

<b>REPORT TO CABINET</b> <b>30 AUGUST 2006</b> <b>STATUS OF THE REPORT: Public</b>
<b>AREA COMMITTEES / WARDS AFFECTED</b> Batley Area Committee / Batley East, Batley West Wards
<b>TITLE</b> Batley: Revised and New Conservation Area Boundaries
<b>WHY IS IT COMING HERE? / WHAT DECISION IS REQUIRED?</b> Approval / Endorsement
<b>IS THIS AN URGENT ACTION APPROVED BY THE CHAIR OF SCRUTINY?</b> No
<b>WHAT ARE THE KEY POINTS?</b> <p>The 3 existing conservation areas in Batley (Station Road, Market Place and Upper Batley) have recently been reviewed as part of the commitment to meet Best Value Performance Indicators (BVPI). The conservation areas in Batley were prioritised for appraisal due to:</p> <ul style="list-style-type: none"><li>• <b>Development Pressure:</b> The local character is in danger of being eroded through proposed larger development and piece-meal changes. Existing conservation guidance needed to be strengthened.</li><li>• <b>Location:</b> Batley has 3 existing conservation areas within close proximity of one another enabling community consultation for all the Batley conservation areas to be undertaken at once reducing the time and financial cost of public consultation.</li><li>• <b>Existing Research:</b> A large amount of historical research on Batley was available due to Batley City Challenge.</li></ul> <p>After reviewing the 3 existing conservation areas in Batley, detailed analysis indicated that the boundaries should be enlarged to encompass more of the historic and architectural features in surrounding areas. This proposed enlargement stems from greater recognition and understanding of the historical and architectural qualities which comprise the unique character and appearance of each conservation area.</p> <p><b>Station Road Conservation Area</b> is proposed to be enlarged to encompass the additional zones of Soothill, New Ings and Commercial Street. These proposed additional zones are historically linked to the fortunes of many of the properties on Station Road.</p> <p><b>Market Place Conservation Area</b> is proposed to be enlarged to encompass the historically important areas surrounding All Saints Church built to capture the foot trade generated by the civic buildings.</p> <p><b>Upper Batley Conservation Area</b> is proposed to be enlarged to encompass the properties at or near Grosvenor Road, the Church of St. Thomas, Batley Boys Grammar School, Batley Free School and Batley Hospital, all of which are architecturally and historically important Victorian properties built from the wealth created by the first residents of Upper Batley.</p>

### **Proposed NEW Cross Bank Conservation Area**

After undertaking detailed conservation area appraisals for the 3 existing Batley conservation areas, the area of Cross Bank emerged as an area with its own distinct identity, separate from the 3 existing conservation areas in Batley. It is proposed to include Blakeridge Mills within the new Cross Bank conservation area.

**Article 4(2) Direction** An Article 4(2) Direction was proposed for parts of Upper Batley. This would take away some Permitted Development Rights. The legal and legislative procedure for obtaining an Article 4(2) Direction is slightly more difficult and as such discussions are still on-going. This matter will be brought before the Cabinet at a later date, but need in no way delay a decision on the appropriate boundary for the Upper Batley Conservation Area.

### **CONSULTEES:**

A program of public consultation on the conservation areas was undertaken. This included:

- The revised draft conservation area appraisal was made available at Batley library and at the reception of planning services in Civic Centre III, Huddersfield;
- A leaflet outlining the conservation area proposals, maps of the proposed conservation area boundaries and a questionnaire about the proposals was sent to all householders within the proposed new and revised conservation areas. Further information was provided stating the detailed proposals were able to be viewed at Batley library and the date of the public meeting at Batley Library;
- The local civic society, a prominent local historian and local councillors were all invited to attend the public meeting and made aware of the public exhibition;
- A public exhibition was held in Batley library between 23<sup>rd</sup> March and the 8<sup>th</sup> April 2006 and a postal box was made available for questionnaires to be returned;
- Email responses to the conservation areas were accepted to the contact given at the public exhibition, public meeting and in the public leaflet;
- Two public meetings were held. One meeting was held at Batley library (5-7pm on the 29<sup>th</sup> March) and a subsequent meeting was held at Batley Town Hall (5-7pm on the 6<sup>th</sup> April). The meetings were publicised through leaflets, posters (displayed in Batley library, swimming baths, local shops and health centres). The 6<sup>th</sup> April meeting was advertised through the weekly local media – Batley News;
- The local newspaper 'Batley News' featured an article on the conservation areas.
- The format of the public meetings was an initial overview of the conservation area boundaries followed by group discussions.

Public responses favoured the proposals in each area. They are summarised in detail in the appropriate section of each appraisal report. In brief, the changes to the boundaries at Batley Market Place were supported. The public suggested some further minor adjustments to the boundary, and strongly supported the introduction of additional controls in the area. Upper Batley

## Summary Template 1

attracted by far the largest response, overwhelmingly in favour of extensions. The feedback resulted in adjustments to the boundaries. There was a very strong lobby for additional controls such as the Article 4(2) Direction referred to above. At Station Road, there was support for the extensions with some adjustments to the boundaries. There was also support for stronger controls. Cross Bank as a new area was supported by all those who participated, with some amendments to the boundaries. The use of stronger controls was advocated.

Respondents will be notified of the results of consultation and the findings will be available on the Council's web page after approval.

**OFFICER ADVICE:**

The Cabinet is asked to approve the designation of the revised and new conservation area boundaries in the Batley area.

**PORTFOLIO HOLDER'S RECOMMENDATION:**

I recommend the Cabinet to approve the designation of the revised and new conservation area boundaries in the Batley area.

**CONTACT OFFICER AND RELEVANT PAPERS**

Head of Service: Jonathan Barrett, Head of Planning Services

Contact Officer: Stan Driver, Principal Planning Officer, Conservation & Design

Tel. 01484 221614. E-mail [stan.driver@kirklees](mailto:stan.driver@kirklees.gov.uk).gov.uk

Appraisal documents for each area will be available for the Cabinet meeting and may be inspected in advance of the meeting by contacting Stan Driver.