

Consultation Statement

Stubbs Walk Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD)

Background

The SPD redefines the special interest of the Stubbs Walk Conservation Area and identifies issues which threaten these special qualities. The Management Plan provides a framework for future actions.

Once adopted, the SPD will supplement the objectives and policies contained in the Joint Core Spatial Strategy.

1. Introduction

- 1.1 Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012 state that before a Local Planning Authority adopt a Supplementary Planning Document (SPD) they must prepare a statement setting out: the names of any persons the authority consulted in connection with the preparation of the SPD (these are filed within the Planning and Development Service); a summary of the main issues raised in these consultations and how these have been addressed in the SPD. In addition before the SPD can be adopted the Statement has to be made available, with the Supplementary Planning Document, together with details of the date by which representations on it must be made and the address to which they must be sent.
- 1.2 This Consultation Statement explains the consultation process followed for the SPD, and aims to demonstrate that the Council undertook sufficient public consultations, using its best endeavours to consult and involve the community in the most effective way possible.

2. The Consultation Process

- 2.1 Newcastle under Lyme School provided the venue on 19th January 2016 so that residents could participate in the consultation, speak to officers and make any representations. Information regarding the consultation on the SPD was sent to Historic England, the County Council, Newcastle-under-Lyme Civic Society, the Council's Conservation Advisory Working Party and local ward members
- 2.2 A six week consultation programme was carried out on the draft consultation Stubbs Walk Conservation Area Appraisal and Management Plan Supplementary Planning Document from 21st December to 29th January 2015.

The consultation involved:

- The draft SPD and supporting documents being made available to download from the Council's website both during and after the consultation period.
- A consultation event held at the library in Newcastle School, Victoria Road, on 19th January for 2 hours between 5.30 and 7.30. Posters about this event were sent to groups and put up around the Conservation Area.
- News release was sent to and published by the Sentinel.

- Inspection copies of the SPD being made available in the Guildhall, the Borough Council offices and Newcastle library.

2.3 Following the consultation process and the production of this summary statement, representations can be made to the Council for consideration before final approval by the Council and adoption of the documents.

3.0 Summary of the main issues raised and how these have been addressed

3.1 The draft SPD has been well received. No comments have been received from Historic England or the County Council.

3.2 There have been 6 formal representations made. Attendance at the consultation event was high, with over 30 residents taking the time to come and find out about the proposals. There was much informal discussion regarding the Walks, their special character and retention of that character.

3.3 Section 4 sets out in summary the main issues raised by the comments. Proposed minor amendments to the draft SPD are set out.

4.0 Consultation Schedule - Comments Received, Council's Response and Actions

Rep ID	Name	Summary of main issue raised	Response	Changes proposed to draft SPD
1	J Graham	Considers current boundary is correct.	Noted	None
		Supports the principle of removing permitted development (PD) rights for buildings of historical interest.	Noted	None
		Wants more dog waste bins on the edge of the Walks.	Noted and will pass on to relevant section of the Council.	None
2	E Burgess-Havard	Considers current boundary is correct.	Noted	None
		Changes such as the erection of satellite dishes are harmful to character of the area and supports the removal of PD rights and would like to limit new build which is too high.	Noted. This is part of the Article 4 proposal so will require the submission of a planning application.	None
		Would like to reinstate the cast iron lamp at the entrance to the park and get all lampposts changed to Victorian style.	This would be a great project for a residents group to take forward in partnership with the council and consult with Heritage Lottery Fund (HLF). Conservation Officer to liaise with	None, this project comes under Action 4 of the Management Plan - to liaise with residents.

			<p>interested residents.</p> <p>Lampposts like this have been installed along Sidmouth Avenue within Brampton Conservation Area. Residents could carry out a consultation exercise and liaise with Sidmouth Avenue residents. Contact Highways to consider a scheme to change style of lampposts in Stubbs Walk Conservation Area.</p>	
3	B Malkin	<p>Supports the removal of PD rights for any new buildings.</p> <p>Concerned over the state of the grass which children are damaging as they move between the school sites. They should be encouraged to use paths.</p> <p>Traffic calming by the crossing has caused water to pool.</p> <p>Problem over natural spring underneath the walks and flooding of footpaths.</p>	<p>This can be dealt with if there is a planning application and the LPA considers it is appropriate and meets the required tests</p> <p>Noted, will feedback to the school.</p> <p>Noted, will inform County Highways.</p> <p>United Utilities and school are aware of this and have tried to solve the problem.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
4	M Eaton	<p>Supports the principle of removing PD rights as set out in the Management Plan.</p> <p>Installation of zebra crossing and traffic calming has caused water to pool and leaves block the drains.</p> <p>Children should use paths and not grass as they move between sites.</p> <p>Overall thinks that Stubbs Walks are well maintained by the Council. They are important part of character of the area and should remain as such.</p>	<p>Noted.</p> <p>Noted, will inform County Highways and pass onto street cleansing.</p> <p>Noted, will feedback to the school.</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

5	M & J Kelly	<p>Boundary could include east side of North Street as the houses have added decorative detail which complements the house styles in upper West Street.</p> <p>Flooding from spring over the narrow pavement causes problems and mud on pathways.</p> <p>Suggests planting water loving trees like willow and poplar along the top path down to the school to create a tree-lined avenue and remove the diagonal pathway and grass for increased use for groups for play and picnics.</p> <p>Wants to restrict flow of traffic and make Victoria Road one way from south-north as it is busy at certain times of the day.</p>	<p>Disagree. The terraces referred to do not have the same embellishments as other terraces within the area. They have a large number of very insensitive alterations such as upvc windows, some are rendered and one has an inappropriate door canopy. Two properties still retain their sash windows but as these are in the middle of the street they are not special enough to justify including the whole street.</p> <p>This is a matter for United Utilities which they are aware of.</p> <p>Will feed this suggestion back to the Landscape Development Section and those responsible for the management of the Walks but there are no current plans to redesign the area.</p> <p>This is a highway matter which the Council will refer to the Highway Authority.</p>	<p>None.</p> <p>None</p> <p>None</p> <p>None</p>
6	D Lawrence	<p>Considers current boundary is correct.</p> <p>Considers harmful development to be replacement windows with upvc, signage clutter on commercial buildings in Lancaster Road, loss of trees and failure to provide adequate parking and pick/up/drop off facilities for the school.</p> <p>Enforcement has not being able to control these incremental changes which are harmful to the character of the area and supports the removal of PD rights for buildings in residential and commercial use fronting the</p>	<p>Noted</p> <p>Survey prior to Article 4 being drawn up will consider residential and commercial PD rights, including changes of use.</p> <p>See above.</p>	<p>None</p> <p>Amend the management plan to consider removal of certain permitted development rights on commercial properties as well, if appropriate. This will be subject to further consultation prior to any confirmation of the Direction.</p>

		highway and buildings in gardens. Change of use from residential to commercial should also be restricted.		
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