

Brownhill Green Conservation Area Consultation Summary – July 2022

BHG Conservation Area Appraisal

Comment Reference	Respondent	Page/Para Reference	Consultation Response	Officer Summary	Proposed Change to BHG CAA
BHGCAA1	Resident	General	Positive on content and intention - note references to Ancient Arden Design Guide could be strengthened.	Additional wording at 1.4 to reinforce that appraisal should be read in conjunction with Ancient Arden design guide. Elsewhere referencing of Ancient Arden are present in appraisal and management plan.	Revision to point 1.4
BHGCAA2	Resident	Paragraph 4.28	Para 4.28 typos re: local plan references and capitalisation of 'Conservation Areas and Green Belt'	Amended Para. 4.28, removed typos	Amended Para. 4.28, removed typos
BHGCAA3	Birmingham Airport Limited	General	Standard letter including Aerodrome Safeguarding Considerations	Not relevant to CAA	No change
BHGCAA4	Resident	General	Consideration should be given to allowing of solar panels, external insulation cladding and heat pumps.	Already possible via planning permission or remaining Permitted Development rights.	No change
BHGCAA5	Resident	General	Requests the removal of his property from CA, but to retain PD rights.	The group of properties contribute toward built forms which mark a key arrival point into the CA beyond. As such officers conclude that the property, and those neighbouring, should be retained in the Conservation Area.	No change
BHGCAA5	Resident	General	Request that consideration also be given to including the two lower pastoral meadows, immediately opposite the White Lion on Hawkes Mill Lane and Wall Hill Road, into the Conservation	Area does not share characteristics identified in the appraisal and hence excluded. However, any forthcoming development in the area, by virtue of its	No change

Brownshill Green Conservation Area Consultation Summary – July 2022

			Area, as any proposed development might be visually detrimental by reason of their siting, layout, materials or design.	neighbouring relationship will remain informed by the conservation area.	
BHGCAA6	Resident	General	Mentions importance of black and white signage, and that CCC should invest money to add more and restore existing.	Representation noted, regarding maintenance of signage this falls outside of scope of CA designations, however point will be raised with PRow team.	No change
BHGCAA7	Coventry Society	General	Coventry Society request that the fields opposite the White Lion should be included within the boundary of the CA	Area does not share characteristics identified in the appraisal and hence excluded. However, any forthcoming development in the area, by virtue of its neighbouring relationship will remain informed by the conservation area.	No change
BHGCAA8	Coventry Society	General	You might include the overhead power lines in the negative elements section.	Whilst common in such landscapes, officers consider this suggestion has merit, however have focused the definition of negative feature upon the electricity pylon structures, and reflected in analysis mapping.	Update to analysis mapping
BHGCAA9	Coventry Society	General	You might include the two historic Coventry boundary posts on Hawkes Mill Lane and Wall Hill Road in the description of historic features.	Accepted and added to historic features	Revision to include reference at 4.72
BHGCAA10	Coventry Society	Paragraph 4.9	4.9 refers to the Herbert Galley instead of Gallery.	Amended Para. 4.9, removed typos	Amended Para. 4.9.

Brownhill Green Conservation Area Consultation Summary – July 2022

BHG Management Plan

Comment Reference	Respondent	Page/Para Reference	Consultation Response	Officer Summary	Proposed Change to BHG MP
BHGMP1	Resident	General	Mentions importance of black and white signage, and that CCC should invest money to add more and restore existing	Representation noted, regarding maintenance of signage this falls outside of scope of CA designations, however point will be raised with PRoW team.	No change
BHGMP2	Resident	Paragraph 2.23 – 2.25	The Ancient Arden Design Guidelines would both support and be consistent with the Conservation Area Appraisal and Management Plan. The most appropriate place to include such a reference might be within the Advice and Guidance section of the Management Plan (paragraphs 2.23 – 2.25), as referenced in Policy HE2	Additional wording at 1.4 to reinforce that appraisal should be read in conjunction with Ancient Arden design guide. Elsewhere referencing of Ancient Arden are present in appraisal and management plan.	Revision to point 1.4
BHGMP3	Resident	General	Funding to residents for replacement windows, and possibly climate friendly interventions to reduce costs.	This beyond the scope of the Conservation Area designation.	No change
BHGMP4	Coventry Society	General	Suggest you include a plan to improve the signposting of the public footpaths from the main roads.	Representation noted, regarding maintenance of signage this falls outside of scope of CA designations, however point will be raised with PRoW team	No change
BHGMP5	Coventry Society	Paragraph 2.5	Please note that paragraph 2.5 is missing.	Noted – revision made to re-number paragraphs to correct	Renumbered paragraphs
BHGMP6	Coventry Society	Paragraph 2.6	Paragraph 2.6 refers to the Coventry Local Plan 2016. We usually refer to it as Coventry Local Plan 2017 as that is the date it was approved. The Appraisal document refers to Coventry Local Plan 2011 – 2031.	Noted – officers to revise accordingly.	Amended Para. 2.5
BHGMP7	Internal consultee	2.16 – Planning Enforcement	To clarify the role and judgements of the planning enforcement team in the Conservation Area,	wording therefore revised to “ will consider use of these powers to actions	2.16 – page 12

Brownhill Green Conservation Area Consultation Summary – July 2022

			wording revised to reflect specialist judgements to be made in regard to breadth and role of legislation	are taken to preserve or enhance the character of the area''	
BHGMP8	Internal consultee	1.4 – Neglected Buildings	Consideration is required around the ability to employ legislations and the appropriateness of doing so in each case which may arise.	Wording revision to state "consider the use of its powers''	1.4 'Action' Page 5
BHGMP9	Internal consultee	1.5 – Empty Buildings	Statement of 'will not be permitted' should be reworded to allow for planning judgements in future contexts. 'preserves their visual appearance and character' may be more appropriate	Revision to wording to state encouraged / discouraged to compliment CA	1.5 'Action' Page 5
BHGMP10	Internal consultee	1.7 - Boundaries	Stated that retention of some boundary treatments may fall outside the scope of planning abilities and therefore use of 'will be retained' may not be appropriate.	Wording at 1.7 revised to 'should be retained' in retaining conservation aspiration whilst acknowledging legislative context.	1.7 'Action' Page 6
BHGMP11	Internal consultee	1.8 – Undesignated Buildings	Stated that binary requirement to record undesignated buildings demolition may be to onerous / not sufficiently clear.	Accepted and working revised to 'where appropriate, an accurate archive record should be made prior to the commencement of any works'	1.8 'Action' Page 6
BHGMP12	Internal consultee	1.9 - Archaeology	This requires reference to scale of development	Accepted – Working revised to "Development within areas of archaeological potential which involve works extending below existing ground level may require archaeological investigation''	1.9 'Proposal' – Page 7
BHGMP13	Internal consultee	3.2 - Interpretation	Whilst accepting the aspiration, such proposals should be sought alongside opportunities for future funding, therefore re-wording required to state aspiration however in the context of forward opportunities as they may arise.	Accepted – rewording at 3.2 'Proposals' and 'Action'	3.2 – Page 9
BHGMP14	Internal consultee	4.2 Biodiversity	Rewording required in respect of legislative ability of refusing removal in vegetation.	Wording revised at 4.2 to retain stated aims whilst removing suggestion of pre-	4.2 – Page 10

Brownhill Green Conservation Area Consultation Summary – July 2022

				emptive decision making on such proposals	
BHGMP15	Internal consultee	4.3 Trees	Rewording required in respect of legislative ability of refusing removal.	Wording revised at 4.3 to retain stated aims whilst removing suggestion of pre-emptive decision making on such proposals	4.3 – Page 10
BHGMP16	Internal consultee	2.18 – Regulation and Licencing	Specific to city-wide licencing commitments on with the Conservation Area designation does not seek to revise or promote any deviation from.	Omitted from Conservation Area Management Plan	Page 11

BHG Proposed Article 4 Direction

Comment Reference	Respondent	Page/Para Reference	Consultation Response	Officer Summary	Proposed Change to BHG MP
BHGA41	Resident	General	Consideration should be given to allowing of solar panels, external insulation cladding and heat pumps.	Article 4 direction does not propose any further restrictions to proposals of this type, aside from those introduced by virtue of CA designation.	No change
BHGA42	Coventry Society	General	<p>Suggestion of expansion of A4 direction to cover :</p> <p>Schedule 2, Part 1, Class A of the Order: The enlargement, improvement, or other alteration of a dwellinghouse where any part of the enlargement, improvement or alteration fronts the public realm.</p> <p>Schedule 2, Part 1 Class C of the Order: Any alteration to a roof slope that fronts the public realm.</p> <p>Schedule 2, Part 1, Class D of the Order:</p>	<p>Whilst officers note suggestion, the content is not felt to align directly with the identified special character of the Conservation Area which is largely landscape led, whilst a number of historic properties are individually listed and benefit from the necessity for listed building consent in order to preserve special historic character.</p> <p>Officer therefore believe the drafted Article 4 better responds to the identified character, whilst introduction of further</p>	No Change

Brownshill Green Conservation Area Consultation Summary – July 2022

			<p>The erection or construction of a porch outside any external door of a dwellinghouse, where that external door fronts the public realm.</p> <p>Schedule 2, Part 1, Class E of the Order: The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.</p> <p>Schedule 2, Part 1, Class G of the Order: The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.</p>	<p>restrictions to the wider housing stock of the area is felt to be excessive in curtailing permitted development rights not directly impactful on the identified special character of the Conservation Area</p>	
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