# **Conservation Areas Wirral: Chairman's report 2017-18**

#### Aims of CAW

Since it was established CAW has focused on four main aims and processes:

To work in partnership with Wirral Council and other bodies in a non-adversarial manner

To play a more proactive role in developing and enhancing Wirral's conservation areas and their associated heritage assets

To **foster the pooling of skills, knowledge, experience and good practice** between local societies and other partners

To **encourage effective networking and communication** by developing CAW's presence on social media and by the production of a regular newsletter

This has been another challenging year with some successes and some major disappointments. These are outlined in this report. Wirral Council is struggling under the weight of continuing austerity and the heritage/conservation agenda. Its obligations far exceed its capacity and resources exacerbated by the absence of key staff and the legacy of the explosion at New Ferry, which impacted heavily on part of the Port Sunlight Conservation Area.

CAW is trying to provide as much support as we can muster; but we cannot be an effective substitute for the statutory and quasi-judicial role of the Council. In addition, in March 2018, in a very bold step, Wirral Council **is threatened** with the removal of its local Plan making powers by the Secretary of State (see below).

We have also recently seen the advent of the **Wirral Growth Company**. This is a development partnership with MUSE (Morgan Sindall as was) who have a proven track record of delivering big projects. The Growth Company will work across the Borough. There will be some consultation and the areas will include parts of some of the Conservation Areas, including Hamilton Square and Lower Bebington around the Civic Centre. Woodside will also be included and Birkenhead Town Centre.

The dividend from the Growth Company will be used to employ new staff. (11 planning applications are expected in the summer from MUSE.) David Ball has been authorised to proceed with these appointments immediately and there will be a 20% increase in planning fees which will fund a number of new planning officer posts. The intention is also to try and recruit someone for the Growth Company who also has conservation experience to give additional support to Jess Malpas (Conservation Officer). So, watch this space.

## **Overall context**

- 1 The **need for a more vigorous enforcement process** remains an outstanding issue and undermines many of the achievements in individual conservation areas (e.g. Hamilton Square, Clifton Park, Bromborough Pool, Mountwood, Kings Gap and Meols Drive).
- 2 The poor quality of many planning applications and the inadequacy/lack of heritage statements although we have now secured a commitment from the Council that applications not containing such a statement will not be registered (this just needs to be applied more rigorously)
- 3 The **need for up to date Management Plans**, and the requirement for all applications to address them, remains a major gap in relation to seven conservation areas, notably Hamilton Square and Clifton Park (see below)

- 4 The **critical nature of some structures, such as sandstone walls and tree cover** and the threats to their continued integrity and presence, especially in relation to the unauthorised work and felling of trees in conservation areas
- 5 The lack of knowledge/understanding of the responsibilities of living in a historic or character/listed property in a Conservation Area which applies to householders, architects, developers and builders, estate agents and solicitors
- 6 New Initiatives have been developed, especially concerning the installation of Blue Plaques, the development of a Conservation Area and Heritage Trail and work in the Clifton Park Conservation area. These have given CAW credibility and visibility with the local and wider community and with the Council and Historic England
- 7 CAW has **engaged more purposefully with the Wirral Visitor Economy Network** in trying to secure a proper acknowledgement of the value that heritage and conservation brings to the economy, tourism and cultural life of Wirral
- 8 CAW has been involved in discussions, in partnership with the Wirral Society, surrounding the content and submission of the Wirral Local Plan and expressed its concerns about the potential threats to the green belt
- 9 The **concept of "enabling development"**, and its impact on particular conservation areas through the planning application process, notably Eastham (see below)
- 10 Greater engagement with the national body, Civic Voice and the event in Birkenhead Town Hall (November 9<sup>th</sup>, 2018) has enabled us focus on the general problems and opportunities of conservation areas after 50 years, the importance of Hamilton Square and the need to protect its outstanding heritage and to develop an enhanced role for the area in the life and prospects of Wirral

## Five Decades of Designation: Wirral's 26 Conservation Areas

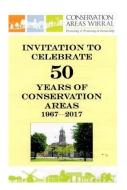
Wirral has a five-decade history of designating conservation areas from the 1970s to the present day. (see table below). In the 1970s 16 of the 26 conservation areas were designated following the Civic Amenities Act of 1967. In those days there was real enthusiasm around the emergence of a new agenda highlighting conservation and heritage. Indeed, nine of these areas were designated by the local authorities (e.g. Birkenhead and Wallasey Borough Councils) that preceded the current Wirral Borough Council. Since those heady days enthusiasm has waxed and waned till the era of austerity which followed the financial crash of 2007/08, when Wirral BC has lost nearly its entire government rate support grant. We live in new times that require a new response. CAW recognises, notwithstanding the frustrations faced, that effective partnership and participation / education is the only way forward. So, our maxim has been, and still is, "what can we do to assist the council to fulfil its statutory and other obligations?"

## Conservation Areas with dates of designation.

<b>1970s:</b> 16 Areas designated	Bidston (1972), Birkenhead Park (1972), Bromborough Village (1972), West Kirby Old Village (1973), Wellington Road (1973), Caldy (1974), Eastham (1974), Frankby (1974), Saughall Massie (1974), Hamilton Square (1977), Port Sunlight (1978), Heswall Lower Village (1979), Gayton (1979), Oxton (1979) Rock Park (1979), Thornton Hough (1979).
<b>1980s:</b> 3 Areas designated	Thurstaston (1981), Barnston (1983), Bromborough Pool (1986).
1990s: 1 Area designated	Flaybrick Cemetery (1990).
2000s: 5 Areas designated	King's Gap (2000), Clifton Park (2004), Meols Drive (2004), Mountwood (2005), The Magazines (2006).

At the anniversary event in Birkenhead Town Hal in November, to celebrate 50 years since the passing of the Civic Amenities Act of 1967, we emphasised our views about Wirral's conservation areas and our feelings that -

- we should celebrate our heritage and conservation legacy (Blue Plaques and CA/Heritage Trail)
- we were **frustrated** at the potential loss of a significant part of this legacy (Hamilton Square, Eastham, Clifton Park and Rock Park)
- we needed **education and participation** in promoting and protecting this legacy (residents, visitors, estate agents and solicitors, developers and agents)
- we thought enforcement was critical where actions undermine and destroy this legacy (TV dishes in Hamilton Square)





Of these 26 areas, seven do not have a Management Plan, namely Hamilton Square, Clifton Park, The Kings Gap, Meols Drive, The Magazines, Mountwood, and Lower Bebington. Concerted action has been agreed for Hamilton Square to commission a Management Plan (see below). Birkenhead Park and Port Sunlight are also updating their Management Plans (see below).

## **Blue Plaques**

The Blue Plaque scheme, initiated by our Vice Chairman, which has been running for over a year, must be one of our success stories. Our target last year was for 4 plaques, paid for by the Wirral Council Heritage Fund, but we were also contracted to supply a further 3, funded by private subscription. The supply and unveiling of the plaques, which has normally been carried out by the Mayor, has provided maximum publicity for us through the press, local radio and TV. As a result, we have been able to promote a little more of Wirral's rich history. This was acknowledged when we received the Rita Cheeseman Award given by the Merseyside Civic Society for our work with the Blue Plaques and the Conservation Areas Heritage trail. We are pleased that Wirral Council has agreed funding will be made available for both this year and for 2019 and work is in progress to identify the next individuals to be commemorated. (If you know of anyone who you believe would qualify for a Blue Plaque we would be pleased to hear from you.)



## The Wirral Conservation Area and Heritage Trail

Wirral has 26 Conservation Areas spread across the peninsula and a considerable array of other heritage assets. CAW, in conjunction with Wirral Council, has designed a Conservation Area and Heritage Trail web site to direct residents and visitors to this rich history and heritage. The concept of devising a trail was very much influenced by the development of the Wirral Circular Trail which allows people to explore the diverse character of Wirral's coast and pathways. It has also been motivated by the need to increase the visibility, and understanding of, these areas and heritage assets. They are a distinct feature of the peninsular and should be widely enjoyed by residents and visitors alike. They also add to the appeal of Wirral in terms of attracting visitors and promoting a better understanding, and support for, protecting the historic legacy of the area.



The trail has been developed jointly by the Council and Conservation Areas Wirral (<a href="http://www.cawirral.co.uk/v1/about/">http://www.cawirral.co.uk/v1/about/</a>). We intend to submit a Heritage Lottery Fund bid, in conjunction with the Council, to enable us to produce hard copy booklets of the trail, possibly a phone app, and a more interactive web site. The intention will also be to market and promote the trail to local groups, residents and visitors.

We hope many of you will use and enjoy the Trail. We would welcome any feedback from local societies on its usefulness, or problems with directions, and the validity of its content.

## **Conservation Areas**

## **Hamilton Square**



CAW, in conjunction with the local Conservation Area Advisory committee, has secured a commitment from the Council to commission a Management Plan for the Hamilton Square Conservation Area. The brief for this commission is in preparation and will be the subject of further consultation in the near future. We hope this will provide a proper context for development and refurbishment in the Conservation Area, especially with respect to the outstanding heritage and conservation issues facing the area. There are a range of enforcement issues that need to be dealt with (e.g. satellite dishes on Grade 1 listed buildings) while a clearer vision is needed for the future of the area, and particularly for the Square itself.

#### **Clifton Park**

Clifton Park CA continues to be an area under threat as far as CAW is concerned. As a result, we are pressing the senior Council officer (David Ball) and the local councillors to install signage at the three points of entry – advising everyone that the area is a designated Conservation Area. This should strengthen the Residents' & Conservation Area Society's hand when dealing with some of the difficult anti-social and occupancy issues taking place there. We are also working on a community project to install interpretation boards in the Conservation Area which will tell visitors and locals about the history of Clifton Park. Representatives from various local groups are taking part in this initiative which is aimed at promoting a sense of pride in the area, particularly among the young people.



### **Birkenhead Park**

The Birkenhead Park Management Plan for 2018 – 2022 revises all previous Management Plans and refocuses the vision for Birkenhead Park for a period of high-profile goals and visions. This will also form part of the bid for World Heritage status.



The purpose of this Management Plan is to direct the future upkeep and management of Birkenhead Park, ensuring it is maintained to the highest standards during a period of financial uncertainty. The plan has been prepared for all those who use, manage or who might have an interest in the park, either now or in the future. It will be publicly available for users, stakeholders and visitors. This plan will cover the period of 2018 – 2022 and will be reviewed and updated annually to incorporate any changes to policies and procedures within associated management and advisory organisations.

Specifically, it will be subject to discussion and review with key stakeholders including:

- Wirral Council
- Birkenhead Park Management Advisory Committee
- The Friends of Birkenhead Park
- Organisations using the park, including Birkenhead Park Cricket Club, Birkenhead St. Mary's Cricket Club, Birkenhead Park Rugby Club and Birkenhead Park Bowls Forum
- Merseyside Police and Merseyside Fire Services

## **Port Sunlight**

The past year has seen a flurry of activity in Port Sunlight. The new Conservation Management Plan (CMP) which replaces the former plan created in 2006, is now ready to be formally adopted after running a series of consultation events, information gathering, and redrafting. The new CMP differs from the previous plan as it has been written in-house by Port Sunlight Village Trust staff with input from village residents and local businesses. The new CMP outlines the significance of Port Sunlight, addresses risks to its heritage and presents opportunities to address these risks and manage change over the next 10 years.



A Grade II Listed building in Port Sunlight (22 King George's Drive) was transformed into an Edwardian worker's cottage in May 2017. The property is now open to the public as part of the Port Sunlight Museum and gives visitors an insight into what living conditions were like for Lever Brothers employees in 1914. Port Sunlight this year also became a member of the European Route of Industrial Heritage (ERIH) and has become an Anchor Point on the route due to its architectural quality and historic significance.

## **Flaybrick**

CAW is represented on the Flaybrick steering group which consists mainly of the partnership between Wirral Council, Friends of Flaybrick and Historic England. Repairs to the chapels were undertaken by Purcell consultants in 2016 and completed in 2017. This Grade 11\* listed site is a conservation area and currently on Historic England's 'Heritage at Risk' register. A Conservation Management Plan (CMP) of the whole site is well underway, being prepared by Purcell and the steering group will review the document in June. They are considering an open event in September where the CMP should be completed. Although the chapels have had the vegetation growth removed and the stonework stabilised CAW are pushing for a roof system to be put in, even if it is only a temporary one. If left in its present state, the building could soon revert to the condition it was in three years ago.

#### **Eastham**

The Area Advisory Committee reports that 'it has been a disappointing year for conservation in Eastham. The village was struck a devastating blow when the planning committee consented to an application to build 21 houses on a site that was not only in the Conservation Area but also in the Green Belt. It has left residents wondering what the point is of a Management Plan and the policies that flow from it if its constraints can be blatantly ignored by the planners. How must all those applicants feel that have had their applications turned down because they breached the Council's policy. This shameful decision drives a coach and horses through the council's claim to be at the forefront of conservation and caring for Wirral's History and Heritage. Because of this decision no Conservation Area in Wirral can feel safe.'

### Mountwood

It is incredible to imagine that Mountwood has survived the detrimental damage of two World Wars. Cocooned in ancient Woodland, properties, some of the finest examples of circa. 20th Century domestic architecture on Merseyside, highlighted by Sir Nicolaus Pevsner and Donald Insall Associates, Conservation Architects in Chester, have withstood the test of time.

The majority of owners highly respect Conservation Area status with sympathetic building restoration and judicious pruning of their trees. Sadly, however, **some new** residents moving into the area **have had** scant regard for preservation and enhancement. Some have been sequentially removing trees without permission and **breaching** the rules with Planning Applications.

- A new roof on a Sir Arnold Thornley **residence**, **hallmarked** by a Westmorland slate is being **replaced** not as original.
- Substantial tree felling at Prenton's Water Tower site when a large area of aged trees was demolished. Further to several meetings with United Utilities, they have apologised profusely, and we are now being offered compensation. The structure built in the late 1800s is in the pipeline for listing.
- Tree surgeons from Mancoed (employed by WBC) were "arrested" in their attempt to "lop" London Plane street trees within the Conservation Area. This issue spearheaded the launch of WIT (Wirral Initiative Trees) at the Radio 4 Burton Manor Gardens "Question Time" event in 2017.

- •We also supported residents within our Conservation Area in opposition to the Storeton Hall Application which was **thankfully, unanimously** rejected.
- We are needless to say delighted to inform everyone that the War Memorials in Prenton Lane are about to be listed. With celebrations and rededication of the structures and surrounding gardens!

#### Oxton

The development of a former bank site in Oxton has raised the issue of how the Council treats what are known as "pre-commencement conditions". These are conditions that stipulate that no work on site can be undertaken unless they are discharged. The Oxton Society was successful in getting the Council to stop the developer from working on the site until these conditions had been met. All local societies should be carefully looking at such conditions in any successful applications and ensure they are properly discharged by the developer.

#### **Rock Park**

Over the past year five presentations have been made to local history/heritage groups (anyone who expressed an interest!) and 10 'beach cleans' have been organised (a series of events to ensure that the beach and the rest of the Park remain relatively clear of litter and rubbish deposited by the tide). This is supported by Wirral Council (they provided litter pickers and collect all the rubbish that is collected by the volunteers; in addition, they finance the purchase of sacks to collect the rubbish in), and we have a list of circa 40 volunteers who help, as and when, they can.



#### **Bidston**

We understand that there are now 8 members on the Bidston Conservation Area Committee. Thankfully the Chairman is feeling much better after suffering a series of illnesses over the last year or two and the group is now back to holding regular meetings.

### Saughall Massie

The diggers have arrived to start building the new Fire Station on the green belt land just outside the village so after a three-year battle construction has begun! Another new build in the village which started out as a stable block, but seemed to be turning into a house, has now had a visit from the Planning Committee. Wirral Council planning officers had previously told the developer to reduce the height of the building and take the footprint back to the original planning application which had been approved. Using "change of use" tactics the developer had submitted a further application altering the drawings to that resembling a house which resulted in a committee visit. Following a recent Planning meeting the Planning committee refused the application and insisted that the present building be reduced in size to that of the original so-called hay barn.



The question of Diamond Farm's deteriorating Grade II listed buildings has been raised with David Ball on several occasions and we will be pushing him on this although there is some evidence that the buildings are being left to deteriorate to facilitate another planning application for housing on the site. The Conservation Committee's application to extend the village Conservation Area boundary is still in limbo and the latest suggestion is that it could be looked at when the Conservation Officer has finished all the work she needs to do on the New Ferry repairs/reconstruction.

## **Enforcement**

We had discussions with David Ball about a pilot project in Hoylake which could include CAW delivering a standard letter to people, in breach of planning conditions. This has made no progress to date. However, we have been informed that Wirral Council are reorganising and strengthening their enforcement capacity and reviewing the priorities for action. We are told this will give greater prominence to high profile areas, such as Hamilton Square.

## **Enabling Development**

Historic England's guidance note clearly defines the basis on which an enabling development would be acceptable:

"Enabling development that would secure the future of a significant place, but contravene other planning policy objectives, should be unacceptable unless:

a it will not materially harm the heritage values of the place or its setting

b it avoids detrimental fragmentation of management of the place

c it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose

d it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid e sufficient subsidy is not available from any other source

f it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests g the public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies."

CAW has become increasingly concerned about this concept and its application by Wirral Council. Initially this was in respect of residential development in Birkenhead Park which was granted approval despite an overwhelming weight of objections. Since then there have been two further

applications in the Eastham Conservation Area and Storeton Hall. The latter was refused by the planning committee despite a recommendation to approve by the Planning Officer. The Eastham application was approved despite again a considerable weight of objection and the understandably strong views of the Eastham CAAC (see above).

## CAW is concerned about two aspects of this concept:

- a. its lack of transparency in terms of the financial calculations submitted by developers and their assessment by Wirral Council, either in house or by a commissioned outside body. On grounds of commercial confidentiality objectors cannot gain access to this information; and
- b. it is not clear that all the tests set out above by Historic England have been rigorously applied to the applications in question.

CAW understands the Secretary of State has not called in the Eastham which was referred to him because of its use of green belt land. Irrespective of this decision we will be pressing for more transparency around such applications and the rigorous application of the criteria set out by Historic England.

## Wirral Local Plan

## National planning policy framework

The recent consultation document on the government's revised National Policy Planning Framework states that the "strong" protections of the Green Belt has been maintained and a high bar remains before Green Belt land may be released. It says that concluding that "exceptional circumstances" exist to justify changes to Green Belt boundaries means, "the strategic plan-making authority should have examined fully all other reasonable options for meeting its identified need for development. Paragraphs 136-137 implement the housing White Paper proposals that certain criteria should be satisfied before 'exceptional circumstances' are used to change Green Belt boundaries, and that where Green Belt is released, first consideration should be given to land which has been previously developed or which is well-served by public transport". They also suggest local plans should set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

#### Impact on the Wirral Local Plan

In November 2017 the government's "patience had run out" with 15 councils, none of whom had drawn up a local plan since the current plan-making system was introduced in 2004. Wirral was one of the 15. The Secretary of State threatened to use newly acquired powers that would allow him to insist that central government, higher tier authorities or other agencies should step in and write plans for them. Although it is suggested that this is not necessarily a commitment to taking away plan-making powers from those authorities. Instead, he has said, that the government's chief planner and a team of experts will be "sent in to assess if the government needs to take over the process of producing the local plan". The Secretary of State's department have also stated, following the teams' visit, he will consider whether any further intervention is needed later this year.

As we have noted previously, Wirral Council has suggested it needs a significant increase in housing provision in the period to 2037/38 to 837 dwellings per annum (dpa). In recent times Wirral, has never achieved more than 566 dpa. This Implies a need to access part of this supply from Wirral's Green Belt and/or reach a significant agreement with surrounding local councils to make up the shortfall. CAW has made clear that our view is very much related to how this level of provision will

impact on Wirral's 26 Conservation Areas and the Green Belt. (With Eastham, Saughall Massie, the Hoylake Golf Resort and Thornton Hough building on the Green Belt has been or is a live issue).

Wirral Council did intend to submit its local plan to the Secretary of State in September 2017, prior to a subsequent Examination in Public but clearly have once again missed their target. Consequently, if the Secretary of State does intervene to remove the Council's plan making powers Wirral Council intends to lobby the Metro mayor (Steve Rotherham) not to cooperate with the Government.

CAW will be monitoring this carefully. We are also in discussion with the Wirral Society about mounting a joint response to the local plan, and its recommendations, particularly with respect to conservation areas and the policy on the Green Belt.

## Wirral Visitor Economy Network

Following the findings of a recent survey there is now clear evidence that culture and heritage are prominent features of Wirral's appeal to visitors.

- · 91% associated Wirral with Coast & Countryside
- · 90% highlighted the peninsula as a great base between Liverpool & Chester
- · 85% liked Wirral for its Culture & Heritage
- · 82% highlighted the borough's Quality Food & Drink

CAW would like to see this now reflected in the marketing of the borough and on the Visit Wirral web site.

## The Committee

The CAW committee this year has been made up of 9 directly elected members and two co-opted members.



Alan Chape 1 (Oxton), David Allan 2 (Eastham), Elizabeth Davey 3 (Hoylake), John Pyke 4 (Heswall),

Alan Thomson 7 (Rock Ferry), Kay Crook 8 (Mountwood), Peter Bolt 10 (Saughall Massie), Chris Moore 6 (Hoylake), Audrey Platt 9 (co-opted Wirral Society) and Gillian Bolt 5 (co-opted Saughall Massie) plus Elizabeth Heywood 11 (Port Sunlight). Thanks go to all the committee for their sterling efforts throughout the year and fond farewells to Audrey Platt and Chris Moore who have decided to stand down. All the other members of the committee have offered themselves for re-election.

Maintaining links with local societies, Wirral Borough Council, Historic England

#### Forum Friends 2017-18

- Alan Chape: Birkenhead Park (Friends of) Oxton Society
- David Allan: Bromborough Village Conservation Area Bromborough Pool Residents
   Association / Society Eastham Village Preservation Association Friends of Flaybrick
- Elizabeth Davey: Hamilton Square Conservation Area
   Barnston Conservation Area
- Chris Moore: Meols Drive Conservation Area Kings Gap Conservation Area
- **Peter Bolt**: Bidston Village Conservation Area Caldy Society Clifton Park Conservation Area Saughall Massie Conservation Area Flaybrick Steering Group
- Kay Crook: Mountwood Society Thornton Hough Conservation Area West Kirby Village Conservation Area
- John Pyke: Frankby Conservation Area Consultative Committee The Heswall Society (includes Gayton & Lower Heswall) • Thurstaston Conservation Area (Irby, Thurstaston & Pensby Amenity Society – ITPAS)
- Alan Thomson: \* Rock Park Conservation Area Wellington Road Conservation Area
- **Gillian Bolt**: \* Lower Bebington
- Elizabeth Heywood: \* Port Sunlight

## **WBC & Historic England**

The regular meetings between CAW, Wirral Council and Historic England largely ceased in 2018. Wirral Council have pledged to revive these, and CAW is currently negotiating a forward programme to this end.

## **Communications**

## Newsletter



Three newsletters have been published recently, in January 2017, September 2017 and January 2018. These are widely distributed, going to all members of Conservation Areas Wirral and to all Wirral Councillors, the press, Civic Voice, Historic England and others who have an interest in our work. They have highlighted several ongoing issues which have characterised 2017/18 namely; Hamilton Square, the threats to the green belt and the need to celebrate and value our Conservation Areas. Our thanks go to our Vice Chair for his work in producing the Newsletter.

Website <a href="http://www.cawirral.co.uk">https://www.facebook.com/Conservation-Areas-Wirral</a>

CAW has an active web site and Facebook page which can be accessed by the above links. We are interested in the views of local societies in terms of updating these and responding to queries.