

Report to: Planning Committee
Cabinet

Date: 12 August 2008
21 August 2008

Subject: Tyldesley Town Centre Conservation Area Appraisal

Report of: Director of Environmental Services

Contact officer: Lorraine King 01942 404250

Purpose / summary: To report the results of a consultation of Tyldesley Town Centre Conservation area appraisal and management proposal.

Alternative options considered and reason for selecting the one recommended: Local authorities are required to review the boundaries of conservation areas from time to time.

Having undertaken a review of the conservation area and with there having been no objections it is now not an option but to formally adopt the revised appraisal.

Recommendation / decision:

- 1) That Planning Committee notes the revised Tyldesley Town Centre conservation area appraisal which will become a material consideration in the assessment of future planning applications.
- 2) That Cabinet adopts the revised Tyldesley Town Centre conservation area appraisal and management proposal.
- 3) That Cabinet approves the extensions of the Tyldesley Town Centre conservation area under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Key Decision: This report does not involve a key decision. The decision made as a result of this report will be published within **48 hours** and cannot be actioned until **seven working days** have elapsed, i.e. before 3 September 2008

Risks / Implications:

Financial: None arising from this report
 Staffing: None arising from this report
 Policy: Replacement Unitary Development Plan Policies EV3 and EV4, specifically EV4.
 Equal Opportunities - Has a Diversity Impact Assessment been conducted? Yes
 Wards affected: Tyldesley

Property Implications – Does the proposal involve a reduction, addition or change to the Council’s asset base or its occupation?

No

If yes, have the property implications been agreed with the Corporate Property Officer?

Does this proposal have significant implications for the Council and the local population?

A diversity impact assessment is not necessary at this stage, however, equality and diversity implications have been considered when producing this report.

Does this proposal involve a new policy or procedure or significant changes to an existing policy or procedure?

A diversity impact assessment is not necessary at this stage, however, equality and diversity implications have been considered when producing this report.

Has the Director of Legal and Property Services confirmed that the recommendations within this report are lawful and comply with the Council’s Constitution? **Yes**
 Has the Director of Finance and IT confirmed that any expenditure referred to within this report is consistent with the Council’s budget? **Yes**
 Are any of the recommendations within this report contrary to the Policy Framework of the Council? **No**

For Cabinet reports only :

Categorisation of the report:	X
Discussion leading to a decision	
Monitoring	
Sharing for corporate understanding	

	X
Discussion	
Decision	X
Information	

Tracking/Process:

	Consultation	Ward Members	Partners
Panel	Overview & Scrutiny	Cabinet	Council
Planning 12 August 2008		21 August 2008	

List of Background Papers in accordance with Section 100D of the Local Government Act 1972:

Document	Date	File Reference	Place of Inspection
Consultation Responses	April-June 2008	4/32/100/TC	Environmental Services, Civic Buildings, New Market Street, Wigan, WN1 1RP

Proper Officer Martin Kimber

Date 29 July 2008

Background:

- 1.1 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69 of the Act imposes a duty on local 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'.
- 1.2 The replacement Wigan Unitary Development Plan Policy EV4 Conservation states that:

The council will conserve the historic built environment by:-

- Designating new conservation areas and reviewing the boundaries of existing ones where the quality and interest of the area is of special architectural or historic interest due to:
 - The historic layout of properties, boundaries and thoroughfares;
 - The particular mix of uses;
 - The use of characteristic materials;
 - The appropriate use of scaling and detailing on buildings;
 - The quality of advertisements, shop fronts, street furniture and hard and soft surfaces;
 - The quality of vistas along streets and between buildings; or
 - The extent to which traffic intrudes and limits pedestrian use of space between buildings.

The council originally designated Tyldesley Town Centre conservation area in December 1989.

Proposals:

- 2.1 There are two proposed boundary changes to the existing conservation area (see map on p36. of the appraisal). During the review process it was felt that the current boundary should be extended to promote the historic development of the town and to highlight its varied industrial heritage. The addition of the following areas was recommended.

To the West of the existing conservation area:

- Properties on the north side of Elliott Street from the Union Arms Public House, including numbers 111 to 137 (odds);
- Properties on the south side of Elliott Street from Kingshill High School, Hillcrest Residential Home, St George's Church and numbers 90 -104 (evens);
- 1-17 (odds), 2-22 (evens) King William Street;
- 1-21 (odds), 2-22 (evens) Lune Street;
- 1-21 (odds), 2-22 (evens) School Street;
- Little Theatre, 34-48 (evens), 27-33 (odds) Lemon Street;
- 15-21 (odds), 24-36 (evens) Wareing Street;
- 1-51 (odds) St Georges Street;
- 1-16 St Georges Court;
- 1-7 (odds) Poplar Grove.

To the East of the existing conservation area:

- Properties on the north side of Elliott Street from number 189 to the Mort Arms Inn Public House;
- Properties on the south side of Elliott Street from number 182 to 234/204 (evens);
- 33-49 Upper George Street (odds);
- 45-73 Johnson Street South (odds);
- 4-30(evens), 5-27 (odds) Primrose Street South;
- 2-24 Well Street (evens);
- 1-17 Allan Street (odds);

These extensions to the area were felt to be logical and would help to safeguard key townscape elements in the future.

2.2 Consultation - The draft Tyldesley Town Centre conservation area was subject to targeted consultations with all property occupiers and key stakeholders during a 7 week period from the 4 April 2008 to 23 May 2008. This period was then extended until the 27 June to facilitate further meetings with the local Township Forum and to allow further consultation on issues which arose from the first round. All occupiers in the existing and proposed boundaries were notified of the appraisal and were provided with copies of a summary document and comments sheet. The full document was available on request and on the council website. Several responses were received and these are outlined with the council's reply in the table below:

Name of Consultee	Summary of Comments	Response and Action
P. Newton	Supportive of appraisal Information given regards building material Concerns over parking, shop fronts and green space	Acknowledged Acknowledged – incorporated where able Advised of town centre improvement scheme & hopes for future.
D. Owen	Feels conservation area more of a hindrance and associated costs not justified Concerns over vandalism and vacant properties Sees recommendations for improvement as unfair and at cost of owners Would like conservation area status removed	Advised of reasons for completing appraisal & no costs imposed as a result Acknowledged – referred to in report Acknowledged concern – advised of hopes for future schemes Advised not an option but could empathise why
B. Howell	In support of appraisal and proposed extensions	Acknowledged
D. Smith	Pleased at proposals Mistake – street name incorrect in document	Acknowledged Acknowledged & apology – amended
A. Davies	Felt appraisal was comprehensive	Acknowledged

Township Forum	In support of document Some additional areas to be considered – east along Elliott Street	Acknowledged Noted – second consultation exercise carried out & extended where supported
Outcome of public meeting	General support for document & proposed extensions Public would have liked to see adult education centre included and area of Elliott St to junction with Church Street	Acknowledged Noted – second consultation carried out & extended where supported
Council Property Department	Happy in general with proposals Do not want the adult education centre included as believe will hamper future plans for building	Acknowledged Acknowledged – building not be included but any future proposals must be sympathetic to the surrounding conservation area.
M. Norris	Proposed extension should take in Tyldesley Baths, Kings Tavern and Gemini Nightclub	Noted – not included, no link to town centre area. Advised Kings Tavern and Gemini are BLINTS and baths will be nominated as BLINT.
M. Daggett	In general support of the document Would like to see public realm improvements in form of street surfacing Problems with drainage along Elliott Street	Acknowledged Acknowledged – advised of town centre improvement scheme Concerns to be looked at within above scheme

2.3 Key Issues identified in the appraisal:

Poor quality street surfacing away from Elliott Street

- This was identified as an issue within the conservation area as many of the surfaces were patchy and of poor quality materials

The loss of historic shop features such as windows, doors and shop fronts

- This was recognised as being detrimental to the character and appearance of the conservation area; however it would now be extremely difficult to enforce reinstatement on all properties. Buildings of significant historic or townscape importance should be encouraged to retain or replace original features where possible.

Lack of property maintenance, especially along Elliott Street

- This is a major problem within the conservation area and is detrimental to its appearance. The promotion of active maintenance and repair needs to be encouraged. Vacant properties which are falling into disrepair are another problem which needs to be addressed and when these buildings are not secure, enforcement action must be considered as a way forward.

Alternative options considered and reason for the recommended option:

- 3.1 Local authorities are required to determine which parts of their areas are of special architectural or historic interest and to designate those as conservation areas and to review the boundaries from time to time.
- 3.2 Following the review of the conservation area, production of an updated draft appraisal and following public consultation there have been no objections, it is now not an option but to formally adopt the appraisal.

Conclusions:

- 4.1 That Planning Committee notes the revised Tyldesley Town Centre Conservation Area Appraisal which will become a material consideration in the assessment of future planning applications.
- 4.2 That Cabinet adopts the revised Tyldesley Town Centre Conservation Area Appraisal and Management Proposal.
- 4.3 That Cabinet approves the extensions to Tyldesley Town Centre Conservation Area under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Martin Kimber
Director of Environmental Services

Diversity Impact Assessment form

Section: Policy and Projects

Policy/Service Area: Implementation

Person Completing Form: Lorraine King

Date: 24/07/08

Do any of the below groups suffer specific disadvantage (please indicate)

	Yes	No		Yes	No
Race		X	Disability		X
Ethnicity		X	Gender		X
Age		X	Religion		X
Class		X	Sexual Orientation		X

Is there evidence of disadvantage or associated problems?

No

How was the information collected and/or who have you consulted with?

All affected residents, local businesses, Local Ward Members and Local Township

Action Plan – *What specific actions are planned to tackle any disadvantage identified?*

N/A

Is the policy in line with current equality legislation and relevant codes of practice?

Yes

Timescale	
Responsibility	
Comments	

Are the actions specified included in any other documents/plans?

Departmental Service Plan	
Section/Team Plan	
Other (Specify)	

Date for further review
