

Knighton Neighbourhood Forum

Conservation and Heritage Working Group

Minutes of Meeting Thursday 3rd Oct 2019

7.30pm College Court Knighton

Names of attendees are redacted from minutes made public for reasons of privacy.

Minutes and Actions: The minutes of the meeting on 29th August 2019 were amended and then agreed as an accurate record.

All actions covered by the Agenda

The Chair welcomed PT (Planning Consultant) to the meeting and invited him to explain a variety of planning designations, (Listings, Conservation Areas, Article 4) and how appropriate these would be for safeguarding the heritage of the Knighton area. PT answered a number of questions during the discussion.

Discussion with PT regarding development of polices for the area:

SB briefly explained that PT would be help us to define our polices and understand the different types of protection that might apply and the advantage and limitations of the different types of protection. PT discussed a number of points. This a summary of the main areas of discussion.

Heritage assets; designated (listed buildings, conservation areas, scheduled monuments) and non-designated (assets having local interest). Designated assets have a greater level of protection but there is consideration for non-designated assets/buildings, particularly if it affected its character or involves partial demolition.

Extending the Conservation area was discussed. The Council have a legal duty to consider this if a local group believes this should be the case (Section 69-2). PT explained there are processes to consider when extending an area, including consultation with local residents. PT also said that designating a new conservation area was not necessarily any more difficult than extending an existing one.

A conservation area can have developments within it, but if there is Article 4 direction applied within the area, then development would be more difficult. RC asked if Article 4 direction can be applied outside a conservation area. This was confirmed and Article 4 direction can be applied to an area or a local building. SB showed a map of listed buildings and then clicked on Article 4 which showed that locally listed buildings also had Article 4 direction applied.

SB highlighted the Civic Society work in 2011 proposing an extension of the existing conservation area

There was discussion about the neighbourhood plan and what would be written into the plan, including identifications of areas that would help to define polices and where polices would apply. It could also include polices on building materials and local features. AA asked about pavement parking, but this was reported as a transport matter.

SB highlighted some of the walks that have been undertaken by the group and there was discussion about features and properties that were exemplars in the region such as the Portland Enclave 70's house, Kingsmead Road Dutch style gables and Pendlebury Drive social housing. PT added that greenspace policy should also be considered.

In summary it was concluded that areas to consider for the plan include:

- General design polices to be considered for the whole Knighton area
- Conservation polices, looking at buildings that should be placed on a local list
- Vistas should be considered, such as views of St Mary's Church
- Polices around enhancements such as trees and who delivers these

Conclusion:

It was decided that there would be 5 policy areas that PT would review and consider and then report back to the group. These were:

- Designated versus non-designated assets
- Defining specific areas and developing polices around these
- Specific polices related to locally listed buildings
- Policy that looks at developing the existing conservation area and also developments within a conservation area.
- Polices around vistas and assets

PT will send a report back to the group before the next meeting on the 31st October to enable a review and discussion prior to the next meeting with PT which is planned for 21st November.

Further planned walks:

A walk is planned for Saturday 5th October to include Sackville Gardens, Elms Road and Shirley Road. NK has been invited.

Online Picture Library:

The picture library created by RC continues to attract hits with up to 40 recorded for the drain cover section. SB is still exploring the possibility of student project around the picture library and will pursue this.

Contact with Builders:

RC has been trying to contact builders of original properties in the area but has not had much success. RC has been using Kelly's reference in the Library to explore the development of the area, for instance when roads and housing were constructed.

Comments on documents sent by PB:

PB sent a section of her draft report for comment. RC and AO sent some comments back with AO highlighting conflicts between street scene, highway safety and conservation approach.

PB also provided some information related to the demolition of a property on Southernhay Road. It was apparently not considered one of the best examples on the road and any replacement building should be equal to or better than the original in terms of character.

AOB:

None

Dates of next meeting:

Next C&HWG mtg-Thursday 31st October, 7.30pm, College Court Knighton (Note this has been changed to The Lounge at Knighton Parish Centre)

Meeting closed at 9.05pm