

Conservation Working Group

Meeting of 10th February 2016

In attendance: David Crosby, Councillor Colin Ross, Roger Kent, Peter Bower, John Woodhead.

- 1, Apologies were received from Gail Crosby and Christopher Pennell.
2. David Crosby was appointed Chair and Peter Bower agreed to take notes of the meeting.
3. The Chair explained the background to Dore Village Society achieving Neighbourhood Forum status under the Localism Act and the process for creating a Neighbourhood Plan. He introduced the draft section of the plan regarding conservation of heritage for the working group to consider.
- 4..The working group discussed the proposals and draft policies in the plan and agreed the following.
 - i. That the Council should designate a conservation area at Dore Road and Abbeydale Road South to include Water Lane and the Royal Mail sorting office.
 - ii. That the Council should amend the boundary of the existing Dore Conservation Area to include the entire curtilage of Townhead Farm.
 - iii. To remove 'of local interest' from the heading on page 3 of the draft so that it reads 'Protecting Archaeological Sites in the Dore Neighbourhood Area'.
 - iv. To include 'and settings' in the wording of DN Policy 5 to read 'The sites and settings of archaeological heritage significance at Cooperas House, Whirlow Wheel and Ryecroft Mills will be protected from development that may harm their significance'.
 - v. That the Council should make an article 4(2) direction with regards to the replacement of existing traditional roof materials, doors and windows and the installation of solar panels in respect of some older stone built properties to be specified.
 - vi. That David Crosby will review the wording of DN Policy 6 (a) and (b) with reference to the Conservation Area Management Plan.
 - vii. That the draft DN policy 7 be included in the plan.
 - viii. That David Crosby will circulate a revised draft of the plan regarding conservation of heritage to members of the Working Group.
5. The Chair explained the process for consultation leading to a referendum of voters in the area.

Meeting of 15th March 2016

Present: David Crosby, Peter Bower, Roger Kent, John Woodhead.

Apologies; Gail Crosby, Dorne Coggins, Christopher Pennell, Jacqui Roote, Colin Ross

1. David Crosby was agreed as Chairman of the meeting.
2. John Woodhead agreed to write the notes
3. David agreed to produce the definitive plan of the designated Dore Conservation Area
4. Following discussion on limiting the Proposal for an Article 4(2) direction to specified older stone houses in the Dore Conservation Area the Proposal for the article 4(2) direction was agreed subject to the need to include works on 'fences'.
5. The Proposal for substantial applications in the entire Conservation Area to require archaeological appraisal was agreed.
6. Following discussion, in particular on the inclusion of the entire Abbeydale Hall Site, the rationale for the Proposal to designate a new conservation area in Dore Road and Abbeydale Road South was agreed.
7. Consultation
 - a) it was suggested an article on conservation issues be included in the next 'Dore to Door'.
 - b) Owners and Occupiers of Dwellings affected by the Proposed article 4 direction should be informed of the reasons and implications.
 - c) Owners and Occupiers of the proposed Dore Road and Abbeydale Road South Conservation Area should be invited to a meeting to discuss the Proposal.
8. Next Meeting; within 4 weeks TBA.

Meeting of 24 April 2016

1. Present: David Crosby, Gail Crosby, Roger Kent, Jacqui Roote, John Woodhead.
2. Apologies: Colin Ross, Christopher Pennell, Peter Bower, Dorne Coggins.
3. David Crosby was unanimously elected as chairman and John Woodhead agreed to take notes.
4. The proposed Dore Road/Abbeydale South Conservation Area.

The group reviewed a revised proposal, including the stone Victorian villas on the eastern side of Dore Road below Ryecroft Glen Road, the Abbeydale Road South frontage and the

listed Licensed Victuallers' Almshouses. The group agreed not to include the former vicarage site, Abbeydale Hall, the Tennis Club frontage or Water Lane. It was felt the modern development of Abbeydale Hall and the former vicarage sites had damaged their potential for inclusion in the proposed area. The group noted that the historic 'greenway' of Water Lane was proposed to be protected as a Local Green Space.

The revised area, based on Unitary Development Plan Policy BE18, was felt to be more coherent, and could be justified as being of special architectural or historical interest. The historical significance of the revised proposal could also be supported by Roger Kent's latest research on the area.

5. Consultation with residents

The group agreed the Steering Group should arrange a meeting with residents and owners of the properties to outline the proposal.

6. Working Group Workshop 5.00pm 25 May in the Methodist Church Hall

The group agreed to attend the workshop in order to involve as wide an involvement of members of the public as possible in the plan preparation. Display materials, including the latest draft Values and Objectives and Conservation Section would be available for discussion.

7. Public Exhibition and Consultation on the Draft Neighbourhood Plan 24 September

The group noted the proposed consultation would include a display of the entire draft document and questionnaires.