic repairs to historic buildings and sympathetic redevelopment of sites noted as having a negative impact, including appropriate tree planting. In addition the Council will give consideration to including the Horse Fair frontage in an update of its Design SPD 2016 to encourage a more comprehensive enhancement of the edge and setting of two conservation areas – Rugeley Town Centre and Talbot Street/Lichfield Street – with guidance covering the whole corridor.'</b>
Management Plan – Delivery Plan – p4	1 <sup>st</sup> box: add sentence: <b>'In addition opportunities to enhance the historic significance of the Horse Fair frontage with sympathetic repair of the older buildings and sympathetic redevelopment of some of the modern ones, especially those noted as having a</b>

	<b>negative impact, together with appropriate tree planting, will be encouraged.'</b>
Management Plan – Delivery Plan – p5	2 <sup>nd</sup> box: add sentence: ' <b>The Council will give consideration to including design guidance for the whole Horse Fair corridor in an update to its Design SPD 2016 to encourage more comprehensive enhancement of this significant street scene including the edge and setting of two conservation areas.'</b>
Management Plan – Delivery Plan – p7	Potential for Future Enhancements 3 <sup>rd</sup> box: amend sentence to: 'Consideration of traffic calming/parking restrictions with the County Highway Authority to explore <b>the least obtrusive and most effective</b> ways to regulate on street parking.'