



### **Cabinet Member for Housing and Communities**

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#### **Time and Date**

1.00 pm on Monday, 17th June, 2024

#### **Place**

Committee Room 3 - Council House

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#### **Public Business**

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes** (Pages 3 - 8)
  - a) To agree the minutes of the meeting held on 16 April 2024
  - b) Matters arising
4. **Hearsall Baptist Church Local Listing Nomination - Public Consultation**  
(Pages 9 - 22)  
Report of the Director of City Services
5. **Bennetts Road Mortar Spigot Local Listing Nomination - Public Consultation** (Pages 23 - 34)  
Report of the Director of City Services
6. **Outstanding Issues**  
There are no outstanding issues
7. **Any other item of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved**

#### **Private Business**

Nil

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Julie Newman, Director of Law and Governance, Council House, Coventry

Friday, 7 June 2024

Note: The person to contact about the agenda and documents for this meeting is

Usha Patel, Governance Services Officer, Email: [usha.patel@coventry.gov.uk](mailto:usha.patel@coventry.gov.uk)

Membership: Councillors S Agboola (Deputy Cabinet Member) and D Welsh (Cabinet Member)

By invitation: Councillors R Bailey and M Lapsa (Shadow Cabinet Members)

**Public Access**

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**Usha Patel**  
**Governance Services Officer**  
**Email: [usha.patel@coventry.gov.uk](mailto:usha.patel@coventry.gov.uk)**

**Coventry City Council**  
**Minutes of the Meeting of Cabinet Member for Housing and Communities held at**  
**12.30 pm on Tuesday, 16 April 2024**

Present:

Members:                           Councillor D Welsh (Chair)  
  Councillor M Lapsa (Shadow Cabinet Member)  
  Councillor S Agboola (Deputy Cabinet Member)

Employees (by Service Area):

Law and Governance:        U Patel

Planning and Regulation:    C Eggington, C Styles

Apologies:                       Councillor R Bailey (Shadow Cabinet Member)

## **Public Business**

### **11.     Declarations of Interest**

There were no declarations of interest.

### **12.     Minutes**

The minutes of the meeting held on 27 February 2024 were agreed and signed as a true record. There were no matters arising.

### **13.     Bennetts Road Mortar Spigot Local Listing Nomination - Public Consultation**

The consideration of this item was deferred to a future Cabinet Member meeting.

### **14.     Hearsall Baptist Church Local Listing Nomination - Public Consultation**

The consideration of this item was deferred to a future Cabinet Member meeting.

### **15.     Homes in Multiple Occupation (HMOs) Development Plan Document (DPD) Modifications Consultation**

The Cabinet Member considered a report of the Director of City Services which sought authority to undertake a six-week consultation on the Homes in Multiple Occupation (HMOs) Development Plan Document (DPD) modifications.

HMOs could provide important accommodation for a range of people including those entering the housing market. However, they could also bring significant disruption to settled neighbourhoods. In order to ensure that HMOs could only come forward in ways that integrate with existing neighbourhoods, a Development Plan Document (DPD) and accompanying Sustainability Scoping/Appraisal were consulted on between 20 September and 15 November 2022 at Regulation 18 and between 27 March and 15 May 2023 at Regulation 19; these consultations were

undertaken in the formulation of the DPD which was then submitted to the Planning Inspectorate in September 2023, with hearings held in January 2024.

Further to the findings at examination, the Council now sought to undertake a six-week consultation upon modifications now agreed with the planning inspector, this being in line with legislative requirements and the adopted Coventry City Council Statement of Community Involvement (SCI).

The HMO DPD Main Modifications document as attached at Appendix two of the report would need to be published for a formal six-week period consultation to seek views on the proposed Main Modifications only. This was not an opportunity to raise matters that either were, or could have been, part of the earlier representations or hearings on the submitted plan. Comments would need to be focussed on matters of soundness. These would be the issues on which the appointed Planning Inspector would focus and consider before issuing the final report and whether the Council could proceed to adoption of the DPD.

It was also a requirement, as set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), to undertake Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA) for Development Plan Documents and therefore the SA addendum attached as Appendix three to the report would also form part of the statutory consultation.

For completeness, the Equalities/Health Impact assessment would also be made available for public comment.

Members welcomed the consultation as it meant that progress was being made to improve and protect neighbourhoods. The Cabinet Member considered this a big step forward in terms of improving HMOs in the city and was pleased that this went through with relatively few minor changes. The Cabinet Member also thanked officers and the Planning Inspector for considering this, which formed one part of the work being done in the city to improve neighbourhoods and standards. He added that additional licensing was starting to have an impact in the city, and this would provide another option to push back on poor quality developments.

**RESOLVED that the Cabinet Member:**

- 1. Notes the content of the Main Modifications to the HMO DPD contained at Appendix Two of the report and the Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Addendum Note at Appendix Three along with the Equalities/Health Impact Assessment at Appendix Six and authorises the commencement of a public consultation for no less than 6 weeks.**
- 2. Delegates authority to the Strategic Lead for Planning, following consultation with the Cabinet Member for Housing and Communities, to make any non-substantive amendments to the documentation prior to consultation and to agree date for the consultation.**
- 3. Notes that following the public consultation, the feedback on the Main Modifications will need to be sent to the Inspector to enable them to**

**consider any further matters raised. Once the Inspector's final report is issued, provided this finds the plan sound and capable of adoption, a further report including the final version of the DPD will be brought to Cabinet and Full Council (as required) for consideration and formal adoption.**

## **16. University of Warwick Campus Framework Masterplan Supplementary Planning Document**

The Cabinet Member considered a report of the Director of City Services which sought approval to commence a public consultation on the University of Warwick Campus Framework Masterplan Supplementary Planning Document (SPD).

The purpose of the Supplementary Planning Document (SPD) would be to provide a framework for guiding the level and broad location of growth on the main University of Warwick campus as well as design principles to be considered when assessing planning applications on the campus.

The SPD would provide supplementary planning guidance to policy JE1 of the adopted Coventry City Council Local Plan 2017-2031. Policy JE1 (Overall Economy and Employment Strategy) states that 'The Council would work positively and proactively with the business community in the city, inward investors, the City's two universities, key public sector employers, the CWLEP and neighbouring local authorities to support sustainable economic growth and job creation'. Part h of the policy specifically references supporting tourism and visitor related development including the campus and Warwick University, and part i of the policy supports the continued growth of the universities. Policy CO1 (New or Improved social, community and leisure premises'), Part 3 states: 'Where proposals are in accordance with the approved Masterplans for Coventry University or the University of Warwick, they will normally be approved subject to high quality design proposals'. Currently, no such Masterplan was in place for the area.

SPDs are non statutory documents which could be used to cover a wide range of issues giving detailed guidance on how policies or proposals in the development plan documents would be implemented. Accordingly, they can take a form of a design guide, development brief, masterplan or an issue-based document. The SPD proposed in this report would provide a more detailed masterplan framework as well as the supplementary guidance to assist with the determination of future planning applications made in relation to the University of Warwick campus.

The University's main campus straddles the administrative boundaries of Coventry and Warwick District, with majority of the academic faculty buildings being located in Coventry and residential accommodation and sports facilities being largely located within Warwick District. It was therefore important that the SPD was also consistent with Warwick District Council's relevant Local Plan policy as it was intended that this would be a jointly prepared and adopted document.

The SPD covered the entirety of the main University campus, and hence addressed land in both Warwick District and Coventry City Council areas. Therefore, both local authorities were seeking approval from their respective Cabinets with a view to conducting a joint public consultation on the SPD. It was

proposed that that public consultation in Coventry would commence after the election period. Warwick District Council had gained authority to consult on the document at its Cabinet meeting held on 6 March 2024.

The document sought to set out the University's plans for future development on campus and their proposed location. The university appointed planning consultants to lead on the drafting of the document with input from a range of other consultants and considerable involvement from officers representing the City Council, Warwick District Council and Warwickshire County Council via a steering group. These involvements shaped the Framework Masterplan SPD as attached at Appendix One of the report.

In order to progress the SPD to formal adoption, the Council would have to hold a statutory public consultation on the document for a minimum period of six weeks to ensure compliance with the Council's adopted Statement of Community Involvement (SCI).

Following consultation, all comments would be considered and where appropriate, the SPD would be amended. The final version of the SPD would be submitted to Cabinet for formal approval and full Council for adoption.

If the SPD is adopted, it would be treated as a material planning consideration in the consideration of relevant planning applications. An SPD does not have any weight as development plan policy (like the Local Plan policies), but nonetheless, the SPD would be used as guidance to assist with decision making.

Councillor Lapsa, Shadow Cabinet Member commented that he was generally supportive of this, however there were promises made in the past that had never materialised such as the green travel plan. He also mentioned that Warwick volunteers did a lot in the community but that they did not engage with other groups. In addition, Councillor Lapsa raised concerns with regard to the A46 link road and the impact this would have elsewhere. Councillor Lapsa was encouraged to submit his comments to the consultation.

Councillor Agboola, Deputy Cabinet Member asked whether there had been any engagement with the students and noted that this would be raised with the planning consultants at their next meeting.

Councillor Welsh, Cabinet Member welcomed the six-week consultation.

**RESOLVED that the Cabinet Member:**

- 1. Approves in principle the content of the draft University Campus Framework Masterplan SPD and authorises the commencement of a public consultation for no less than 6 weeks.**
- 2. Delegates authority to the Strategic Lead for Planning, following consultation with the Cabinet Member for Housing and Communities, to make any non-substantive amendments to the documentation prior to consultation and to agree dates for the consultation.**

**3. Notes that following the conclusion of the public consultation a further report including the final version of the SPD would be submitted to Cabinet for formal approval and adoption.**

**17. Outstanding Issues**

There were no outstanding issues.

**18. Any other item of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved**

There were no other items of business.

(Meeting closed at 1.00 pm)

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## Public report Cabinet Member Report

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Cabinet Member for Housing and Communities

17<sup>th</sup> June 2024

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Cllr David Welsh

**Director approving submission of the report:**

Director of City Services

**Ward(s) affected:**

Whoberley Ward

**Title:**

Hearsall Baptist Church Local Listing Nomination – Public Consultation

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**Is this a key decision?**

No

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**Executive summary:**

The City Council has an established nomination process for the nomination of additions to the Local List of Heritage Assets, available to the public via the authority's website at [https://www.coventry.gov.uk/downloads/file/23529/local\\_list\\_criteria](https://www.coventry.gov.uk/downloads/file/23529/local_list_criteria)

The Local Authority has received a nomination to consider the Hearsall Baptist Church for Local Listing. Further to officers assessment, the nomination has been found to be valid and it is recommended that public consultation is now undertaken on the nomination to further inform decision making.

**Recommendations:**

The Cabinet Member is requested to:

- 1) Approve the commencement of public consultation on the received nomination to consider Hearsall Baptists Church for inclusion on the Local List of heritage assets.
- 2) Delegate authority to Head of Planning Policy and Environment, following consultation with the Cabinet Member for Housing and Communities, to finalise the details of public consultation (including the period of consultation) in line with established processes.

**List of Appendices included:**

Appendix One – Urban Design and Heritage Manager Nomination Report  
- Hearsall Baptist Church

**Background papers:**

City of Coventry Local List of Heritage Assets – criteria  
[https://www.coventry.gov.uk/downloads/file/23529/local\\_list\\_criteria](https://www.coventry.gov.uk/downloads/file/23529/local_list_criteria)

**Other useful documents**

N/A

**Has it or will it be considered by scrutiny?**

No - However, the role of Locally Listed Heritage assets in the planning system was presented to Scrutiny Panel 6<sup>th</sup> October 2022

**Has it or will it be considered by any other council committee, advisory panel or other body?**

No

**Will this report go to Council?**

No

**Report title:** Hearsall Baptist Church Nomination – Public Consultation

**1. Context (or background)**

- 1.1 Locally listed buildings are buildings and sites within the local planning authority's area which make a positive contribution to its local character and sense of place because of their heritage value.
- 1.2 Whilst these buildings or sites may not be nationally designated, the Local List identification of these sites and their significance then merits consideration in future planning decisions.
- 1.3 A Local Listing designation does not serve to restrict development of a site or building which holds the designation, rather any application for redevelopment would need to evidence impacts to the designation, and where any loss is proposed, demonstrate that the benefits of a proposal outweigh the loss.
- 1.4 Coventry City Council have maintained a Local List of Buildings of Special Architectural and Historic Interest since (at least) June 1974. The list has evolved over time as nominations have been considered and if endorsed, placed onto the register.
- 1.5 The creation and maintenance of a Local List is a way to identify and celebrate historic buildings and sites which enrich the area, this identification and publication of designations also contributes to the Coventry Plan in the promotion of Coventry as a visitor destination and centre for the arts and culture.
- 1.6 The process establishes key assessment criteria of received nomination for consideration of inclusion to the Local List, in order that a nomination be valid and proceed to further stages of evaluation, applicants must demonstrate the nominations alignment with the articulated criteria.
- 1.7 A nomination for Hearsall Baptist Church to be considered for inclusion onto the Local List of Heritage assets was received by the Local Authority in February 2024
- 1.8 The nomination also made reference to the 'Hearsall Star' which is erected atop the building during the Christmas Season. Should any Local Listing designation be established upon Hearsall Baptist Church, this would not be inclusive of the star, as a Local Listing designation would not serve as a practicable or implementable designation in respect of a temporary fixture when informing any future planning assessments.
- 1.9 Officers have assessed the application and found that the nomination may be able to fulfil the criteria for local listing – subject to further research and findings of public consultation.

## **2. Options considered and recommended proposal**

### **2.1 Do Nothing (Not Recommended)**

The Cabinet Member could choose to not progress the nomination to public consultation, however noting the potential for alignment to the criteria for Local Listing this is not recommended.

### **2.2 Commence a public consultation**

Further to an initial review of the received applications, officers recommend that a public consultation is undertaken to further assess the nomination, in order to make a future recommendation to Cabinet Member in regard to any addition to the Local List of Heritage Assets.

## **3. Results of consultation undertaken**

3.1. This report seeks authority to commence the consultation exercise.

## **4. Timetable for implementing this decision**

4.1 The decision will be implemented at the earliest opportunity, with public consultation currently anticipated to commence Monday 8<sup>th</sup> July 2024.

## **5. Comments from the Director of Finance and Resources and the Director of Law and Governance**

### **5.1. Financial Implications**

The recommendation will have no financial impact.

### **5.2. Legal Implications**

There are no legal implications associated with this report at this stage.

## **6. Other implications**

### **6.1. How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))?**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

### **6.2. How is risk being managed?**

There is no risk identified associated with the recommendation

### **6.3. What is the impact on the organisation?**

The undertaking of public consultation will be deliverable within current resource.

#### 6.4. Equalities / EIA?

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

#### 6.5. Implications for (or impact on) climate change and the environment?

There is no direct impact from the recommendations of the report.

#### 6.6. Implications for partner organisations?

None

#### Report author(s):

Chris Styles  
Head of Planning Policy and Environment

#### Service:

Planning and Regulation

#### Tel and email contact:

Tel: 02476 978179  
Email: Chris.Styles@coventry.gov.uk  
Enquiries should be directed to the above person

<b>Contributor/ approver name</b>	<b>Title</b>	<b>Service Area</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors :</b>				
Usha Patel	Governance Services Officer	Law and Governance	30.05.2024	30.05.2024
Rob Back	Strategic Lead for Planning	Streetscene and Regulatory Services	30.05.2024	04.06.2024
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	30.05.2024	03.06.2024

Legal: Oluremi Aremu	Head of Legal and Procurement Services	Law and Governance	30.05.2024	02.06.2024
Director: Andrew Walster	Director of City Services	-	30.05.2024	03.06.2024
Members: Name				
Cllr David Welsh	Cabinet Member for Housing and Communities	-	30.05.2024	04.06.2024

This report is published on the council's website: [www.coventry.gov.uk/meetings](http://www.coventry.gov.uk/meetings)

### Context

Hearsall Baptist Church, Queensland Avenue, Coventry. Formerly a Baptist Sunday School, it opened on a Saturday in September 1928, later becoming Hearsall Baptist Church in 1938.

Architect: George Arthur Steane

Builder: Mr. Player and Son.

Built: 1927-1928

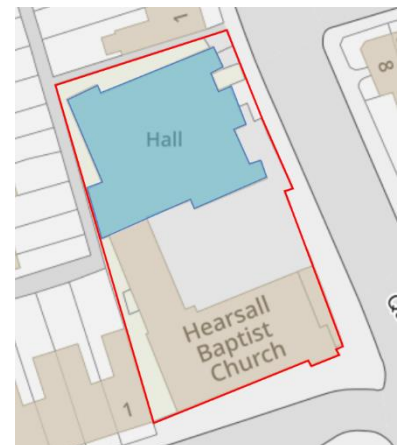
Site visit: 16<sup>th</sup> February 2024



*Figure 1: Former Hearsall Baptist Church Hall, Queensland Avenue, Coventry (2024)*

### Assessment – Discussion

The Site: The Hearsall Baptist Church sits on a small, 0.45 acres of a corner plot between Fife Road and Queensland Avenue consisting of two distinct buildings blocks. The site is broadly rectangular in plan with principal vehicular access direct from Queensland Avenue to a car parking area sited between the two buildings that occupy the site. To the north of the site is the former Hearsall Baptist Church, and Sunday School (blue on the site plan) and the modern day Hearsall Baptist Church is located south of the site, the buildings sit apart from each other and are connected by a modern internal corridor that is located at the rear of the carpark.



*Figure 2: Site plan showing Former Hearsall Baptist Church in blue.*

## History

The Baptist Lord Street Sunday School was outgrown by the school group, and the building was falling into disrepair. The Church council approved a scheme for the erection of a new girls and boys' school and chapel, at a cost of between £700 and £800. In 1915 a plot of land was bought at the top of Queensland Avenue big enough for a chapel and Sunday school. The Sunday School was designed by the Coventry architect G. A. Steane, works began on the building in 1927, the school was built by local builders, W.A. Player, and Son (former Scholar of Lord St. Sunday School). Dr Townley Lord opened the Sunday School with a golden key on a Saturday in September 1928.

The thriving Sunday School comprised infants, juniors, and seniors, over the next years the numbers of attendees doubled. By 1937 the community of Hearsall had developed to such a point that it was felt it should have its own church, on April 25<sup>th</sup>, 1938, a new constitution was approved by Hearsall Council which allowed the Sunday School to become Hearsall Baptist Church.

In November 1940 following the first blitz, some of the rooms at the church were used for temporary shelter by people who had lost their homes.

In the subsequent years, a new Building Fund was created, for a new Church on a plot of land adjacent to Hearsall Baptist Church, this time dealing more specifically with the spiritual needs of the community. Donations came from various groups that attended Hearsall Baptist Church and other Baptist communities within the city. By 1956, £500 had been donated to the Building Fund and the date of 1960 was planned for the building of the new church, to be located on the corner of Queensland Avenue and Fife Lane. Further donations of £5,000 and £2,000 were added to the fund in 1958. The following year a Coventry firm of Architects, C.F. Redgrave and L.A. Clarke who had considerable experience in building churches were appointed to design the new Church (figure 3). The builders were A.G. Gale. The 1950's church is a modernist brick building with a stone-faced vestibule and memorial chapel. In 1963 there were seats for 180, and 132 church members.

It should be noted that the modern day Hearsall Baptist Church is not part of this assessment and is therefore not individually assessed. It is within the existing site, to the south of Former Hearsall Baptist church and connects to the former Church by a corridor to at the rear of the car park. The modern day Hearsall Baptist Church (built 1962) can be seen in figure 3.



Figure 3: Modern day Hearsall Baptist Church  
<https://www.geograph.org.uk/photo/7003652>



## External appearance

Italianate in style the former Hearsall Baptist Church is a tall two storey L-plan with a two-storey road facing range, and two storey rear projecting range. There is a single storey pitched roof element within the angle, creating a square plan form. The building is steel framed clad with red brick and has a low pitched hipped and slate covered roof.

There is a projecting three storey tower terminating in a square cupola with hipped roof on the south side, the north side has a corresponding projecting gable and matching white stone string course at first floor, both gable ends have blue painted doors at ground level, flanked by carved memorial stones within the piers at their base. There are two smaller gables with overhanging eaves and paired decorative brackets in the main facade.

The building contains tall and narrow windows topped with shallow segmental brick arches, there are dark brick surrounds which reach to the base of the floor level. The windows are separated by central brick piers of dark colour with white painted stone string courses above first floor. The building has an interesting and rare use of polychromatic brickwork and stacked tile detailing in the façade. It is not common to find stacked tiling used in this manner.

Originally the windows would have had been wooden framed, these have been replaced with UPVC framed windows.

The central single storey porch is stepped forward, with two plain wooden doors and flat roof. It has a parapet with single, cusped, flat topped gable over main entrance. It contains a decorative art deco style date plate with blue painted relief lettering, reading A1928D in overlapping font. The porch has a stucco surround of white painted ashlar.

The road facing elevation has a red brick dwarf wall with coping stones, with disabled access behind, and alongside are three steps leading up to the entrance. Located at the rear of the car park is a modern corridor, it connects into the 1960's Baptist Church facing Fife Lane.

The building is in good repair, generally unaltered externally though the painted areas including the porch and string course are in need of repair.

## Internal appearance

Internally the building is utilitarian, there is a large high ceilinged main hall with a stage, and hidden proscenium that is has been carefully adapted to the front to contain performance stage. Behind this is a vestment room. The ground floor contains an entrance hall, large sitting room with serving hatch from the kitchen, offices, and W.C.'s. There are internal partitions along corridors with fanlights and sidelights, letting generous amounts of light through the building.

The first floor has two large high ceilinged open plan rooms, with several smaller rooms around it. The original layout is largely intact with some areas of modernisation. There are typical finishes of the period, largely unaltered but in need of refreshment.



Figure 3: Main stage, ground floor, and upstairs classroom



Figure 4: Ground floor sitting room and corridor behind.

### Hearsall Christmas Star

The star was created in 1952 by Bernard Baker, a member of the church, who, finding some discarded florescent tubes, created a large, illuminated Christmas Star for Hearsall Baptist Church. He mounted the tubes onto a metal star shaped frame and connected it electrically. It was initially hauled into place by a group of church members.

The star quickly became a Christmas fixture, and in 1961 Cyril Cobb, a member of the church decided to make it a permanent, by fixing a homemade I-beam into the ground, which acted as a bracket for the metal frame of the star to connect into. The star would then be winched into place with the help of volunteers. The practice continues in the same way today, except the Christmas Star has been upgraded to include LED lights, and removal of the star is done using a cherry picker. The star is

understood to hold local favour, and a recent local petition was created seeking to protect it.



Figure 4: Photograph; Kirsty Brewton. BBC Article: *Petition to protect Coventry Church* Dec. 22, 2023



For most of the year the star stored inside the church. The star is approximately 3m in diameter and when displayed at Christmas time the illuminated star is raised to a height of approx. 2m above the church cupola and can be seen in distant views.

#### Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

**Historic:** The former Hearsall Baptist Church and Sunday School may be described as a local landmark, given the associative connection to the community of Hearsall. The former Baptist Church was built by local people. It acted as a gathering place for children, women's, and men's groups through generations.

Every year, since the 1950's the Star has been a Christmas fixture, and during the pandemic lockdown the star remained on the church, and was coined 'the star of hope,' there was 4-minute broadcast on BBC CWR on 28<sup>th</sup> January 2021 talking about its relevance to the community during the pandemic.

Historic value considered medium to high.

**Artistic:** Coventry Architect George Arthur Steane (d.1957) designed the Unitarian Church at 116 Holyhead Road, and the West Orchard United Reford Chapel at 83 Baginton Road. Both churches are non-designated heritage assets, and sophisticated examples of Art Deco influenced architecture. George Arthur Steane was the son of local architect George Steane (d.1914). The father George, partnered in architectural practice with his brother Isaac. Isaac is known to have trained under the noted architects Edward Pugin and Alfred Waterhouse and worked on the prestigious Natural History Museum. The two brothers designed Warwick Road United Reform Church, and Earlsdon Primary School<sup>1</sup> amongst others.

Italianate architecture was a popular style between 1840 -1885. It was applied to both, residential and commercial architecture and was favoured by the railways becoming known as the Railway Style. Given its short-lived popularity, there are not many churches in England of this style.

Artistic and architectural value considered to be medium to high.

**Community:** Constructed by a local builder who as a child attended the Lord Street Sunday School, a precursor to the former Hearsall Baptist Church. The church is a physical representation of these communal memories, evidenced through a century of published and archival history of the Sunday School and latterly church, and its contribution to the Baptist community in Coventry. Due to a lack of attendance and the building becoming hard to maintain, the church is due to close in March.

Community value considered to be medium.

**Evidence:** Although late for the period, the interwar Hearsall Baptist Church is understood to be representative of a unique and short-lived period in Italianate Church design. The external appearance of the former Hearsall Baptist Church is high quality and well detailed, containing influences of Art Deco, with a delicately designed art deco date plate over the main entrance of the building. The Coventry architect G.A. Steane was an accomplished architect, evidenced by the sophisticated examples of the Art Deco and Italianate buildings he designed in Coventry alone.

See also:

- 'One Hundred Years of Baptist Witness in Chapelfields pamphlet held at CCC.
- 'The Hearsall Star Shines on,' archive, Hearsall Baptist Church, copy held at CCC.
- 'Campaign to save cherished Coventry church and Christmas landmark' Coventry Evening Telegraph 26 Dec. 2023
- 'Star of Hope' BBC CWR Breakfast show on 28<sup>th</sup> Jan. 2021.
- 'Petition to protect Coventry church Christmas star backed by hundreds' BBC 22 Dec. 2023
- 'Hearsall Baptist Church – building the new church 1960/61' video on Echo Community Newspaper, Facebook

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<sup>1</sup> <https://www.coventrysociety.org.uk/2023/06/09/something-in-the-earlsdon-water-perhaps/>

- Thanks also to the historic notes provided by local Architect Robert Davies and local Historian David Porter.

Evidential value considered to be high.

**Age.** Built 1927-1928.

**Rarity.** Italianate designed churches are infrequent. There are known to be a small number across England, generally this is a style underrepresented in Church architecture, and is therefore considered relatively rare of its type.

Rarity value considered to be high.

**Integrity.** The building has lost its original windows, but the fabric survival, both internally and externally is high.

**Group value.** Compliments the period and set of existing locally listed Church buildings within the vicinity, i.e. St Mary Magdalene (circa 1934) and Church of The Precious Blood And All Souls (circa 1924) adjoining the Chapelfields Conservation Area.

Group value considered medium.

**Coventry's identity.** Hearsall Baptist Church contributes to the understanding of Chapelfields development and local identity, as well as providing a timeline of development to the pre-war city.

### Conclusion

After review of the information submitted in nomination and desktop research, the application is assessed to be valid and it is therefore recommended that the nomination progress to a public consultation.

Recommendations of the inclusion of the Hearsall Baptist Church on the Local List of heritage assets will be subject to the findings of public consultation and presented to Cabinet Member in due to course.

### Reasons for recommendation decision

To be completed following public consultation process

Report dated: 14<sup>th</sup> March 2024

<https://www.coventry.gov.uk/localist>

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## Public report Cabinet Member Report

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Cabinet Member for Housing and Communities

17<sup>th</sup> June 2024

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Cllr David Welsh

**Director approving submission of the report:**

Director of City Services

**Ward(s) affected:**

Bablake

**Title:**

Bennetts Road Mortar Spigot Local Listing Nomination – Public Consultation

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**Is this a key decision?**

No

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**Executive summary:**

The City Council has an established nomination process for the nomination of additions to the Local List of Heritage Assets, available to the public via the authority's website at [https://www.coventry.gov.uk/downloads/file/23529/local\\_list\\_criteria](https://www.coventry.gov.uk/downloads/file/23529/local_list_criteria)

Further to a report to the Local Authority by a member of the public, and confirmed during archaeological works undertaken by University of Leicester Archaeological services, a Second World War era mortar spigot has been identified within a hedgerow aside Bennetts Road, Keresley.

The City's Archaeology advisor has reviewed the information available and noted the contribution to the story of Coventry's Second World War defences, proposing that recognition of the item through the Local List of Heritage assets may further understanding of this important part of the city's modern history.

In order to make a future recommendation upon any inclusion onto the Local List of Heritage assets, it is now recommended a public consultation be undertaken to further inform decision making.

**Recommendations:**

The Cabinet Member is requested to:

- 1) Approve the commencement of public consultation on the mortar spigot and its potential for inclusion on the Local List of heritage assets.
- 2) Delegate authority to Head of Planning Policy and Environment, following consultation with the Cabinet Member for Housing and Communities, to finalise the details of public consultation (including the period of consultation) in line with established processes.

**List of Appendices included:**

Appendix One – Urban Design and Heritage Manager Nomination Report  
- Bennetts Road Mortar Spigot

**Background papers:**

City of Coventry Local List of Heritage Assets – criteria  
[https://www.coventry.gov.uk/downloads/file/23529/local\\_list\\_criteria](https://www.coventry.gov.uk/downloads/file/23529/local_list_criteria)

**Other useful documents**

N/A

**Has it or will it be considered by scrutiny?**

No - However, the role of Locally Listed Heritage assets in the planning system was presented to Scrutiny Panel 6<sup>th</sup> October 2022

**Has it or will it be considered by any other council committee, advisory panel or other body?**

No

**Will this report go to Council?**

No



**Report title:** Bennetts Road Mortar Spigot Local Listing Nomination – Public Consultation

**1. Context (or background)**

- 1.1 Locally listed buildings are buildings and sites within the local planning authority's area which make a positive contribution to its local character and sense of place because of their heritage value.
- 1.2 Whilst these buildings or sites may not be nationally designated, the Local List identification of these sites and their significance then merits consideration in future planning decisions.
- 1.3 A Local Listing designation however does not however serve to restrict development of a site or building which holds the designation, rather any application for redevelopment would need to evidence impacts to the designation, and where any loss is proposed, demonstrate that the benefits of a proposal outweigh any loss.
- 1.4 Coventry City Council have maintained a Local List of Buildings of Special Architectural and Historic Interest since (at least) June 1974. The list has evolved over time as nominations have been considered and if endorsed, placed onto the register.
- 1.5 The creation and maintenance of a Local List is a way to identify and celebrate historic buildings and sites which enrich the area, this identification and publication of designations also contributes to the Coventry Plan in the promotion of Coventry as a visitor destination and centre for the arts and culture.
- 1.6 The process establishes key assessment criteria of received nomination for consideration of inclusion to the Local List, in order that a nomination be valid and proceed to further stages of evaluation, applicants must demonstrate the nominations alignment with the articulated criteria.
- 1.7 A nomination for the Mortar Spigot beside Bennetts Road has been made by the City Archaeologist further to findings established by works by the University of Leicester Archaeology service.
- 1.8 The Urban Design and Heritage Manager has assessed the application and found that the nomination may be able to fulfil the criteria for local listing – subject to further research and findings of public consultation.

**2. Options considered and recommended proposal**

**2.1 Do Nothing (Not Recommended)**

The Cabinet Member could choose to not progress the nomination to public consultation, however noting the potential for alignment to the criteria for Local Listing this is not recommended.

## 2.2 Commence a public consultation

Further to an initial review of the received applications, officers recommend that a public consultation is undertaken to further assess the nomination, in order to make a future recommendation to Cabinet Member in regard to any addition to the Local List of Heritage Assets.

## 3. **Results of consultation undertaken**

3.1. This report seeks authority to commence the consultation exercise.

## 4. **Timetable for implementing this decision**

4.1 The decision will be implemented at the earliest opportunity, with public consultation currently anticipated to commence from Monday 8<sup>th</sup> July 2024.

## 5. **Comments from the Director of Finance and Resources and the Director of Law and Governance**

### 5.1. Financial Implications

The recommendation will have no financial impact.

### 5.2. Legal Implications

There are no legal implications associated with this report at this stage.

## 6. **Other implications**

### 6.1. **How will this contribute to the Council Plan ([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))?**

Assessment of Local List nominations contributes toward raising the profile of Coventry through promoting Coventry as a visitor destination and centre for the arts and culture, sports and leisure, music and events.

### 6.2. **How is risk being managed?**

There is no risk identified associated with the recommendation

### 6.3. **What is the impact on the organisation?**

The undertaking of public consultation will be deliverable within current resource.

### 6.4. **Equalities / EIA?**

A full Equality and Impact Assessment (EIA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

### 6.5. **Implications for (or impact on) climate change and the environment?**

There is no direct impact from the recommendations of the report.

## 6.6. Implications for partner organisations?

None

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Finance: Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	30.05.2024	03.06.2024
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Director: Andrew Walster	Director of City Services	-	30.05.2024	03.06.2024
Members: Name		-		
Cllr David Welsh	Cabinet Member for Housing and Communities	-	30.05.2024	04.06.2024

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### Context

A 29mm Blacker Bombard spigot mortar located within a hedgerow on land off Bennetts Road, Keresley. Reported to the Coventry Historic Environment Record in 2022 by a member of the public and confirmed during archaeological works undertaken by the University of Leicester Archaeological Services. Located at Grid Reference SP 32023 83357.

### Visits

A site visit was undertaken by the Council's Archaeology Officer on 5<sup>th</sup> April 2023.

### Assessment – Discussion



*Figure 1 Spigot Mortar (looking north)*

From the summer of 1940 England's defences were strengthened against the threat of German invasion and a variety of defensive structures were built across the country. These included 29mm spigot mortars which were developed between 1940 and 1941 as anti-tank defences.

Designed by Lieutenant Colonel VVS Blacker they were also known as 'Blacker Bombards'. In addition to mobile units, a large number of static emplacements

were issued. They were placed at points of local tactical advantage often as part of linear defences schemes such as 'stop-lines', composed of a number of defensive structures which were designed to obstruct the enemy's advance.

Drawings issued by the Directorate of Fortifications and Works in September 1941 show that the fixed emplacements were designed to consist of a circular or octagonal concrete pedestal or 'thimble' with a metal pintle at its center onto which a weapon could be swivel mounted. A narrow pit around the outside of the pedestal allowed the operating crew a degree of protection and the ability to turn the mortar in any direction. The pits could also incorporate approach trenches and up to four brick or concrete ammunition lockers. It is estimated that around 8000 fixed emplacements were issued, though far fewer survive.

The majority of spigot mortar emplacements that are represented on the NHLE are designated as components of wider scheduled sites, however two examples are scheduled in their own right. The spigot mortars at Hapton, Lancashire (NHLE 1432881) and Farnham Park (NHLE 1444575) both survive remarkably well and have readable layouts which retain a diversity of original features including ammunition lockers. They also have group value with other listed assets that form part of a wider Second World War group.

This spigot mortar emplacement east of Bennetts Road on the northern outskirts of Coventry was probably constructed around 1941 or 1942. It will have formed part of an inland defensive stop-line, along with the undesignated red-brick pillbox approximately 270m to the north-west.

However, no other associated defensive structures have been identified and it may be that others that formed part of the defensive line have been lost. The spigot mortar is situated in the tree line / hedgerow between two fields and is composed of a round concrete pedestal, or 'thimble', mounted with a central steel pintle. There is no visible evidence of an associated pit, trench or ammunition lockers.

Historic England have recently assessed the site for formal designation but determined that it fell just short of national listing, stating that while the spigot mortar was of clear local interest as one of a small number of recorded defensive structures in Warwickshire, it falls just short of the level necessary to recommend it for listing in the national context. It is representative of the wartime value of Coventry, with its vast contribution to the military efforts, and a site type which has hitherto not been recorded within the city.

The mortar sits within the tree protection zone of a number of mature oaks and therefore is outside of the area of proposed redevelopment. As part of the planning consent, the mortar spigot will be protected and a historic building survey completed, recording all elements of the structure. Should this reveal further surviving elements, such as ammunition lockers, it may be national designation will be revisited.





Figure 2 Spigot Mortar close-up

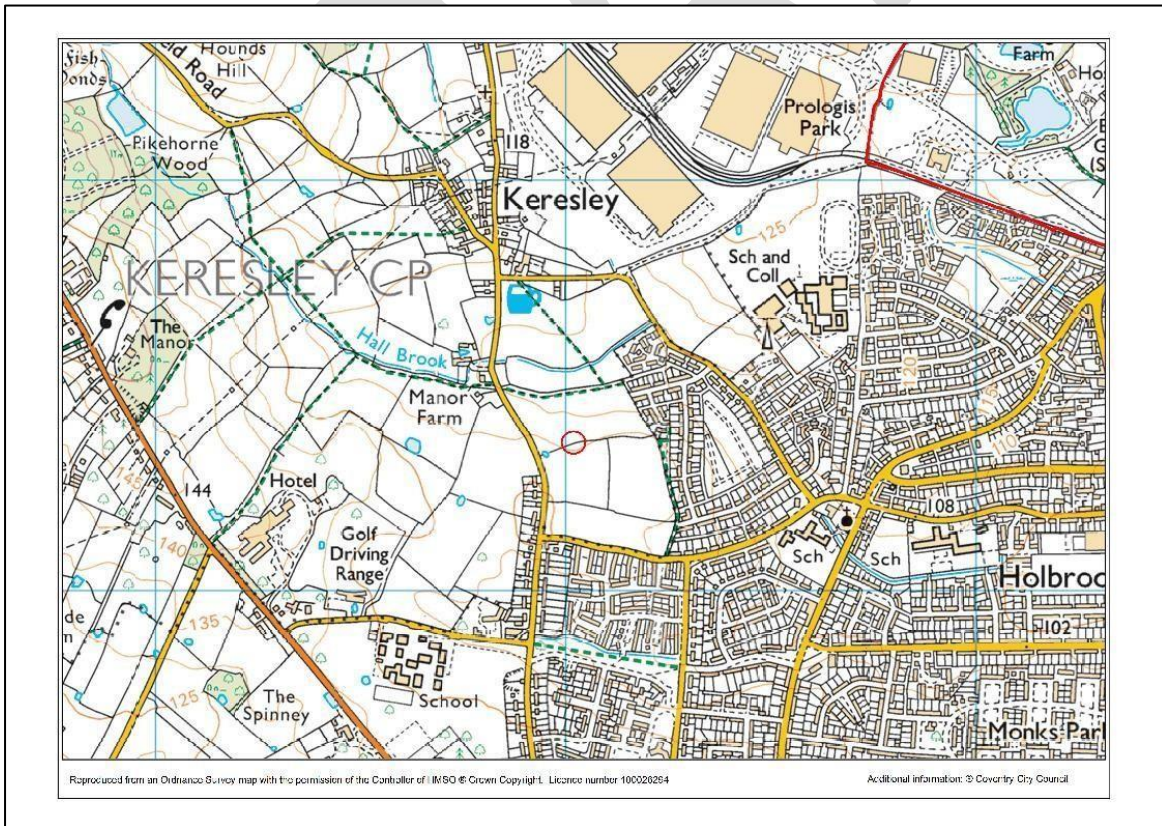


Figure 3 Spigot Mortar Location



### Assessment – Criteria

Assessing the heritage asset against the Local List criteria, the heritage asset is valued locally for the following:

#### **Historic:**

The site displays substantial historic, social and community significance and was felt by Historic England to only fall short of national importance. Historic value considered medium to high.

#### **Age:**

The site was likely constructed in 1940-41 and although not of great antiquity, dates from a period when there was a massive change in the very fabric of the lives of Coventrians.

#### **Rarity:**

This is a solitary known surviving 29mm Blacker Bombard from Coventry. Rarity is considered to be medium to high.

#### **Integrity:**

The spigot emplacement itself is relatively complete although it is uncertain whether any associated elements have survived. Integrity is considered to be medium to high.

#### **Group Value:**

It was once part of a wider defensive network but now stands alone. It may be associated with a pillbox 200m to the northwest. The pillbox is of red brick and concrete construction, with walls of red brick and a roof of corrugated iron or asbestos sheeting covered in a later of concrete. It has a square plan form with wall 2.75m in length and 1.75m. To the south there is a central entrance opening, which steps down onto a sunken concrete floor. The entrance has suffered damage to its brickwork in addition, may have had a concrete/brick blast guard in front of it – several large lumps of concrete were lying on the ground on the east side of the structure. Its northern wall has a single firing embrasure offering a good field of fire along the line of Bennetts Road to the north and is positioned close to a small bridge over the Hall Brook. It is a non- standard design, but the nearest comparable examples architecturally are the Royal Ordnance Factories (ROFs) type. It is not proposed at this stage to locally list the pillbox. Group value is considered low to medium.

#### **Coventry's identity:**

The site represents a rare or potentially unique example of the wartime defensive circuits around Coventry. There are no other examples recorded on the Coventry Historic Environment Record.

Coventry's local identity value is considered medium to high.

*Image Right - Figure 4*

*Home Guard soldiers operate a 'Blacker Bombard' spigot mortar during training at No. 3 GHQ Home Guard School in Shropshire, 20 May 1943*





**Evidence:**

The site has high potential to contribute to the narrative of wartime Coventry, being a rare or perhaps unique survivor of the defenses placed, around the city and reflects the value Coventry had for the nation's wartime efforts. Although more common originally, the site may now be a symbolic, remnant of the wider defensive network and should therefore, be recognized as such. Although the structure is legible as a spigot mortar emplacement, it lacks the level of survival and diversity of original features that are better demonstrated in designated examples and therefore is deemed to be of local to regional significance. It is possible that further evidence survives such as ammunition lockers, which may be hidden by overgrowth or buried now beneath the soil. Consequently, the site has clear historical value and the potential for further archaeological significance. There has been no known record of any surviving world war defences from this period of history in the wider Warwickshire area.

The evidential value is considered medium to high.

**Conclusion**

After review of the information submitted in nomination and desktop research, the application is assessed to be valid, and it is therefore recommended that the nomination progress to a public consultation.

Recommendations of the inclusion of the Spigot Mortar on the Local List of heritage assets will be subject to the findings of public consultation and presented to Cabinet Member in due to course.

**Reasons for recommendation decision**

To be completed following public consultation process.

This report dated: 29<sup>th</sup> November 2023

<http://www.coventry.gov.uk/locallist>

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