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Cabinet Member for Housing and Communities

9 March 2022

**Name of Cabinet Member:**

Cabinet Member for Housing and Communities – Councillor D Welsh

**Director Approving Submission of the report:**

Director of Streetscene and Regulatory Services

**Ward(s) affected:**

Bablake Ward

**Title:**

Proposed Brownhill Green Conservation Area – Public Consultation

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**Is this a key decision?**

No – Although the matters within the proposals propose to impact permitted development rights within the area proposed for designation.

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**Executive Summary:**

The Coventry City Local Plan states the intention to consider Brownhill Green for conservation area status, draft documentation has now been produced aligned to this commitment and this is now sought for approval to be taken to public consultation.

A Conservation Area recognises the unique characteristics of an area and seeks to protect and enhance these. An Area Appraisal and Management Plan have been developed to this end and public comment is now sought on both documents.

In order to ensure that specific matters are considered in the context of the Appraisal and Management Plan, limited changes to Permitted Development rights are proposed, via an Article 4 direction, which would result in planning applications being submitted in these circumstances.

**Recommendation:**

The Cabinet Member is requested to:

- 1) Approve a public consultation, for six weeks during March and April 2022, on the Brownhill Green Conservation Area proposal.

**List of Appendices included:**

Appendix 1 – Brownshill Green Conservation Area Appraisal  
Appendix 2 – Brownshill Green Conservation Area Management Plan  
Appendix 3 – Associated Article 4 Direction

**Background papers:**

None

**Other useful documents**

Coventry City Council Local Plan 2011 - 2031

**Has it been or will it be considered by Scrutiny?**

No

**Has it been 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:****Proposed Brownshill Green Conservation Area****1. Context (or background)**

- 1.1. The proposed Brownshill Green Conservation Area is a commitment made in the Local Plan at Policy HE1.
- 1.2. Further to site walks and character analysis of Brownshill Green, the defining special characteristics have been identified in the Conservation Area Appraisal (Appendix 1), which alongside the Management Plan (Appendix 2) serve as an evidence base against which to test any future development proposals within the area.
- 1.3. It should be noted that the proposed designation is sited aside an established housing allocation, and whilst not therefore in conflict with this allocation, the designating of the conservation area should serve to further inform best possible design outcomes in due course.
- 1.4. Alongside the draft Appraisal and Management Plan a draft Article 4 direction (Appendix 3) is included within the consultation, resulting in a proposed removal of some elements Permitted Development rights to ensure applications are made to the planning authority for works which may affect the special character of the conservation area. These applications would then be determined in accordance with national and local policy, including the Conservation Area Appraisal and Management Plan.
- 1.5. It should be noted that as part of the public consultation of an Article 4 Direction it is appropriate to establish the implementation date of said Direction. It is proposed that the Direction come into force on the 1st July 2022, with the caveat that should the public consultation vary the nature of the Conservation Area or Article 4 that this date may be moved to a later date with Cabinet approval but may not be made sooner. This will be addressed fully in the post-consultation Cabinet Report.
- 1.6. In seeking to progress the Brownshill Green Conservation Area designation as per our Local Plan commitments, approval is sought to engage in public consultation prior to anticipated adoption.

**2. Options considered and recommended proposal**

- 2.1. The City Council could choose not to progress the Brownshill Green Conservation Area designation, however, given commitments made in the Local Plan, this option is not recommended.
- 2.2. The recommended option is to move to public consultation upon the prepared documentation, progressing commitments in the Local Plan and seeking further inputs ahead of proposed adoption.

**3. Results of consultation undertaken**

- 3.1. This report has not been subject to consultation but proposes public consultation on the proposed Brownshill Green Conservation Area.

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

- 4.1. Consultation will take place for six weeks during March and April. It is intended that a report will then be taken to Cabinet seeking approval to the designation.

#### **5. Comments from the Chief Operating Office (Section 151 Officer) and the Director of Law and Governance**

##### **5.1. Financial implications**

There are no financial implications to the recommendation.

##### **5.2. Legal implications**

It is proposed to confirm the Conservation Area designation and associated Article 4 come into force on 1<sup>st</sup> July 2022

#### **6. Other implications**

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

The progression of the Brownhill Green Conservation Area contributes toward the delivery of the following objectives of the Coventry Local Plan :

- Improving the quality of life for Coventry people by
  - creating an attractive, cleaner and greener city.
  - Maintaining the streetscene
  - The upkeep of parks and open spaces

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

There is no risk associated with the recommendations, proposals are in line with previous commitments made in the Local Plan,.

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

Whilst there is no impact on the organisation in the progressing to public consultation, upon future adoption of the conservation area, an increased planning caseload will result through the obligation for greater oversight of development proposals. Existing resources within the planning team are considered sufficient to deal with the likely scale of increase in workload.

##### **6.4. Equality/ EIA**

A full Equality and Impact Assessment (ECA) 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:**

**Name and job title:**

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**Service**

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