

Annex 1: Midsomer Norton and Welton Conservation Area Character Appraisal and Management Plan consultation (June - July 2017)

Consultation response log

Ward councillors and the Town Council representing the areas concerned were consulted, together with the Midsomer Norton Society, Historic England and B&NES council officers.

The consultation was widely publicised and a public drop-in event was held at Midsomer Norton Town Hall on 3 June 2017 which had 21 visitors. This included an exhibition and information about the proposals, and Officers were available to answer questions. Similar information was made available on the council's web site and in a hard-copy format at the local library and town hall. A presentation was made to the Midsomer Norton Society on 1 July 2017.

A questionnaire was prepared to seek individual's views. Responses received are analysed below:

Hard copy and on-line responses to questions 1, 2, 3 and 5 if answered ('yes' or 'no')	'yes'	'no'
1: Do you support the proposed changes to the conservation area boundary?	8	8
2: Do you consider the Midsomer Norton and Welton Conservation Area Appraisal describes the conservation area adequately?	3	13
3: Do you consider the Midsomer Norton and Welton Conservation Area should be improved and enhanced?	15	0
5: Do you support the proposals in the Midsomer Norton and Welton Conservation Area Management plan?	8	6

NB: the high number of negative responses to questions 2, 5 and 8 were due to the proposed removal of the Somervale School and St Chad's Avenue area from the conservation area boundary.

Hard copy responses received

Comment	Recommended change
<p>Midsomer Norton Town Council:</p> <ul style="list-style-type: none"> Welcome linking the Midsomer Norton and Welton areas as 	<p>Amend: it is proposed that the section of the old railway line between Silver</p>

<p>proposed. Should also link area 11 to the main area by either:</p> <ul style="list-style-type: none"> - corridor along the old railway path - corridor along Silver Street - link through the nature reserve to Redfield Road or to Withies Lane, including the cricket pitch, to the Crossways Tavern. <ul style="list-style-type: none"> • No mention of 17 Station Road, an important historic building dating from the C17 • Welcome suggestions for improvement and enhancement • Following buildings detract from the conservation area character: telephone exchange, Stones Cross junction, Radstock Repro building, Mansbrook House, Norton Discounts, Palladium and MSN Fried Chicken • Elements that detract from the conservation area; Upvc windows and doors, loss of sash windows, brown concrete roof tiles • The Management Plan highlights the necessary control of development but “recent applications have not seemed to respond to the sensitive location.....it is felt that B&NES planning do not regard the area as significant and the applications approved do not always treat the conservation area appropriately” • Implement an Article IV Direction to restrict unsympathetic changes • The Redfield Road/Steam Mills area should be considered for inclusion in the conservation area (in character area 11) as it “adds significantly to the town’s vernacular setting and heritage” 	<p>Street and the Town Park, is included in the conservation area. It has strong associations with the mining heritage of Midsomer Norton and also provides a logical link between the ‘satellite’ area about the old railway station on Silver Street and the main body of the conservation area. A link along Silver Street would have less logic, and including the open areas as suggested would dilute the intrinsic value of the area.</p> <p>Amend: the property was missed in the original survey work as it is set back from the road. It is agreed that it meets the criteria for an ‘undesigned heritage asset’ and should be identified in the appraisal.</p> <p>Noted</p> <p>Amend : ensure all are included in the relevant Character Area assessments</p> <p>Noted : already recognised in the appraisal</p> <p>No change: the Management Plan includes the need to achieve high quality design of development under para 8.4 and control criteria is included.</p> <p>No change : introduction of an Article IV Direction is already suggested in the appraisal in para the Management Plan (para 8.5)</p> <p>No change: further detailed survey of this area has been carried out. Although some late C19 historic fabric survives, it is fragmented and separated from the proposed conservation area boundary by modern</p>
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	development inappropriate for inclusion in the conservation area.
<p>Midsomer Norton Society</p> <p>Strongly supports the appraisal and management plan including the proposed changes to the conservation area boundary</p> <ul style="list-style-type: none"> • Features that detract from character: <ul style="list-style-type: none"> - Inappropriate renovations of historic buildings - Use of inappropriate materials (Upvc windows, concrete roof tiles) - Unauthorised shop signage - Clutter of unnecessary street signage installed by B&NES • Particular support for an Article IV Direction 	<p>Noted</p> <p>Amend: add reference in para 5.2 No change: already included Amend: refer to unauthorised signage under para 6.5 No change: already referred to under para 4.5</p> <p>Noted</p>
<p>Midsomer Norton Regeneration Officer (B&NES Council)</p> <ul style="list-style-type: none"> • General suggestions for the wording in the text to ensure that it is up-to-date and accurate, particularly with regard to: <ul style="list-style-type: none"> - The Town Park - The Town Hall - The wider Midsomer Norton Town Centre Regeneration projects - Cross-reference to the Neighbourhood Plan 	<p>Amend: all the suggestions are considered appropriate and minor text amendments will be made accordingly</p>
<p>Historic England</p> <p>Supportive response and also suggests:</p> <ul style="list-style-type: none"> • Need photos to illustrate the key aspects of character and issues • Ensure the formatting is 'user friendly' • Historical development/regression maps would assist in understanding the growth of the area and the proposed boundary 	<p>The final published version of the appraisal and management plan will include photographs and historic maps, and graphically designed to be user friendly.</p>

<ul style="list-style-type: none"> • Correction of map titles required (duplication) • 	
<p>Local resident</p> <ul style="list-style-type: none"> • Would like to congratulate those involved in instigating this draft appraisal • Concern at proposed removal of Somervale School and St Chad's Avenue from the conservation area boundary which represent C20 historic development of the town <ul style="list-style-type: none"> • Somervale School field should be included in the boundary with its abundance of wild life and important trees 	<p>No change: as explained in the Preface, this area is C20 and has no special architectural value. It is considered that inclusion of this modern development dilutes the significance of the conservation area. Historically part of the land formed the grounds of the late C18 Norton House. The historic springhead structure survives, which provided a running water supply to the house. It has recently been restored and is under no 'threat'. There is no evidence of any further historic park or garden features, and the area is not included on the Historic Parks and Gardens Register for England. It is therefore proposed to remove this area from the conservation area boundary as its retention cannot be justified.</p> <p>No change: much of the concern raised by residents (primarily from those living on Park Way, backing on to the school and playing fields), is that this removes a level of protection from new development. However, other planning policies in the council's adopted Placemaking Plan provide such protection. Somervale School and grounds lie outside the Housing Development Boundary (HDB) and under Policy SV1 (Somerset Valley Strategic Policy) residential development is only acceptable in principle <u>within</u> the HDB. The school's sports grounds are safeguarded under Policy LCR5 (safeguarding existing sports and recreational facilities) and there are no proposals to develop them. In the unlikely event that any development proposals were to come forward they would need to have full regard to the setting of the adjoining conservation area.</p>
<p>Local resident</p>	

<ul style="list-style-type: none"> • Generally in favour. • Somervale School, the surrounding lanes and the area of Park Way...should be included...risk of unattractive and out of character new development if excluded from the conservation area...also includes the historic entrance point to what was Norton Hall • Silver Street Nature Reserve, adjoining lanes and pathways should be included in the conservation area boundary, containing a number of historic elements associated with Norton Hall and previous occupation • Whole of the green way from the railway station in Silver Street to 	<p>No change: as explained in the Preface, this area is C20 and has no special architectural value. It is considered that inclusion of this modern development dilutes the significance of the conservation area. Historically part of the land formed the grounds of the late C18 Norton House. The historic springhead structure survives, which provided a running water supply to the house. It has recently been restored and is under no 'threat'. There is no evidence of any further historic park or garden features, and the area is not included on the Historic Parks and Gardens Register for England. It is therefore proposed to remove this area from the conservation area boundary as its retention cannot be justified.</p> <p>Much of the concern raised by residents (primarily from those living on Park Way, backing on to the school and playing fields), is that this removes a level of protection from new development. However, other planning policies in the council's adopted Placemaking Plan provide such protection. Somervale School and grounds lie outside the Housing Development Boundary (HDB) and under Policy SV1 (Somerset Valley Strategic Policy) residential development is only acceptable in principle <u>within</u> the HDB. The school's sports grounds are safeguarded under Policy LCR5 (safeguarding existing sports and recreational facilities) and there are no proposals to develop them. In the unlikely event that any development proposals were to come forward they would need to have full regard to the setting of the adjoining conservation area.</p> <p>No change: the Nature Reserve is a remnant of the historic park at Norton House, as described above, and is protected by other Placemaking Plan policy. Including it in the conservation area would not offer any further protection.</p> <p>Amend: Include section of the Greenway from Silver Street to the Town Park</p>
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<p>the Five Arches and Radstock Centre back to Welton should all be protected by inclusion in the conservation area</p> <ul style="list-style-type: none"> • 	
<p>Local resident</p> <ul style="list-style-type: none"> • Remove St Helier, 17 West Road from the conservation area boundary as it is a 1950's bungalow with no architectural or historic interest 	<p>Amend: agreed, remove from conservation area</p>
<p>Local resident</p> <ul style="list-style-type: none"> • The residential buildings, stable block and land at 17 Station Road should be designated as positive elements within Welton as it forms an important part of local history and is in the conservation area • 	<p>Amend: the property was missed in the original survey work as it is set back from the road. It is agreed that it meets the criteria for an 'undesigned heritage asset' and should be identified in the appraisal.</p>
<p>Local resident</p> <ul style="list-style-type: none"> • An excellent and comprehensive work • 128, 129 and 130 High Street – the area of the listed building (as shown on the map) is too big 	<p>No change: the footprint area of the listed building came directly from the council's Geographic Information System. Any building subsequently linked to it now forms part of the listed building.</p>
<p>Local resident</p> <ul style="list-style-type: none"> • Removing Somervale School from the conservation area would result in "opening up the area to domestic housing....loss of playing fields...loss of important habitats for wildlife." If excluded could it be protected by another designation? 	<p>No change: Much of the concern raised by residents (primarily from those living on Park Way, backing on to the school and playing fields), is that this removes a level of protection from new development. However, other planning policies in the council's adopted Placemaking Plan provide such protection. Somervale School and grounds lie outside the Housing Development Boundary (HDB) and under Policy SV1 (Somerset Valley Strategic Policy) residential development is only acceptable in principle <u>within</u> the HDB. The school's sports grounds are safeguarded under Policy LCR5 (safeguarding existing sports and recreational facilities) and there are no</p>

	<p>proposals to develop them. In the unlikely event that any development proposals were to come forward they would need to have full regard to the setting of the adjoining conservation area.</p>
<p>Local resident</p> <ul style="list-style-type: none"> • Features that detract: <ul style="list-style-type: none"> - Millards Hill new flats, Recon blocks opposite Mallards, Argos, Telephone exchange, Mansbrook House • Extend proposed area 2 east along north side of Radstock Road to include all terraces, Burlington Road and the school • Identify specific neutral and negative elements • Include a much stronger commitment to enforcement and compliance..... “little or nothing in the way of real protection for buildings under threat” 	<p>Amend: include reference to poor appearance and development opportunity at Mansbrook House, the High Street in paragraph 6.1</p> <p>Amend: the school has already been proposed for inclusion within the boundary. It is agreed that for consistency the C19 stone terraces on the north side of Radstock Road to the east of the school and Burlington Road should also be included in the conservation area boundary.</p> <p>No change : these are identified in the appraisal under each Character Area (paras 6.1 to 6.11)</p> <p>No change: buildings identified in the Character Appraisal as listed or as undesignated heritage assets are offered protection if under threat.</p>
<p>Local resident</p> <ul style="list-style-type: none"> • Concern at removing Somervale School – impact on wildlife and views.....any planning proposals would no longer need to consider conservation 	<p>No change: Much of the concern raised by residents (primarily from those living on Park Way, backing on to the school and playing fields), is that this removes a level of protection from new development. However, other planning policies in the council’s adopted Placemaking Plan provide such protection. Somervale School and grounds lie outside the Housing Development Boundary (HDB) and under Policy SV1 (Somerset Valley Strategic Policy) residential development is only acceptable in principle <u>within</u> the HDB. The school’s sports grounds are safeguarded under Policy LCR5 (safeguarding existing sports and recreational facilities) and there are no proposals to develop them. In the unlikely event that any development proposals were to come forward they would need to have full regard to the</p>

<ul style="list-style-type: none"> • Include the open fields adjacent to the railway track 	<p>setting of the adjoining conservation area.</p> <p>No change; Including open areas such as these would dilute the quality of the designated area where the boundary should be drawn tightly to ensure only areas of special architectural or historic interest are included. However, areas adjoining the conservation area boundary form its setting, and are respected as such in the relevant policy.</p>
<p>Local resident</p> <ul style="list-style-type: none"> • Retain Somervale School in the conservation area – important views from the tram track and fields looking over Park Way and the school, important trees and wildlife 	<p>No change: Much of the concern raised by residents (primarily from those living on Park Way, backing on to the school and playing fields), is that this removes a level of protection from new development. However, other planning policies in the council’s adopted Placemaking Plan provide such protection. Somervale School and grounds lie outside the Housing Development Boundary (HDB) and under Policy SV1 (Somer Valley Strategic Policy) residential development is only acceptable in principle <u>within</u> the HDB. The school’s sports grounds are safeguarded under Policy LCR5 (safeguarding existing sports and recreational facilities) and there are no proposals to develop them. In the unlikely event that any development proposals were to come forward they would need to have full regard to the setting of the adjoining conservation area.</p>
<p>Local resident</p> <ul style="list-style-type: none"> • Area around the Sports Centre and Somer Centre should be improved and enhanced – “poor neglected area of the town.” Poor condition of road and access to Gullock Tynning and to the Somer Centre • More parking spaces needed at the Somer Centre • Neglect of road surfaces,,,”insufficient general care of road edges” • Difficult disabled access to the Town Hall area and library • Town Park proposals should not include events as these would 	<p>Amend: para’s 6.6 & 6.7 (Character Areas 6 & 7) to include reference to this.</p> <p>Noted: but not within the scope of the appraisal</p> <p>Noted: as above</p> <p>Noted: as above</p> <p>Noted: as above</p>

<p>harm wildlife - should "make more meadows"</p> <ul style="list-style-type: none"> • Better to improve what exists than to try to increase the shopping footfall 	<p>Noted: as above</p> <p>No change: reference to the condition of footpaths is already made in the document together with the need for their improvement.</p>
<p>Local resident</p> <p>"The whole appraisal and plan look good and fair to the town and community within it"... apart from:</p> <ul style="list-style-type: none"> • Area 7 - retain the terrace on Silver Street in the conservation area • Area 7 – include the terrace at right angles to Redfield Road/SW of school entrance (including No 25?) • Area 7 - include south side of Redfield Road from Steam Mills to Chilcompton Road and terraces on the north side (at right angles to Redfield Road) • Features that detract from character - the block including McColls, the Palladium, Smith brewery area and "broken front window of closed take-away" 	<p>No Change: the terrace has been substantially altered and no longer warrants inclusion in the conservation area.</p> <p>No Change: following further inspection it is evident that the terrace has been substantially altered and cannot merit inclusion in the conservation area</p> <p>No change: further detailed survey of this area has been carried out. Although some late C19 historic fabric survives, it is fragmented and separated from the proposed conservation area boundary by modern development inappropriate for inclusion in the conservation area.</p> <p>Noted: these individual properties are already identified in the appraisal</p>
<p>Local resident</p> <ul style="list-style-type: none"> • Any 'conservation' improvements must be balanced against other needs of the town • Derelict and empty buildings detract from character • MSN town centre has very good access to public transport (bus stop locations etc) and this should not be harmed by any improvement 	<p>Noted</p> <p>Noted</p> <p>Noted</p>

<p>proposals</p> <ul style="list-style-type: none"> The bus stop shelters at the Town hall and library should be replaced with a design more in keeping with the conservation area 	<p>Amend: add to wording in para 4.5</p>
<p>Local resident</p> <ul style="list-style-type: none"> Requests that representations received to the current 17 Station Road planning application are included as responses to this consultation exercise. 	<p>Noted: unnecessary as it is proposed to include the property in the appraisal as an undesignated heritage asset.</p>
<p>Local resident</p> <ul style="list-style-type: none"> Submitted a comprehensive documentation of extremely useful historic information 	<p>Amend: Use as appropriate to reinforce the historic 'timeline' in Section 3, Archaeology and Historic Development.</p>

On-line comments received (no name/address)

Comment	Recommended change
<ul style="list-style-type: none"> "We feel despite the school being a modern building that the area surrounding the school should still remain. Conservation is architectural and historical and historical comes under the views, the houses behind the school have wonderful views across the hills and with the old trees that are currently preserved and the nature that it brings to the area should remain under the boundary ..conservation is also the views so certain areas of green and edges of previous conservation should be protected. 	<p>No change: Much of the concern raised by residents (primarily from those living on Park Way, backing on to the school and playing fields), is that this removes a level of protection from new development. However, other planning policies in the council's adopted Placemaking Plan provide such protection. Somervale School and grounds lie outside the Housing Development Boundary (HDB) and under Policy SV1 (Somerset Valley Strategic Policy) residential development is only acceptable in principle <u>within</u> the HDB. The school's sports grounds are safeguarded under Policy LCR5 (safeguarding existing sports and recreational facilities) and there are no proposals to develop them. In the unlikely event that any development proposals were to come forward they would need to have full regard to the</p>

<ul style="list-style-type: none"> • We back onto the woods of Park Way which is a nature reserve but the buildings within Park Way are quite individual and encourages all types of wildlife. • If we do not protect as much as we can from the concrete giants of this world who will. There must be some areas that we should be allowed to keep. It's not big or vast but lovely to have". 	<p>setting of the adjoining conservation area.</p> <p>No change: Much of the concern raised by residents (primarily from those living on Park Way, backing on to the school and playing fields), is that this removes a level of protection from new development. However, other planning policies in the council's adopted Placemaking Plan provide such protection. Somervale School and grounds lie outside the Housing Development Boundary (HDB) and under Policy SV1 (Somerset Valley Strategic Policy) residential development is only acceptable in principle <u>within</u> the HDB. The school's sports grounds are safeguarded under Policy LCR5 (safeguarding existing sports and recreational facilities) and there are no proposals to develop them. In the unlikely event that any development proposals were to come forward they would need to have full regard to the setting of the adjoining conservation area.</p> <p>No change: as above</p>
<ul style="list-style-type: none"> • Objects to "removing area 7" from the conservation area and suspects a "hidden agenda". 	<p>No change: Much of the concern raised by residents (primarily from those living on Park Way, backing on to the school and playing fields), is that this removes a level of protection from new development. However, other planning policies in the council's adopted Placemaking Plan provide such protection. Somervale School and grounds lie outside the Housing Development Boundary (HDB) and under Policy SV1 (Somerset Valley Strategic Policy) residential development is only acceptable in principle <u>within</u> the HDB. The school's sports grounds are safeguarded under Policy LCR5 (safeguarding existing sports and recreational facilities) and there are no proposals to develop them. In the unlikely event that any development proposals were to come forward they would need to have full regard to the setting of the adjoining conservation area.</p>

<ul style="list-style-type: none"> • “There is no mention as far as I can see of the reasons behind the removal of areas 6 -8” • “The area needs improving. Midsomer Norton & Welton are purely commuter towns with no regard to the local businesses and people who live here”. • Buildings that detract from character: BT building, sports centre, Caswells derelict property, empty neglected shops in the High Street, new build properties, Sainsburys. • Need to carefully consider parking provision for new development in the conservation area...increasing number of cars being parked everywhere. 	<p>No change : justification for removing these areas is included in the Preface</p> <p>Noted</p> <p>Amend: ensure all are included in the text</p> <p>Noted: covered by other planning policy, including parking standards</p>
<ul style="list-style-type: none"> • Priority should be given to spending on pavement repairs before any other improvements or enhancements are carried out • Supports some of the suggested improvements but not making some areas pedestrian only which “makes things difficult for disabled people” • Objects to removal of Somervale School playing fields from the conservation area. Concerned this may lead to them being developed 	<p>Noted: reference is already ,made in the document to the poor condition of some footpaths</p> <p>Noted: accessibility is covered by other planning policy</p> <p>No change: Much of the concern raised by residents (primarily from those living on Park Way, backing on to the school and playing fields), is that this removes a level of protection from new development. However, other planning policies in the council’s adopted Placemaking Plan provide such protection. Somervale School and grounds lie outside the Housing Development Boundary (HDB) and under Policy SV1 (Somerset Valley Strategic Policy) residential development is only acceptable in principle <u>within</u> the HDB. The school’s sports grounds are safeguarded under Policy LCR5 (safeguarding existing sports and recreational facilities) and there are no</p>

<ul style="list-style-type: none"> ● Since the pathway works at the Silver Street Nature Reserve the gardens in Park Way are having a lot more water 	<p>proposals to develop them. In the unlikely event that any development proposals were to come forward they would need to have full regard to the setting of the adjoining conservation area.</p> <p>Noted: but not within the remit of this study</p>
<ul style="list-style-type: none"> ● Sees no reason to change existing boundary other than to increase the potential for development “to our open spaces”. ● Supports additional areas. ● The High Street could see some improvement in terms of some older shops 	<p>Noted</p> <p>Noted</p> <p>No change: the appraisal already recognises this issue and suggests a shopfront improvement scheme, subject to availability of resources.</p>
<ul style="list-style-type: none"> ● Possible development of the South Road car park should be included ● Despite mention of intrusive street furniture there is no mention of the proliferation of overhead power lines which detracts from the character and appearance. A programme of wirescape reduction should be included in the management plan 	<p>Amend: reference is already made to the car park but this will be reinforced as this would be a significant development opportunity for the town centre</p> <p>Amend – include reference to the poor appearance of overhead power lines in the appraisal and management plan.</p>
<ul style="list-style-type: none"> ● Strong concern that 17 Station Road is not identified as a heritage asset ● Need to ensure that the stone work of historic walls is fully retained when alterations are proposed. 	<p>Amend: the property was missed in the original survey work as it is set back from the road. It is agreed that it meets the criteria for an ‘undesigned heritage asset’ and should be identified in the appraisal.</p> <p>Amend: add reference to text in para 4.4 on boundaries</p>

<ul style="list-style-type: none"> • “Insufficient protection of trees and green relief from relentless infill”. • “Land owners and planning applicants target the worst of the materials, design and size and describe them as the vernacular of the area ... rules should be clear in the document as to what is acceptable”. • Insufficient protection of archaeological and mediaeval interest through proper assessment before permission is given. • “...hideous flats at the bottom of Millards Hill.....The Welton, Bibby, Baron site is the perfect opportunity to preserve the good and design around the Brewery buildings, including at Stones Cross”. • The town council should be consulted regarding final materials and colours where these are to be agreed post-permission. • Greater respect is needed by all involved in the development process for the mining, agricultural, railway and industrial heritage. 	<p>No change: the appraisal identifies important trees and open space</p> <p>No change: the appraisal already defines the required traditional materials in para 5.4</p> <p>Noted</p> <p>No change: this development potential for preservation and improvement is already included in para 6.3</p> <p>No change: procedural matter which is beyond the scope of the appraisal</p> <p>No change: the appraisal already emphasises the significance of these aspects of the local heritage</p>
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