

PLANNING CONTROL**Document Title: Conservation Area 26.
School Road, Hall Green**

Date of Designation: 17 November 1988

Date of Press Notice: 30 November 1988

Contents: 17 November 1988 Planning Committee report and map.



*“Securing a **Better** environment for all the people of **Birmingham**”*

CONSERVATION AREAS ADVISORY COMMITTEE
SPARKBROOK AREA SUB-COMMITTEE
PLANNING COMMITTEE
HALL GREEN AREA SUB-COMMITTEE

8 November 1988
14 November 1988
17 November 1988
25 November 1988

TOWN & COUNTRY PLANNING ACT 1971
DESIGNATION OF SCHOOL ROAD, HALL GREEN CONSERVATION AREA

BACKGROUND PAPERS

Conservation Strategy - Planning Committee	11 December 1986
Report to CAAC	14 April 1987
Report and Minutes of CAAC	12 July 1988
Report and Minutes of Planning Committee	21 July 1988
Sparkbrook Area Sub-Committee	18 July 1988
Hall Green Area Sub-Committee	22 July 1988

PURPOSE OF REPORT

To inform your Committee of the results of the recent public participation exercise related to the proposed School Road, Hall Green Conservation Area, and to recommend that your Committee designate the Conservation Area in the location of School Road and Miall Road as delineated on the attached plan and to serve an Article 4 Direction relating to the frontages of all properties in the area.

BACKGROUND

On 21 July Planning Committee agreed in principle that a Conservation Area be designated in the location of School Road and Miall Road, Hall Green, subject to a public participation exercise.

PUBLIC PARTICIPATION

As part of the public participation exercise, an exhibition was held in the Church Hall at the Church of the Ascension, School Road, Hall Green, on Monday 3 October from 12 noon to 5pm; on Tuesday 4 October, Wednesday 5 October and Friday 7 October from 9am to 5pm; on Thursday 6 October from 9am to 8pm and on Saturday 8 October from 9am to 1pm.

Leaflets advertising the exhibition were delivered to all households within the boundary of the proposed Conservation Area. It was also advertised in the local press.

A questionnaire was available at the exhibition inviting residents and other interested persons to comment on the proposed Conservation Area.

A total of 199 people visited the exhibition and of these, 61, or just under a third of the total, filled in a questionnaire. 52 respondents lived in the proposed Conservation Area and the remainder nearby.

All 61 respondents were in favour of the proposed Conservation Area; 52 were satisfied with the boundary, 1 felt the area was too large, 5 felt the area to be too small, whilst 3 made no comment on size. Of those who thought the area too small, 2 felt it would be appropriate to include the Church of the Ascension, 2 wished to see some of the older houses in School Road included and 1 respondent, resident within the proposed Conservation Area, suggested the inclusion of Lulworth and Studland Roads.

General observations showed a major concern with the problems caused by parking outside the shops and with the volume of through traffic. A number of respondents commented that the trees in the area were too large and needed trimming or replacing with smaller trees: the state of the pavements too were felt to be generally below the standard expected of a Conservation Area. Only three of the respondents expressed any anxiety over a possible increase in the cost of maintaining their homes and two enquired whether it would be feasible to restore the original red telephone box to the area. One respondent expressed concern about the proposed restriction of alternations to properties in the area. Seven respondents expressed their gratification at the proposed designation of the Conservation Area.

OBSERVATIONS

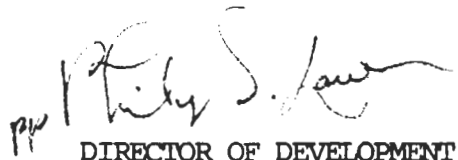
The results of the public participation exercise show the residents to be in favour of the designation of a Conservation Area centred on School Road, Hall Green.

PROPOSAL

Following the favourable response made by local residents, I recommend that your Committee designate a Conservation Area in the location of School Road and Miall Road, Hall Green, as shown on the attached plan and to serve an Article 4 Direction.

RECOMMENDATION

- I. That your Committee designate under Section 277 of the Town and Country Planning Act 1971, as amended, School Road, Hall Green Conservation Area, as delineated on the attached plan.
- II. That your Committee authorise the making of an Article 4 Direction relating to the proposed Conservation Area in order to require applications to be submitted for development which would be permitted by virtue of Class I (1-5 inclusive) and Class II (1-3) of the General Development Order 1977/1987,
- III. That the Direction referred to in II above be submitted forthwith to the Secretary of State for the Environment for confirmation.
- IV. That the occupiers of properties in the area concerned be informed of the designation of the Conservation Area and the making of the Article 4 Direction forthwith.


DIRECTOR OF DEVELOPMENT

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CP/PJA

This seems to be all right.

Chris Pancheri.

