

# PLANNING COMMITTEE

**7<sup>TH</sup> JANUARY 2009  
1000 HOURS**

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Sherwood Lodge  
Bolsover  
Derbyshire  
S44 6NF

Date: 18<sup>th</sup> December 2008

Dear Sir or Madam,

You are hereby summoned to attend a meeting of the Planning Committee of Bolsover District Council to be held in the Council Chamber, Sherwood Lodge, Bolsover, on Wednesday 7<sup>th</sup> January 2009 at 1000 hours.

Members are reminded that under Section 51 of the Local Government Act 2000 the Bolsover Code of Conduct was adopted by the Council on 16<sup>th</sup> May 2007. It is a Councillor's duty to familiarise him or herself with the rules of personal conduct by which Councillors must conduct themselves in public life. In addition, Members should review their personal circumstances on a regular basis with these rules in mind and bearing in mind the matters listed on the Agenda for discussion at this meeting.

Copies of the Bolsover Code of Conduct for Members will be available for inspection by any Member at the meeting.

Register of Members' Interest - Members are reminded that a Member must within 28 days of becoming aware of any changes to their interests under paragraph 14 or 15 of the Code of Conduct provide written notification to the Authority's Monitoring Officer.

Members are reminded of the provisions of Section 106 of the Local Government Finance Act 1992 and the responsibility of Members to make a declaration at this meeting if affected by the Section and not to vote on any matter before this meeting which would have an affect on the Council's budget.

You will find the contents of the agenda itemised on page 86.

Yours faithfully,



Chief Executive Officer

To: Chairman & Members of the Planning Committee

**DECLARATION OF INTERESTS**

**PLANNING COMMITTEE**

**DATE – 7<sup>TH</sup> JANUARY 2009**

**NAME OF MEMBER - \_\_\_\_\_**

- Levels of Interest
1. Personal
  2. Personal and prejudicial

AGENDA ITEM	SUBJECT	LEVEL OF INTEREST
Signed		
Dated		

**Note**

- \* Completion of this form is to aid the accurate recording of your interest in the minutes only. This form, duly signed, should be provided to the Clerk at the commencement of the meeting
  
- \* A nil return is not required.
  
- \* It is still your responsibility to disclose any interests which you may have at the commencement of the meeting.

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, Sherwood Lodge, Bolsover, on Wednesday, 3<sup>rd</sup> December 2008 at 1000 hours.

### PRESENT:-

Members:-

Councillor D. Kelly – Chairman

Councillors P.M. Bowmer, R. Brooks, T.J. Connerton, J.A. Clifton, T. Cook, M.G. Crane, R. Holmes, J. Morley, D. McGregor, B.R. Murray-Carr, (until Min No. 535(iii), T. Rodda, A.M. Syrett, R. Turner and S. Wallis.

Officers:-

G.J. Clarke (Head of Planning), C. Doy (Development Control Manager), J. Fieldsend (Senior Principal Solicitor) (until Min No535 (iii)), S. Phillipson (Principal Planner (Development Control)) (until Min No. 535 (iii)), S. Wraith (Principal Enforcement Officer) (from Min No. 536 to Min No. 538), I. Collis (Planning Policy Manager), (from Min No. 540), A. Rhodes (Principal Planner (Policy)) from Min No. 540) and K. Rodda (Democratic Services Officer).

Present in the public gallery were Councillors A. Tomlinson (until Min No. 535(ii)) K. Walker (until Min No. 537), G.O. Webster (from Min No. 535(ii) until Min No. 535 (iii)) and J. Wilmot (Planning Enforcement Officer) (from Min No. 536 to Min No. 538)

### 531. APOLOGIES

Apologies for absence were received on behalf of Councillor S.A. Gray.

### 532. URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

### 533. DECLARATIONS OF INTEREST

Minute No.	Councillor	Level of Interest
535 (iii)	J. Morley	1

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### 534. MINUTES – 5<sup>TH</sup> NOVEMBER 2008

Moved by Councillor J.A. Clifton, seconded by Councillor R. Holmes

**RESOLVED** that the minutes of a meeting held on 5<sup>th</sup> November 2008 be approved as a correct record.

### 535. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (i) 03/00483/OUTMAJ – Residential development (45 dwellings) – Land west of Cragg Lane, rear of 1A to 19 Alfreton Road and east of Thurgaton Way, Newton, Alfreton

The Head of Planning presented the report in respect of the above application and informed the meeting that the Section 106 Obligation to cover the aspects listed in the proposals re education, recreational, affordable housing and public art had been signed before the meeting and as a result the Committee were able to determine the application.

Further information was contained in the Supplementary Report.

A further letter of objection was referred to.

Mr. K. Hill spoke for the application.

Members asked questions.

Moved by Councillor D. McGregor, seconded by Councillor A.M. Syrett

**RESOLVED** that the application be approved subject to the following conditions which are given in précis form and will be formulated in full by the Head of Planning:

1. Approval of reserved matters (to recognise access detail re the junction only is approved).
2. Submission of reserved matters within 3 years.
3. Limit on the number of new dwellings to 45.
4. Reserved matters application to include a Design & Access & Climate Change Statement.
5. Drainage scheme to include floor levels of the dwellings 200mm above highway.
6. Scheme for planting adjacent to and segregation of the area for ecological enhancement.
7. Landscaping detail to include settlement edge planting and retention and improvement of the existing boundary hedge to also serve as a wildlife corridor.

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8. Scheme to encourage bat roosts.
9. Provision of a 900sqm play space if family housing or POS to be agreed.
10. Contaminated land survey.
11. Provision of the junction alterations.
12. Provision of a new estate road and parking space prior to occupation.
13. Details of construction compound and wheel wash facilities.
14. Ground level detail.

(Head of Planning)

- (ii) 08/00220/FULMAJ – Conversion of Miners Welfare to 12 apartments, erection of 5 detached two storey dwellings and 3 two storey town houses and formation of access road – 15 Hangar Hill, Whitwell, Worksop

The Head of Planning presented the report in respect of the application.

Further information was included in the Supplementary Report.

Mr. M. Townsend spoke in support of the application.

Mr. H. Brown spoke in support of the application.

Members requested a further recommendation, to include white lighting along the footpath.

Moved by Councillor D. McGregor, seconded by Councillor J.A. Clifton

**RESOLVED** that the application be approved subject to the following conditions which are given in précis form and will be formulated in full by the Head of Planning:

1. Start in 3 years.
2. No works to commence on the bowling green or to remove the bowling hut until the replacement facility is completed and ready for use.
3. Photographic record of the Miners Welfare as existing prior to works commencing on the conversion.
4. Implementation of the bat mitigation scheme.
5. No more than 5 new build to be constructed above dpc until the Welfare conversion is completed.
6. Stone sample panel.
7. Sample of materials.
8. Large scale drawings of windows doors and roof lights.
9. Flush fitting timber windows with a painted finish with no visible trickle vents (unless otherwise agreed), roof lights to be conservation type.

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10. Details of soft and hard landscaping materials including surfacing.
11. Maintenance of landscaping.
12. Boundary details and wall / retaining wall details, details of how the frontage stone wall is to be treated re the new access.
13. Rainwater goods to be cast metal on rise and fall brackets.
14. Details of meter boxes vents and flues.
15. Provision of noise barrier (3.25m wall) including out buildings, construction detail to be approved.
16. Scheme to be approved regarding sound attenuation of the new dwellings the building envelope of all plots on site shall be constructed so as to provide sound attenuation against external noise for all habitable rooms of 35dB(A) and bedrooms of 30dB(A) with windows shut and other means of ventilation provided. The means of ventilation shall be specified in the scheme. The building envelope is intended to include external windows, doors, walls and roof.
17. Testing to ensure target attenuation within the dwellings is achieved prior to occupation, additional works if not.
18. Ground contamination survey and remediation.
19. Provision of the new junction with 2.4m x 90m splays (junction radii to be approved).
20. Provision of the new estate street and turning facility.
21. Provision of parking space as approved.
22. Pedestrian visibility splays to drives.
23. Maximum gradient of 1in 14 for private drives unless otherwise approved.
24. Drainage detail to be approved.
25. Provision of a lockable bin store.
26. The east facing window of the lounge to flat 8 and the north facing windows of flats 11 and 12 to be obscure glazed and fixed below 1.7m and retained as such.
27. Provision for a white lighting scheme to be provided along the footpath.

(Head of Planning)

- (iii) 08/00526/FULMAJ – Erection of 10-3 bed and 1-4 bed three storey dwellings (second floor in roof space) with associated car parking and access road – 113 – 115 Alfreton Road, South Normanton

The Head of Planning presented the report in respect of the application.

Moved by Councillor D. McGregor, seconded by Councillor A.M. Syrett

**RESOLVED** that the application be deferred and the final decision be delegated to the Head of Planning subject to the receipt of an appropriate Unilateral Undertaking under Section 106 of the Planning Obligation to cover

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education contributions, and that permission be granted subject to conditions covering the following issues to be finalised in any decision notice issued.

1. The development shall be begun before the expiration of three years from the date of this permission.
2. Unless otherwise approved in writing by the Local Planning Authority, before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, parking and manoeuvring of site operative's and visitor's vehicles, together with the loading/unloading and manoeuvring of goods vehicles, designed, laid out and constructed all in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority, that shall be maintained free from impediment throughout the duration of the construction works, unless written approval to any variation has been given by the Local Planning Authority.
3. Unless otherwise approved in writing by the Local Planning Authority, with the exception of the site compound under condition 2 above, no other part of the development shall commence unless and until the proposed Coal Road diversion has been permanently and lawfully carried out and made available for use and the existing junction of the Coal Road with Alfreton Road permanently and lawfully closed to use by vehicular traffic in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority, all of which shall be maintained as approved at all times thereafter. Unless otherwise approved in writing by the Local Planning Authority, the Coal Road diversion to be provided under this condition, that shall form the new access into the development site, shall be created in accordance with the revised application drawings, laid out, constructed and provided with visibility sightlines of 2.4m x 90m, along with two 10m bellmouth kerb radii and a 6.75m wide minor road carriageway width, surfaced over at least the first 20m.
4. Unless otherwise approved in writing by the Local Planning Authority, no dwelling shall be occupied until the proposed new estate street has been provided between it and the existing highway, laid out in accordance with the revised application drawing and constructed to at least binder course level, to a standard capable of adoption by the local highway authority, drained and lit.
5. No dwelling shall be occupied until space has been provided within its curtilage for the parking of vehicles, laid out and constructed in porous bound materials (not loose chippings), in

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accordance with the revised application drawing, that shall be maintained as approved at all times thereafter, unless written approval to any variation has previously been given by the Local Planning Authority.

6. Before construction commences on the erection of any building or wall a schedule of wall and roof materials shall first have been submitted to and approved in writing by the Local Planning Authority.
7. Unless otherwise approved in writing by the Local Planning Authority, this development shall not be commenced until a scheme to identify and control any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

1. Intrusive site investigation/phase 2

Further intrusive site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a conceptual model and a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the site's existing status and proposed new use. Where samples are taken, they shall be analysed in a laboratory that is accredited under MCERTS Chemical Testing of Soil Scheme for all parameters requested (where available). Three full copies of the report shall be forwarded to the Local Planning Authority.

2. Remediation method statement/phase 3

A written method statement detailing the remediation requirements for the site shall be submitted and approved by the Local Planning Authority and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without written approval from the Local Planning Authority.

8. If during development, any contamination is identified that has not been considered in the Remediation Method Statement approved under condition 7 above, then unless otherwise approved in writing by the Local Planning Authority, additional

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remediation proposals for this material shall be submitted to the Local Planning Authority for written approval. Any approved proposals shall thereafter form part of the Remediation Method statement.

9. Unless otherwise approved in writing by the Local Planning Authority, prior to occupation of the development (or parts thereof) an independent validation report must be submitted demonstrating that de-contamination works identified under condition 7, and 8 if applicable, have been carried out satisfactorily and remediation targets have been achieved. The report shall be produced by a suitably qualified independent body (independent of the developer). The report shall provide verification that the remediation works have been carried out in accordance with the approved Method Statements. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met.
10. In the event that it is proposed to import soil onto site in connection with the development, unless otherwise approved in writing by the Local Planning Authority, the proposed soil shall be sampled at source and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme for all parameters requested (where this is available), the results of which shall be submitted to the Local Planning Authority for consideration. Only the soil approved in writing by the Local Planning Authority shall be used on site.
11. Unless otherwise approved in writing by the Local Planning Authority, no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate sustainable drainage principles and be implemented in accordance with the approved programme and details.
12. Unless otherwise approved in writing by the Local Planning Authority, prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.
13. No building shall be occupied until full details of both hard and soft landscape works including a programme for implementation have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out as approved.

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14. If within a period of five years from the date of the planting of any tree or shrub that tree or shrub may die, be removed, uprooted or become seriously damaged it shall be replaced by another of the same species during the first available planting season, unless a variation of the landscaping scheme is approved in writing with the Local Planning Authority.
15. Unless otherwise approved in writing by the Local Planning Authority, no dwelling shall be occupied until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries or divisions within the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before any dwelling is first occupied or such other timetable as may first have been approved in writing with the Local Planning Authority.
16. Notwithstanding the submitted details, unless otherwise approved in writing by the Local Planning Authority, prior to the commencement of development details shall be submitted to the Local Planning Authority for its written approval to demonstrate whether any part of the development would be sited within 3m of the public sewer that runs adjacent to the sites eastern boundary. Should any part of the development be sited within 3m of that sewer, alternative details for that part of the development or the sewer diversion shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development unless otherwise approved in writing by the Local Planning Authority and the development shall only be implemented in accordance with the amended approved details.
17. Unless otherwise approved in writing by the Local Planning Authority, prior to the commencement of any works on site to implement this permission (including demolition or tree removal or tree surgery), bat and badger survey(s) shall have been undertaken at an appropriate time and by an appropriately qualified ecological consultant. A report shall also have been submitted to the Local Planning Authority for approval detailing the findings of the survey (s) and any measures deemed necessary to mitigate the impacts of the development upon bats and badgers where necessary. The approved mitigation measures shall then be implemented unless otherwise approved in writing by the Local Planning Authority.

### **Reasons for Conditions**

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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2. In the interests of highway safety and in compliance with Policies GEN1 and GEN2 of the Bolsover District Local Plan.
3. In order to provide a suitable access and avoid the duplication of accesses in the interests of highway safety and in compliance with Policies GEN1 and GEN2 of the adopted Bolsover District Local Plan.
4. In the interests of highway safety and in compliance with Policies GEN1 and GEN2 of the Bolsover District Local Plan.
5. To ensure that adequate off-street parking is provided and retained for use to reduce the incidence of on-street parking and its attendant dangers and in compliance with Policies GEN1 and GEN2 of the Bolsover District Local Plan.
6. To ensure a satisfactory standard of external appearance and in compliance with Policy GEN2 of the Bolsover District Local Plan.
7. To ensure the site is suitable for its intended use, to protect the quality of the water environment and in compliance with Policy GEN4 of the Bolsover District Local Plan.
8. To ensure the site is suitable for its intended use, to protect the quality of the water environment and in compliance with Policy GEN4 of the Bolsover District Local Plan.
9. To ensure the site is suitable for its intended use, to protect the quality of the water environment and in compliance with Policy GEN4 of the Bolsover District Local Plan.
10. To ensure the site is suitable for its intended use, to protect the quality of the water environment and in compliance with Policy GEN4 of the Bolsover District Local Plan.
11. To prevent the increased risk of flooding and in compliance with the requirements of Policies GEN1, 2 and 5 of the adopted Bolsover District Local Plan.
12. To prevent pollution of the water environment and in compliance with the requirements of Policies GEN1, 2, 5 and 6 of the adopted Bolsover District Local Plan.
13. To ensure that satisfactory landscaping is provided within a reasonable period in the interests of visual amenity and in compliance with Policies GEN1 and 2 of the Bolsover District Local Plan.
14. To provide a reasonable period for the replacement of trees and shrubs in the interests of the visual amenity of the area and in compliance with Policies GEN1 and 2 of the Bolsover District Local Plan.

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15. To preserve the amenities of the occupants of existing and proposed dwellings and in the interests of the visual amenity of the area and in compliance with Policies GEN1 and 2 of the Bolsover District Local Plan.
16. In order to maintain accessibility to the public sewer for maintenance in the interests of public amenity and in compliance with Policy GEN1 and GEN2 of the Bolsover District Local Plan.
17. In order to confirm whether such species are or have become present on or in the vicinity of the site prior to the commencement of development and if present identify impacts on, and mitigate for, any adverse impact of the development on the species and to accord with policy ENV5 of the adopted Bolsover District Local Plan.

### **Summary of Reason for Granting Permission**

1. Consideration has been given to the principle of the development of this brownfield site, issues of impact on privacy and residential amenity, impact on the streetscene, impact on highway safety and on rights of way. The proposal is generally in accordance with policy. The impacts of the proposal are not so great as to justify refusal. Conditions have been imposed where appropriate to generally address the issues raised.

Summary of the main development plan policy applicable: Bolsover District Local Plan Policies GEN1, 2, 4, 5, 6, 8 and 17, HOU2, EMP5 and 14, CLT1, TRA1 and 15 and ENV5 and 8; Planning Policy Guidance Note 3; Bolsover District Council Housing Layout and Design Guidelines.

(Head of Planning)

### **536. HISTORIC ENVIRONMENT SCHEME WORK PROGRAMME (REVISION 1)**

The Head of Planning presented the report to inform the meeting how the Historic Environment Scheme had been approved by Council on the 6<sup>th</sup> February for publication, with the Planning Committee being delegated to make any amendments of the scheme provided there were no resource implications. In accordance with this resolution the Historic Environment Scheme Work Programme had been revised and agreed by the Planning Committee at its meeting on 21<sup>st</sup> May 2008 to take account of the Council's decision to approve the revised action plan for phase 4 of the Creswell Townscape Heritage Initiative and the associated human resource decisions.

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Since the publication of the Historic Environment Scheme the Planning Committee had added a number of new tasks with key dates with the work programme and these were detailed in the report.

Bolsover Conservation Area Advisory Committee had also identified five further enhancement schemes that formed part of the Bolsover Conservation Area Partnership Scheme Action Plans that had not been delivered during the funding period and these were also detailed in the report.

The programme has also been amended to take into account staff involvement.

Moved by Councillor D. McGregor, seconded by Councillor J.A. Clifton

**RESOLVED** that the Historic Environment Scheme Work Programme (Revision 1 – December 2008) be agreed.

(Head of Planning)

### **537. PLANNING ENFORCEMENT – PERFORMANCE UPDATE**

The Head of Planning presented the report which updated Members on the Planning Enforcement workload and the current issues facing the enforcement service.

Further information was contained in the Supplementary Report.

Appendices attached to the report gave information on workload trends and the amount of current enforcement cases.

Members raised their concerns about the amount of workload and the Head of Planning confirmed how current staffing arrangements worked.

Moved by Councillor A. M. Syrett, seconded by Councillor D. McGregor

**RESOLVED** that the report be noted.

### **538. NOTIFICATION BY TELECOMMUNICATION OPERATORS OF THEIR ROLL OUT PROGRAMME FOR 2008 - 2009**

The Head of Planning presented the report which provided information supplied by the telecommunications code systems operators of their projected roll out of new facilities programme for the coming year. The proposed sites were detailed in the report.

Moved by Councillor D. McGregor, seconded by Councillor A.M. Syrett

**RESOLVED** that the operators be advised of comments made in the report.

(Head of Planning)

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### 539. BOLSOVER CONSERVATION AREA BOUNDARY REVIEW – NEW BOLSOVER AREA

The Head of Planning presented the report which informed Members how at a previous Planning Committee an application for residential development had been considered and refused, and as a result of this a limited review of the boundary of the Bolsover Conservation Area had been undertaken.

The boundary of the conservation area around New Bolsover had been set in 1971 with amendments in 1982 and this report suggested further extensions to the Conservation Area, this was shown on a plan attached to the report.

Moved by Councillor D. McGregor, seconded by Councillor J. Morley

**RESOLVED** that the boundary of the proposed extensions to the Bolsover Conservation Area (as shown on plan A) be approved for public consultation.

(Head of Planning)

### 540. EAST MIDLANDS REGIONAL PLAN – PARTIAL REVIEW

The Head of Planning presented the report which informed Members how the Regional Spatial Strategy for the East Midlands set out a broad development strategy for the next 15 to 20 years. It identified a scale and distribution of new housing and priorities for the environment, transport, infrastructure, economic development, agriculture, energy, minerals, and waste treatment and disposal.

The report gave detailed information on the Partial Review and the implications section of the report was included on the Supplementary Report.

Moved by Councillor A.M. Syrett, seconded by Councillor D. McGregor

**RESOLVED** that the responses to the consultation questions posed below for submission to the East Midlands Regional Assembly in response to the consultation on the Project Plan for the Partial Review of the RSS, pending their ratification by the full Council be approved:

1. Do you agree with the summary of the key issues set out in this section and the supporting documentation? If not, can you explain why?

*The District Council does not disagree with the summary of the key issue; however, it seems odd to be starting a Review of a Plan which has yet to be formally adopted. This adds additional uncertainty into the planning process.*

2. Do you have any comments about the draft Sustainability Appraisal Scoping Report? Do you consider it to be “fit for purpose”? If not can you explain why?

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*The Council has no comments to make about the Draft Sustainability Appraisal. It is considered that the SA is fit for purpose.*

3. Do you have any comments about the Habitat Regulation Assessment Pre-Screening Report? Do you consider it to be “fit for purpose”? If not why?

*The Council has no comments to make about the Draft Sustainability Appraisal. It is considered that the SA is fit for purpose.*

4. Do you agree with the work programme and time scales for the Partial Review set out? If not, can you suggest any changes or amendments?

*The Council agrees with the work programme set out.*

5. Are there parts of the Region which you feel can accommodate higher levels of housing growth over and above current plans to contribute to the Government’s national target? If so, can you say where and why?

*The Council feels that it will be very hard to meet the housing targets already set within the draft RSS. The assumption has been that the private sector can deliver increasing rates of housing growth, and be the principal means of securing new affordable housing. That assumption already appears to be unrealistic on both counts. The current economic climate and the possibility of recession means that completions of new open market dwellings are likely to drop significantly over the next few years. In addition, there is uncertainty over whether the drop in land values will help or hinder the provision of affordable housing.*

6. Do you agree with proposals for public consultation and community engagement set out? If not, can you suggest any changes or amendments?

*The Council agrees with the proposals.*

(Head of Planning/Council)

### 541. FOURTH ANNUAL MONITORING REPORT

The Head of Planning presented the report which informed Members how Section 35 of the Planning and Compulsory Purchase Act 2004 required the Council to prepare an Annual Monitoring Report on the implementation of the Local Development Scheme, and the extent to which policies in local development documents were

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being produced. The report covered all local development documents in the future, but for the time being until these were adopted it covered the saved policies in the adopted Bolsover District Local Plan. The report would be submitted to the Secretary of State before the end of December 2008. Revised information was included in a supplementary report

A copy of this year's Annual Monitoring Report was attached to the report.

Members commended staff on the information produced in the report.

Moved by Councillor D. McGregor, seconded by Councillor J.A. Clifton

**RESOLVED** that (1) the Annual Monitoring Report be approved for submission to the Secretary of State,

(2) the Head of Planning be authorised to make any factual alterations or minor textural changes prior to the submission of the report.

(Head of Planning)

The meeting concluded at 1128 hours.

## **Agenda Item No. 5**

Notes of the **Planning Site Visits** held on 28<sup>th</sup> November 2008, starting at 1000 hours

### **PRESENT:-**

Members: Councillors P. M. Bowmer, R. Brooks, R. Holmes, D. Kelly (Chair), J. Morley, D. McGregor, A. M. Syrett, R. Turner, S. Wallis

Officers: C M Doy (DCM)

### **APOLOGIES**

Apologies were received from Councillor T. Connerton, J. A. Clifton

### **SITES VISITED**

1. 03/00483/OUTMAJ Residential Development 45 dwellings Land West of Cragg Lane, off Thurgaton Way Newton
2. 08/00525/FULMAJ Erection of 10 3-bed and 1 4-bed three storey dwellings and access road, 113-115 Alfreton Road South Normanton.
3. 08/00220/FULMAJ Conversion of Miners Welfare to 12 apartments, erection of 5 detached dwellings and 3 terraced dwellings and access road, Former Miners Welfare Hangar Hill Whitwell.

The meeting concluded at 1225 hours.

Council/ Committee:	Planning	Agenda Item No.:	6
Date:	7 <sup>th</sup> January 2009	Category	*
Subject:	Speeding the Progress of Documents Produced Under the Local Development Scheme	Status	Open
Report by:	Head of Planning		
Other Officers involved:	Solicitor to the Council Director of Strategy Planning Policy Manager		
Director	Strategy		
Relevant Portfolio Holder	Environment		

### **RELEVANT CORPORATE AIMS**

STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation. The report suggests working arrangements which will improve the efficiency of the development plan process.

### **TARGETS**

The Corporate Plan 2007-2011 includes targets for meeting milestones in the Local Development Scheme.

### **VALUE FOR MONEY**

The report has no impact on value for money.

## **THE REPORT**

### **BACKGROUND INFORMATION**

In the Council's Constitution, the decisions to set Council policy, through the approval of Statutory Planning Documents, and to make decisions contrary to Council policy through departures to local plans or development plan documents, rests with the full Council. The Planning Committee is delegated to advise the Council on these decisions.

This means, in practice, that new statutory planning policy documents, at each stage in their preparation, need to be reported first to the Planning Committee, and then to the full Council. Whilst the Council's meeting schedule usually allows for a decision of the Planning Committee to be referred to the next meeting of the Council, within a few weeks, this is not always the case, and occasionally minutes are referred to the next but one Council meeting.

### **ISSUES FOR CONSIDERATION**

In order to speed up the development plan process, it is proposed that the Planning Committee recommend to the Council that the consideration for approval of draft Development Plan Documents and final Development Plan Documents be undertaken at Special Council meetings, called to coincide with the completion of the documents for consideration. This would be where the scheduled meeting was not sufficiently close to the Planning Committee and significant delays in approval would be caused by waiting for this meeting.

Where possible, the Special Council meetings will be called to take place five working days after the Planning Committee. However, where Local Development Scheme Milestones are imminent, the Chairman of the Council (in consultation with the Chairman of the Planning Committee) may agree to call a Special Council meeting to consider a draft, or, final Development Plan Document, without this document having first being considered by a Planning Committee Meeting.

### **IMPLICATIONS**

Financial : Compliance with the milestones in the Local Development Scheme can have financial Implications to the Council in the receipt of the Housing and Planning Delivery Grant. However, under the current arrangements for Housing and Planning Delivery Grant, which are based on milestones in an earlier Local Development Scheme, speeding up the development plan process is unlikely to secure additional grant.

Legal : There are no legal implications.

Human Resources : There is a minor additional impact in the calling of, and the service to, additional Council meetings.

## **RECOMMENDATION(S)**

**That the Planning Committee recommends to the Council that**

- 1. the principle of Extraordinary Council meetings being called, as necessary, to consider draft and final statutory planning documents prepared under the Local Development Scheme be accepted.**
- 2. Where a Local Development Scheme milestone is imminent, the Chairman of the Council and the Chairman of the Planning Committee may agree to a draft or final statutory planning document being considered at an Extraordinary meeting of the Council, without first being considered by the Planning Committee.**

ATTACHMENT: **N**  
FILE REFERENCE: **M/14**  
SOURCE DOCUMENT: **None**

Committee:	Planning Committee	Agenda Item No.:	7
Date:	7 January 2009	Category	Open
Subject:	Proposed notice under S215 in respect of derelict properties at 34-44 Welbeck Street Creswell	Status	
Report by:	Head of Planning (drafted by Principal Enforcement Officer)		
Other Officers involved:	Solicitor Environmental Health Officer		
Director:	Strategy		
Relevant Portfolio Holder:	Environment		

### **RELEVANT CORPORATE AIMS**

ENVIRONMENT – Promoting and enhancing a clear and sustainable environment

Untidy land can adversely affect the amenity of the area, while proactive enforcement can improve the appearance and character of the area, making it more attractive and increasing the potential for tourism and investment. Effective planning enforcement can contribute to the delivery of all the corporate aims, but its main emphasis is in relation to the Environment.

### **TARGETS**

Not relevant in this case.

### **VALUE FOR MONEY**

Not relevant in this case.

### **THE REPORT**

#### **1.0 SITE**

1.1 The site, comprising 6 derelict terraced properties, occupies a prominent position on Welbeck Street, adjacent to a butchers shop and close to the junction with Church Street in Creswell.

#### **2.0 BACKGROUND**

2.1 The condition of the properties first became of concern to the Council in February 2004. The properties are in the ownership of a limited

company. A S215 notice requiring remedial works to the properties was served on 27 November 2004. The owner appealed against the notice to the North East Derbyshire and Dales Magistrates Court. The appeal was eventually heard on 1 December 2005 and the appeal was rejected. The owner appealed the decision of the Magistrates and a further hearing took place at Derby Crown Court on 20 October 2006. The company representative stated on oath that following receipt of an Empty Property Grant from the Council works to bring the properties back in to habitable condition could take up to 12 months to complete. The Judge accepted that the owner intended to carry out the works. On the basis of this the Judge allowed the appeal on the grounds that the 3 month period set out in the notice was inadequate. It is considered that the Judge's decision is surprising in that the Judge had the option to extend the period to comply with notice from 3 months to 12 months; however he chose not to take this option.

- 2.2 A further period of time elapsed whilst issues around the company's eligibility for a grant were resolved. A written offer of grant was made on 28 November 2007. The offer was conditional upon the works being completed within a 12 month period i.e. by 28 November 2008. To date there has been no commencement of renovation works. In a recent letter to us, the company has drawn attention to the credit crunch and recession and stated that it is now unlikely to sanction expenditure. The grant offer can now be withdrawn.
- 2.3 The properties are in a very poor condition and have deteriorated further since first reported in 2004. The Council is continuing to receive complaints.

### **3.0 POLICY**

- 3.1 Circular 2/98 "Prevention of Dereliction through the Planning System" provides advice on the use of Section 215 of the 1990 Planning Act. It indicates that authorities need to consider the condition of the site, the impact on the surrounding area and the scope of their powers.

### **4.0 ISSUES FOR CONSIDERATION**

- 4.1 The 6 terraced properties, comprising 5 dwellings and a shop, are currently unoccupied and in a poor state of repair. The properties have broken and partially boarded windows and doors to the front, a dilapidated wall along the road frontage, an untidy shop front and woodwork that needs attention, and overgrown vegetation in the front gardens.
- 4.2 To the rear, also, are broken and boarded-up windows and doors. Guttering and waste pipes are in a state of disrepair. The brickwork of the outhouses is heavily weathered and collapsing in places and there are many damaged and missing roof tiles. The yards and garden areas are overgrown. Several of the fences and gates that enclose the yards have collapsed or are dilapidated.

- 4.3 Rubbish has been deposited to both front and rear of the properties (including an old mattress, television, and builders' rubble and scrap materials). The Council continues to receive complaints of visual appearance, vandalism, unauthorised entry, theft and substance abuse. The properties, in their present condition, adversely affect, and are seriously detrimental to, the amenity of the area. The decision of the judge in 2006 had the effect of quashing the original S215 notice and fettered the Council's discretion to serve a further notice within a year of the grant offer. Now that time period has expired the Council is able to serve a further S215 notice which is justified by the continuing deterioration of the buildings and lack of action by the owner company.
- 4.4 As the imminent re-use of the buildings is unlikely, it is appropriate to require the securing and boarding up all windows and doors as an alternative to renovation and repair. S215 action can be taken in conjunction with action under environmental health powers, which could include a Litter Clearance notice.

## 5.0 IMPLICATIONS

Financial:	Possible legal costs and costs associated with court action or other action taken following any failure to comply with the notice.
Legal:	Any appeal against the notice would be heard in the magistrate's court with a further right of appeal to the Crown Court. In the event of a failure to comply the Council could take prosecution action. The Council could also carry out works itself in default and register a charge on the property. The Council would have the power to enforce a sale of the property if the charge is unpaid and recover its costs for the works and sale of the property. The Council could also consider seeking an injunction against the owner.
Human Resources:	None

**RECOMMENDATION**      **A notice be served under S215 of the Town and Country Planning Act 1990 to require remedial works and tidying of the land**

ATTACHMENT:            **Y**  
FILE REFERENCE:        E04/163



**Case Ref.:** E04/163  
**Address/Location:**  
34 - 44 Welbeck Street  
Creswell  
Worksop  
Nottinghamshire  
S80 4AZ



**Scale 1:1250**

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**Date Produced:** 10th December 2008

Council/ Committee:	Planning Committee	Agenda Item No.:	8
Date:	7 <sup>th</sup> January 2009	Category	*
Subject:	Consultation on the Draft Airport Master Plan for Robin Hood Airport Doncaster Sheffield to 2030	Status	Open
Report by:	Head of Planning, written by Principal Planner, Planning Policy.		
Other Officers involved:			
Director	Strategy		
Relevant Portfolio Holder	Environment		

## **RELEVANT CORPORATE AIMS**

ENVIRONMENT – Promoting and enhancing a clean and sustainable environment.  
REGENERATION – Developing healthy, prosperous and sustainable communities.

## **TARGETS**

This is a consultation on a Draft Master Plan, prepared by the Airport Company.

## **VALUE FOR MONEY**

As an external document, the document has no impact on value for money.

## **THE REPORT**

### **1.0 Background**

- 1.1 The former RAF Finningley airport was converted to a commercial airport and began commercial flights on 28<sup>th</sup> April 2005. Since then it has grown to offer approximately 50 destinations in almost 30 countries to the 1million plus passengers who use the airport.
- 1.2 A Department for Transport White Paper “The Future of Air Transport” invited 30 of the major UK airports to prepare Master Plans that will inform the planning process and provide a mechanism for local

communities to engage with the airports on their future development. Although airport Master Plans are not statutory documents, they provide an opportunity for airport operators to inform the content of the statutory development plans, and explain their airport specific proposals. The Department for Transport provided guidance on the preparation of the Master Plans and the range of topics for inclusion which covers effects on the local environment, social issues, economic impacts and surface access.

- 1.3 The Draft Master Plan is currently the subject of a public consultation exercise, and looks ahead over the next 30 years of the airport's development. The consultation form seeks views on the Airport's Draft Master Plan around 10 key questions.
- 1.4 The deadline for consultation responses is 31<sup>st</sup> January 2009. Following this the Draft Master Plan will be submitted to the Department for Transport, together with reports of the public consultation. Once published in its final form it will form a basis for the future development of the airport.
- 1.5 The report contains a section setting out the National, Regional and Local Policy Context, in which it sets out the view in the Air Transport White Paper (2003) that the aviation section needs to take its share of responsibility for tackling the problem of climate change and placing the UK on a path to a reduction in carbon dioxide emissions by some 60% from current levels by 2050. The Climate Change Act, which came into force on 26<sup>th</sup> November 2008 requires that the net UK carbon account for the year 2050 is at least 80% lower than the 1990 baseline. However, the emissions of greenhouse gasses from international aviation or shipping do not count as emissions from sources in the UK at the present time. However, further regulations or a report to Parliament on this issue is to be produced by the Secretary of State before the end of 2012. Clearly any requirements in these new regulations will have to be considered in relation to the developments proposed in the Draft Master Plan after this date.
- 1.6 The report also makes clear that the requirements in existing Planning Policy Guidance ( which includes a supplement to Planning Policy Statement 1 on Planning and Climate Change), will need to be considered in detail as part of any future planning application in relation to any of the proposals put forward in the Draft Master Plan.

## **2.0 ISSUES FOR CONSIDERATION**

- 2.1 The first question on the consultation form is: ***“Do you agree with the Airport's Vision Statement?”*** The Airport's Vision Statement reads: “Robin Hood Airport is an international gateway to Yorkshire and the Humber and North Nottinghamshire, providing a global reach for

leisure, business and freight customers with quality travel products at affordable, value for money prices.

Robin Hood Airport aims to be a good neighbour and is working with partners, including the local community, to ensure aviation services and associated employment development meet sustainability criteria and support the regeneration of the economy of South Yorkshire and adjoining areas”

2.2 It is considered that this broad vision encompasses the main points for the future development. However, it is considered that it would be more accurate and inclusive to refer to ‘the North Midlands’, rather than ‘North Nottinghamshire’

2.3 The second question on the consultation form is **“Do you agree with the proposals to expand Passenger Services, including securing a greater range of destinations?”** The Draft Master Plan notes that the airport is committed to working with operators and the business community in developing new routes and consolidating existing routes. The route development priorities are:

Domestic Services – Add to the Flybe airline a Belfast City Service, and provide more high frequency links to the UK regions.

Mainline Hub Services – Priority to attract a high frequency full service carrier, that will connect the airport with a major European Hub, i.e. Paris, Amsterdam, Brussels, Frankfurt, London, for onward connections.

Northern Europe (Germany/Scandinavia) – Still chronically underserved from the Yorkshire Region, continuing dialogue with a number of carriers regarding development opportunities

Eastern Europe \_ Relationship with Wizzair and the enlarged EU offers huge growth potential

Long Haul – The airport is developing a number of long term relationships with Long Haul in mind. Discussions with carriers have focused on Asia, North America and the Middle East.

2.4 The Draft Master Plan sets out projections for future growth, showing passenger growth increasing from 1.1 million in 2007 to between 4.4 & 6.6 million in 2016 to 10.8 million in 2030. The Draft Master Plan highlights the benefits to local people and businesses of being able to travel abroad from a thriving regional airport, citing the reciprocal benefits of inbound tourism, international trade, and inward investment.

2.5 It is considered that the expansion of passenger services, and the increased opportunities for tourism, trade and possible inward investment should be welcomed.

2.6 The third question posed in the consultation form is **“Do you support the associated Business Park development and other proposals for job creation, including the potential Transshipments Hub for cargo?”** Since the airport opened it has seen steady growth in freight

business. The size of the existing runway means it is able to accommodate all types of freighter aircraft, including heavy lift aircraft. To accommodate projected future growth in cargo throughput, the Draft Master Plan proposes upgrading facilities in two phases. The first of these is the improvement of the handling depot for mail and express parcels to the north of the main terminal. The second phase proposed post 2016, is the creation of a new “Transshipment Hub”, which involves the creation of new areas to park freight, and a large cargo distribution and handling warehouse on the edge of the airfield. The Draft Master Plan highlights the economic benefits, including job creation that such a proposal would be likely to bring.

- 2.7 It is not considered that this aspect of the Draft Master Plan would have any impact on this district.
- 2.8 The fourth question on the consultation form is **“Do you support the expansion of General and Business Aviation facilities, including Maintenance Repair and Overhaul activity, and engineering skills training?”** Local and regional groups with an interest in education and training, including the East Midlands Development Agency and local secondary schools and colleges have been involved in the provision, development and support of education and training programmes. An umbrella organisation ‘Directions Finningley’ has been established to provide employment and training opportunities to local people. With the aid of a grant of £10 million from Yorkshire Forward, Directions Finningley has helped to create an Aviation Training Academy, offering accommodation for professional courses in aircraft engineering qualifications and other aviation skills. The Academy also contains managed business units, adding to the role of the site as an incubator for new business creation. Directions Finningley has recently established a partnership with Marshall Aerospace, a major aviation engineering contractor, who supplies services to both the civilian and military services. The Draft Master Plan makes provision for the airport to act as a nursery site by allocating land for businesses to develop new stand - alone facilities. The plan also proposes new hangars, offices, and improved provision for helicopters after 2016.
- 2.9 In common with many former coalfields, including parts of this district, the area around Doncaster has been going a period of rapid structural economic change, although pockets of deprivation remain. In the panel report into the draft East Midlands Regional Spatial Strategy, Professor Crow identified a lack of aspiration as a problem for the Northern Sub – Region. A Department of Transport White Paper on the future of air transport and a subsequent progress report in 2006, notes that “Regional airport development has significant implications for local economies, Robin Hood Airport estimates that it will create 4000 local jobs before 2008, with a further 3000 by 2014”.
- 2.10 Given the distance to the airport, it is unrealistic to expect that large numbers of residents from this district will travel to the airport to train

at the Aviation Training Academy. Nevertheless, the development of the Academy does help to broaden the skills base of the wider region. In addition the development of new businesses on the site could act as a major catalyst for regeneration in the region.

- 2.10 The fifth question on the consultation form is ***“Do you agree that the airport should play a part in the further development of local communities by providing for residential development and the improvement of local facilities linked to its growth?”*** The Draft Master Plan includes a site for residential development of 18.6 hectares, which could accommodate 750 homes, half before 2016, and half after 2016, when a new road link is scheduled for completion. Local facilities include the development of a Community Centre, with playing pitches, sports hall, toddler play area, and community meeting rooms.
- 2.11 This element of the Draft Master Plan relates solely to local facilities, and it is considered that this will have little or no impact on this district.
- 2.12 The sixth question is ***“Do you think that the Airport is doing enough to address environmental impacts associated with its growth?”*** The airport operator is a stakeholder in ‘Sustainable Aviation’, an initiative supported by an alliance with of airport operators, aircraft manufacturers and airlines, which is committed to a long term strategy for limiting aviation’s contribution to climate change and addressing other environmental challenges. The stakeholders support the inclusion of aviation in the EU Emissions Trading Scheme, which they believe offers the best solution for dealing with the impact of greenhouse gases generated by aviation. The Draft Master Plan details steps already taken in habitat creation, the establishment of Green Infrastructure, and the monitoring of air quality. The airport adheres to a Quiet Operations Policy, which requires continuous noise monitoring, regular noise assessment, and mitigation. Although not a statutory requirement, a Sustainability Appraisal has been carried out in respect of the Draft Master Plan.
- 2.13 The issue of the need for and growth in airline travel and freight distribution is a contentious one, and a debate beyond the remit of this report. Focusing solely on the approach to future development set out in the Draft Master Plan, it is considered that the commissioning of a Sustainability Appraisal, and the early identification of environmental impacts, together with proposals for mitigation is a sound one.
- 2.14 The seventh question in the consultation is ***“Do you support the provision of the Finningley and Rossington Regeneration Route Scheme (FARRRS)?*** FARRRS is a proposed major road scheme which would provide a link from the airport to the north of Rossington, linking to Rossington regeneration areas, and providing a direct link to Junction 3 of the M18 (junctions 2 & 1 being the A1 (M) & M1 respectively). The link is identified in the Regional Transport Strategy

and supported by the Regional Assembly and Yorkshire Forward. The Draft Master Plan notes that the link via the A1 (M) and the M1 would provide further convenient regional accessibility, which in turn would increase the ability of the airport to stem the high leakage of air passenger trips out of the region.

- 2.15 It is considered that the improved link to the motorway network and the M1 may assist in the regeneration of the district by improving access to the airport for businesses as well as passengers.
- 2.16 Question 8 is **“Do you have any comments on the way in which the airport is conducting this consultation and any suggestions as to how it should consult with local communities in the future?”** In addition to the formal consultation, the airport operators arranged for a series of public exhibitions in nearby towns and villages. Unsurprisingly, most of these were in South Yorkshire. However there was an exhibition in Worksop.
- 2.17 Although copies of the Master Plan have been widely available, it is considered that it would be useful to have an exhibition in North Derbyshire. Proposed developments at the airport may be of greater general interest in the future as the impacts of development at the airport start to ripple out.
- 2.18 Question 9 is **“What is your overall opinion of the proposals?”** Many of the detailed proposals relate to local issues and development. However, it is considered that the potential to raise the skills level and introduce new skills to the region, and the potential of the airport to act as a catalyst for the wider regeneration of the region should be welcomed.
- 2.19 Question 10 asks if there are any other comments.

## **IMPLICATIONS**

Financial :               None  
Legal :                    None  
Human Resources : None

## **RECOMMENDATION(S)**

- 1) That the Council be recommended to make the following responses to the consultation on the Draft Master Plan for the Robin Hood Airport Doncaster Sheffield:**

**That following the publication of the Climate Change Act 2008 after the publication of the Draft Master Plan, some of the**

**proposals for growth may need to be revised following the expected new regulations due before the end of 2012.**

**That the vision statement should include a reference to ‘the North Midlands’, rather than ‘North Nottinghamshire’.**

**That the expansion of passenger services and the increased opportunities for tourism, trade, and inward investment is welcomed.**

**That the training opportunities at the airport are welcomed.**

**That the approach of producing a Sustainability Appraisal to accompany the Draft Master Plan to allow the early identification of possible environmental impacts, together with proposals for their mitigation provides a sound basis to start and address the environmental impacts associated with the airport’s proposed growth.**

**That the Council supports the development of the Finningley Rossington Regeneration Route Scheme, in particular the proposed link to Junction 3 of the M18 to improve access to the airport for passengers and businesses.**

**That the Council would welcome an exhibition on future expansion proposals at the airport in North Derbyshire**

**That the Council welcomes the potential to raise the skills level and introduce new skills to the region, and the potential of the airport to act as a catalyst for the wider regeneration of the region.**

- 2) That the Head of Planning be authorised to submit the responses as provisional responses, pending consideration and confirmation by the Council.**

ATTACHMENT: N  
FILE REFERENCE:  
SOURCE DOCUMENT:

Committee:	Planning	Agenda Item No.:	9
Date:	7 <sup>th</sup> January 2009	Category	*
Subject:	Pleasley Park and Vale Conservation Area Appraisal and Management Plan - Outcome of Public Participation and Proposed Adoption	Status	Open
Report by:	Head of Planning (written by Creswell Townscape Heritage Initiative Project Officer)		
Other Officers involved:	Head of Regeneration Leisure Operations Manager		
Director	Director of Strategy		
Relevant Portfolio Holder	Cabinet Member for the Environment Cabinet Member for Regeneration		

#### **RELEVANT CORPORATE AIMS**

##### **Environment - Promoting and enhancing a clean and sustainable environment.**

One of the Council's priorities for its aim for the environment is to protect, enhance and improve the natural and built environment in a sustainable way.

The proposed Pleasley Park and Vale Conservation Area Appraisal and Management Plan seeks to ensure that the historic environment of the Pleasley Park and Vale Conservation Area is preserved and enhanced by defining its special character and appearance and by setting out appropriate policies and proposals. As a result, the document will form an extremely important policy tool in the Council's efforts to protect, enhance and improve the built and natural environment in a sustainable way.

##### **Regeneration - Developing healthy, prosperous and sustainable communities.**

The proposed Pleasley Park and Vale Conservation Area Appraisal and Management Plan seeks to ensure that the historic environment of the Pleasley Park and Vale Conservation Area acts as a catalyst for the regeneration of the Vale.

## **TARGETS**

Achieving the milestones set in the Historic Environment Scheme by March 2011 is a specific target in the Corporate Plan. Within this target, preparing and adopting the Pleasley Park and Vale Conservation Area Appraisal and Management Plan by January 2009 will achieve one of the milestones.

## **VALUE FOR MONEY**

Assessing and appropriately managing the historic environment within Pleasley Park and Vale will enable the Council to maximise the economic benefits from the regeneration of the Vale as the guidance it provides and the proposals for enhancement it contains will seek to make the Park and Vale as attractive as possible to potential investors.

In addition to this, the Conservation Area Appraisal and Management Plan will also aid any efforts to secure external funding to assist in the improvement of the Vale.

Finally, part of the reasoning when deciding to provide guidance to the public on the character and appearance of conservation areas is that it should enable people considering proposals for development in or adjacent to the area to be better informed about how proposals should be designed or what they should include.

## **PURPOSE OF THE REPORT**

Firstly, to inform the Committee of the outcome of the public participation exercise on the draft Pleasley Park and Vale Conservation Area Appraisal and Management Plan.

Secondly, to seek Committee support for the proposed adoption of the revised Pleasley Park and Vale Conservation Area Appraisal and Management Plan by the Council as a material consideration that will be taken into account when a determination is to be made under the Planning Acts.

## **THE REPORT**

Members will be aware that a conservation area appraisal and management plan is being prepared in partnership with Mansfield District Council for the whole Pleasley Park and Vale Conservation Area and so takes into account the two separate but adjoining conservation areas that straddle the district and county boundaries.

Members will also be aware that the draft Pleasley Park and Vale Conservation Area Appraisal and Management Plan was approved by the Committee on 18<sup>th</sup> June 2008 for the basis of a public participation exercise. The equivalent approval was made by the Mansfield District Council Regeneration Portfolio Holder on the 22<sup>nd</sup> August 2008.

In accordance with these resolutions, a public participation exercise ran from Monday 1<sup>st</sup> September 2008 to Friday 17<sup>th</sup> October 2008, with the required public meeting held at the Church of St Chad, Pleasley Vale on 23<sup>rd</sup> September 2008. The public meeting was attended by thirty-one people.

### Outcome of the Consultation Exercise

Ten representations were received. A summary of the comments made by the respondents, the recommended response to the representation and where necessary proposed changes to the document is attached as Appendix 1 to this report.

In addition to general support for the document, significant issues raised were:

- The loss of Vale House;
- The incompatibility of the war games activity within the romantic wild garden to the rear of the Vale House site;
- The need for greater emphasis on the high significance of Pleasley Vale as a palaeontological / geological site and closer integration with the recommendations made within the Creswell Limestone Heritage Area Management Action Plan;
- The uncertainty over the future of the Mill buildings;
- The need for greater emphasis on the positive works of the Pleasley Vale Residents' Association;
- The poor management of the current parking arrangements at the Mills;
- The uncertainty over the achievements of the Countryside Stewardship Scheme;
- The operation of Council Leisure activities and their impact on nature conservation interests within the Vale.

In addition to these issues, a number of additional potential extensions to the existing conservation area boundary, predominately on the Mansfield side, were suggested. These were:

- Snake field SINC and adjacent remains of old viaduct site between Outgang Lane and Common Lane (BDC side only);
- Hindcarr Woodlands and pool (MDC side principally with small part in BDC side);
- Riverine woodland alongside Outgang Lane up to the old stone barn, if not including the barn (MDC side only);
- Wren Hill pastures between the old Radmanthwaite Farm and the Coppice and across the Meden Trail, including the substantial earthworks immediately to the North of Wren Hill Farm (MDC side only);
- the site of Pleasley Manor (MDC side only).

Comments were also received in favour of and against the proposed extension to include the Pleasley Roman Villa site, although this is wholly on the Mansfield side.

## **ISSUES FOR CONSIDERATION**

### **Conservation Area designation issues**

The principal concern in considering whether to designate a conservation area is whether the local planning authority considers the area to be of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

In this case, five of the six extensions to the boundary of Pleasley Park and Vale Conservation Area were suggested by stakeholders during the public participation exercise. The six areas are principally within Mansfield District, although certain areas are within Bolsover District.

Given the statutory duty to review the boundary of existing conservation areas from time to time, the merits of these areas and their appropriateness for designation as extensions to the Pleasley Park and Vale Conservation Area have been considered by the relevant Councils and these assessments are summarised in Appendix 1 to this report.

Based on this, Mansfield District Council is recommending to not designate any of the areas of land, neither the one extension initially proposed to include the Pleasley Roman Villa site nor the number within its district suggested during the public participation exercise, as extensions to the Pleasley Park and Vale Conservation Area, given that these areas are largely interesting due to their recognised wildlife and archaeological interest and that the protection provided by these interests is considered to reduce the threat of damage.

Regarding the areas in Bolsover District suggested during the public participation exercise, it is considered that these sites do not form part of the area of special architectural and historic interest. Furthermore, it is noted that the sites already have protection as wildlife sites in recognition of their importance for nature conservation. Therefore, it is considered that these suggested extensions should not be pursued.

### **Conservation Area Appraisal and Management Plan issues**

A number of the significant issues raised during the public participation exercise relate either to the past management of certain Council owned sites within the Pleasley Park and Vale Conservation Area or to the current uncertainty over the future of the Mills and their ongoing parking arrangements.

However, whilst these issues have implications for the special character and appearance of the Pleasley Park and Vale Conservation Area, it is considered that the Appraisal and Management Plan process offers an appropriate

mechanism for co-ordinating such management issues and that as a result of this focus, the Council is now taking action where possible to ensure the preservation of the conservation area.

The remaining issues, both significant and more straightforward, have been considered and where appropriate the appraisal and management plan has been amended accordingly. In particular, the document has been amended to include greater emphasis on the high significance of Pleasley Vale as a palaeontological / geological site and to identify the preparation of an Interpretation and Development Plan as a new Enhancement Scheme.

Finally, the document has been updated to reflect the situation at the time of writing, most notably to making reference to the substantial demolition of Vale House and to the bringing back into use of the former Greaseworks building as the Council's main operating base for the Pleasley outdoor activity centre that will provide additional facilities to the ongoing leisure uses, such as changing facilities, storage, office accommodation and a multi purpose meeting / classroom / conference room with a coffee bar, and to recognise the opportunity for further environmental improvement works to the land around the Greaseworks building.

Based on this assessment, it is recommended that the Adoption Draft Pleasley Park and Vale Conservation Area Appraisal and Management Plan is approved by the Committee and also that the Committee recommend to the Council that the document be adopted as a material consideration that will be taken into account when a determination is to be made under the planning Acts. Alongside this, it is recommended that the Committee recommend to the Council that the Head of Planning be delegated to make any minor amendments necessary to the document prior to publication.

### **Implications for the Historic Environment Scheme**

The Adoption Draft Pleasley Park and Vale Conservation Area Appraisal and Management Plan contains a number of actions for further conservation related work. Generally, the identified threats are prioritised over opportunities, as resources permit.

It is considered that a number of the actions contained in the management plan should be given a high degree of priority, given that they will complement the Council's desire to maximise the economic benefits from the regeneration of the Vale and in particular its current efforts to secure new appropriate and viable uses for the Mill buildings.

As a result, progress in achieving the majority of the management plan actions is scheduled to be monitored in the 2010 Annual Monitoring Report. The main exception to this is the action to explore opportunities for attracting further external public funding to enhance the conservation area, which is scheduled for action during 2009.



**Pleasley Park and Vale Conservation Area Appraisal and Management Plan  
Public Participation Responses**

No	Respondent	Date comments received	Summary of comments made	Main issues raised	Comment and Recommended Response
1	Sherwood Archaeological Society	15.09.08	<p>It appears that the low take up of the floor space available in the mills continues to be a concern and we note your desire to promote the tourist potential of what is undoubtedly a very attractive location.</p> <p>The loss of Vale House is regrettable but we will look forward with interest to any proposals which may follow the sale of the site. We are pleased that the appraisal recognises the special character of the 19<sup>th</sup> C. 'romantic' rock garden behind the house. It surely reflects the status and cultural aspirations of the original owners. Dependant of its future ownership, this area could be restored and public access extended into it from the Park itself. It is possible that the present practice of allowing paint ball type events to take place is not in its best interests.</p>	<p><u>Appraisal</u> General</p> <p><u>Appraisal</u> The Mill Complex</p> <p><u>Management Plan</u> Buildings at Risk</p>	<p>Noted.</p> <p>The Council is pursuing an end to the war games activity within the romantic wild garden to the rear of the Vale House site. Once this use has ceased, it is intended that the romantic wild garden will be restored.</p>

Appendix 1

<p>1 cont</p>	<p>Sherwood Archaeologic al Society</p>	<p>15.09.08</p>	<p>We welcome the decision to include the Romano British Villa site into the conservation area. A secure information point, perhaps along the railway walk, to explain the interest of the site would be desirable at some future date.</p> <p>Serious consideration should be given to the inclusion of the substantial earthworks immediately to the North of Wren Hill Farm. We believe this to be the site of Pleasley Manor that was once in the ownership of the Bek family. The history of this house and its occupants is inseparable from the whole story of Pleasley Vale and its deer park. The reference in the appraisal to Pleasley Manor house being located within the Park, the Society rejects this statement and contends that the Wren Hill Farm site above is the correct location.</p> <p>At present, we have no reason to believe that the owner will seek to develop the site but inclusion within the conservation area would offer a degree of protection and lead to further archaeological research.</p>	<p>Conservation Area extensions</p> <p>Conservation Area extensions</p> <p>Conservation Area extensions</p>	<p>Upon further consideration of this proposal and due to the large opposition expressed by the land owners and local community, Mansfield District Council is recommending to not include the Roman Villa site within the Conservation Area. The reasons for this are that the site is a Scheduled Ancient Monument and already has statutory protection under the Planning Acts and as the land is already well managed and under no apparent threat.</p> <p>The landowner has expressed his opposition to this proposal. As the land is privately owned, within open countryside and under no threat Mansfield District Council is recommending to not include the substantial earthworks immediately to the North of Wren Hill Farm within the Conservation Area.</p> <p>The landowner has expressed his opposition to this proposal. As the land is privately owned, within open countryside and under no threat Mansfield District Council is recommending to not include the substantial earthworks immediately to the North of Wren Hill Farm within the Conservation Area.</p>
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Appendix 1

2	Creswell Heritage Trust	23.09.08	<p>The high significance of the site as a palaeontological / geological site should be emphasised and the recommendations made within the Creswell Limestone Heritage Area Management Action Plan reviewed and incorporated within the document.</p> <p>No specific mention is made in the plan of other known or potential in-situ early deposits that have produced Pleistocene and Holocene bone assemblages. The Creswell Craggs Conservation Plan lists 10 cave / fissure sites (not including the rock shelters) which have potential deposits and which add to the character of the limestone gorge. One of these caves, Pleasley Vale Cave behind Vale House yielded a significant Pleistocene fauna and has in situ deposits at the back which should be considered in any future management prescriptions for the house and garden.</p> <p>The Creswell Limestone Area Management Action Plan also highlights further areas of 'archaeological / palaeontological interest' which it would be useful to reference, including major deposits within the valley floor adjacent to mill 2 and 3 and fissures towards Little Matlock.</p>	<p><u>Appraisal</u> Relationship between the buildings and the natural environment</p> <p><u>Management Plan</u> New Enhancement Schemes</p> <p><u>Appraisal</u> Features of interest</p> <p><u>Appraisal</u> Features of interest</p>	<p>The high significance of the site as a palaeontological / geological site is recognised and the appraisal has been amended to provide greater emphasis. Further to this, the Management Action Plan proposals will be more clearly referenced within a new Enhancement Scheme.</p> <p>The interest of the other known or potential in-situ early deposits, such as cave / fissure sites and rock shelters, is recognised and these have included to the Features of Interest and will be added to the plans in the document.</p> <p>The Vale House site has now been sold and the Council will work with the new owners to protect this archaeological site.</p> <p>The interest of the further areas of archaeological / palaeontological interest is recognised and these have included to the Features of Interest and will be added to the plans in the document.</p>
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Appendix 1

<p>2 cont</p>	<p>Creswell Heritage Trust</p>	<p>23.09.08</p>	<p>Section 4.1 clearly identifies the setting of the mills within the gorge which gives the site its distinctiveness. In view of this, is there any merit in creating a specific character area for the limestone cliff and scree as a seventh distinct character area? This would provide a focus and potentially increase management consideration of the sub-surface features (caves / rock shelters), as well as the need to manage the vegetation on the cliff face.</p> <p>The identification of increasing colonisation of the cliffs with scrub is welcome from a conservation perspective as well as a visual relationship. This issue is common to all limestone outcrops within the Limestone Heritage Area and needs to be tackled since it not only detracts from the aesthetic and visual quality of the area but can destabilise and disturb areas of archaeological and geological sensitivity. As these outcrops also fall within other conservation areas across the heritage area, a strategic assessment through wider consultation with Natural England / English Heritage should be undertaken to develop management proposals that consider biodiversity, archaeology and the visual impact of all LHA sites.</p>	<p><u>Appraisal</u> Relationship between the buildings and the natural environment</p> <p><u>Appraisal</u> The Mill Complex</p> <p><u>Management Plan</u> Legislation and Policy</p>	<p>The appraisal recognises that the key over-arching characteristic of the area is the relationship between the buildings and the natural environment. However, whilst it is considered unnecessary to create a seventh distinct character area, it is considered appropriate to give greater mention in this section to the archaeological significance of the landscape and the appraisal has been amended accordingly.</p> <p>The increasing colonisation of scrub vegetation is still considered a threat and therefore it is still proposed that consideration will be given to the appropriateness of a programme of vegetation clearance. However, the Council is aware of the geological, archaeological, ecological and visual sensitivity of any clearance works and therefore will ensure that each of these interests will be considered and that expert advice will be sought as part of this process prior to any clearance work being commissioned.</p>
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2 cont	Creswell Heritage Trust	23.09.08	<p>It is considered that the Archaeological Way is an important interpretive device to access the character, rather than a separate character area. Possibly a more appropriate description might be 'The Coppice and approach stream'.</p> <p>In terms of the later archaeology, we would welcome the inclusion of the Pleasley Roman Villa. I also think that there is a remnant wood bank surviving in places on the boundary to the Medieval deer park, which is clearly evident in the south west portion of the wood and which has been preserved with the additional wooded annex where there are now demolished buildings. The whole park would benefit from a detailed archaeological survey such as was carried out in Whitwell Wood and which uncovered a wealth of archaeological features. This would help with future management prescriptions.</p>	<p><u>Appraisal</u> The Coppice and the Archaeological Way</p> <p>Conservation Area extensions</p> <p><u>Appraisal</u> Pleasley Park</p> <p><u>Management Plan</u> Enhancement Schemes</p>	<p>It is agreed that the Archaeological Way is principally an important interpretive device but it is considered that retaining The Coppice and the Archaeological Way character area will aid efforts to enhance the conservation area.</p> <p>Upon further consideration of this proposal and due to the large opposition expressed by the land owners and local community, Mansfield District Council is recommending to not include the Roman Villa site within the Conservation Area. The reasons for this are that the site is a Scheduled Ancient Monument and already has statutory protection under the Planning Acts and as the land is already well managed and under no apparent threat.</p> <p>It is noted that a detailed archaeological survey of the Medieval deer park would be beneficial to understanding the importance of the conservation area and therefore this has been added as both an opportunity within the appraisal and as an action within the Management Plan.</p>
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Appendix 1

2 cont	Creswell Heritage Trust	23.09.08	<p>The development of a tourism strategy would be excellent and which I would imagine would include a strategic interpretation and marketing plan. Evidently any strategy would need to include the cultural landscape.</p> <p>In addition to supporting a specific location and orientation point for visitors, consideration could be given to a residential centre, possibly in partnership with the Field Studies Council / YHA, which would attract schools and adult groups for programmes that were specific to the magnesian limestone including its archaeology, ecology, geology as well as specific activities - climbing, walking etc.</p>	<p><u>Management Plan</u> Enhancement Schemes</p> <p><u>Management Plan</u> Enhancement Schemes</p>	<p>Support for the preparation of a tourism strategy is welcomed. It is agreed that such a strategy should focus of cultural heritage in addition to natural heritage and the management plan has been amended accordingly.</p> <p>The Council has been developing its outdoor recreational facilities in the Vale and the bringing back into use of the former Greaseworks building is considered to offer great opportunities for such an orientation point type of centre.</p>
3	Carolyn & Roger Walters	15.10.08	<p>As residents of Pleasley Vale we share the interests of the Councils for the preservation and enhancement of Pleasley Park and Vale as outlined in the plan.</p> <p>With regards to the preparation of the Planning Brief for the Mills site (Action 5), we hope that any guidance on potential future uses of the site will acknowledge the best interests and quality of life of the existing residents.</p>	<p><u>Appraisal</u> General</p> <p><u>Appraisal</u> The Mill Complex</p> <p><u>Management Plan</u> Legislation and Policy</p>	<p>The stakeholder role of residents is noted.</p> <p>The marketing information for the Mills site includes information on the special character of the site. It is not known what uses will come forward but the Council is seeking to secure the preservation of the Mills Complex and to bring a new vibrancy to the Vale.</p>

Appendix 1

4	Pleasley Vale Residents Association	15.10.08	<p>The PVRA was formed in 1998 as a conservation group so the residents had a voice in the decisions made by both Bolsover and Mansfield District Councils that affect the local community.</p> <p>The PVRA also undertakes a number of management tasks that seek to ensure we retain the natural beauty of the Vale. These include:</p> <ul style="list-style-type: none"> <li>Upkeep of War Memorial grass cutting, planting and general maintenance</li> <li>Upkeep of gardens surrounding St Chads Church including grass cutting</li> <li>Clear ups in the Vale where overgrown vegetation is cut back</li> <li>Residents picking up rubbish left behind by visitors</li> <li>Hedges cut and maintained</li> <li>Cowslips planted</li> <li>Cricket Field mowed</li> <li>Grass borders kept tidy and cut</li> <li>Field behind War Memorial cut</li> <li>Tidy gates in sewerage</li> <li>Planted trees</li> <li>Cleaned and painted railings</li> <li>Gritting the road for mill users</li> <li>Wood lane area keep edges clear and planted daffodils</li> <li>Cleaned the river bank adjacent to Bottom Row</li> </ul>	<p><u>Appraisal</u> General</p> <p><u>Appraisal</u> General</p>	<p>Noted.</p> <p>The positive role of the Pleasley Vale Residents Association in the management of the Vale is known and valued by both Councils. Whilst the appraisal seeks to define the special character and appearance through its contents, it is considered that the work of the Pleasley Vale Residents Association in preserving and enhancing this should be recognised in the document too. Therefore, the document has been amended accordingly.</p>
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<p>4 cont</p>	<p>Pleasley Vale Residents Association</p>	<p>15.10.08</p>	<p>Why have the Council allowed Air Soft to use the gardens of Vale House if they are such features of historical interest?</p> <p>What exactly is an Article 4 and how will this affect the residents of Top and Lower Meadow Cottages? Do the Councils offer financial help?</p> <p>The small leaved lime trees on the limestone ridge are believed to be on privately owned land. What powers are there to prevent the loss?</p> <p>We believe that Air Soft being allowed to remain in the wood would be more detrimental to the character and appearance of the conservation area than the loss of woodland to urban forms of development.</p> <p>Residents fully support the improvements to the public realm to remove clutter and have been working both as a group and as individuals to make this happen.</p> <p>Residents agree that the sensitive redevelopment of the industrial park could enhance this entrance to the conservation area.</p>	<p><u>Appraisal</u> The Mill Complex – Threat 5</p> <p><u>Appraisal</u> The Mill Complex – Threat 7 <u>Management Plan</u> Legislation and Policy</p> <p><u>Appraisal</u> The Mill Complex – Threat 8</p> <p><u>Appraisal</u> The Mill Complex – Threat 9</p> <p><u>Appraisal</u> Relationship between the buildings and the natural environment – Opportunity 1</p> <p><u>Appraisal</u> The Coppice and the Archaeological Way – Opportunity 2</p>	<p>Through the appraisal process, the interest of the gardens has become more understood and this has led to the decision to terminate the licence with Air Soft.</p> <p>The Article 4 Direction being considered would bring greater controls over householder development in the interest of preserving the character and appearance of the area. Mansfield District Council do not currently provide financial assistance for repairs of historic buildings, however, they will explore further funding avenues in 2009.</p> <p>Conservation areas bring control over certain types of tree works, including felling.</p> <p>The threats of both are noted and stated in the document.</p> <p>The support of the Pleasley Vale Residents Association and their work in this matter are noted.</p> <p>The support of the Pleasley Vale Residents Association in this matter is noted.</p>
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<p>4 cont</p>	<p>Pleasley Vale Residents Association</p>	<p>15.10.08</p>	<p>Residents would like to fully understand the stewardship scheme as this is not the case currently. Residents would like some assurance that the stewardship scheme would be monitored and that our conservation group would have some input.</p> <p>Residents agree that improvements to the newly formed car park, such as landscaping, could enhance the character and appearance of the conservation area. However, it will need to be maintained.</p> <p>Regarding the future of the Mills, what do you consider as being new appropriate and viable uses? What benefits do you suggest this would bring? How will this regeneration affect the village?</p> <p>Regarding the management of works to trees, who would manage an extension to the stewardship scheme? Will our association be able to get involved in this, such as the selection process of the steward, provide input into what is going to happen in the Vale and ensuring that the steward is accountable and that they brief and involve our group?</p>	<p><u>Appraisal</u> The Coppice and the Archaeological Way – Opportunity 3</p> <p><u>Appraisal</u> The Mill Complex – Opportunities 4 &amp; 6</p> <p><u>Appraisal</u> The Mill Complex – Opportunity 5</p> <p><u>Appraisal</u> The Mill Complex &amp; The Estate Village and Stuffynwood Lane – Opportunities 7 to 11</p> <p><u>Management Plan</u> Action 2</p>	<p>It is understood that the existing Countryside Stewardship Scheme is coming to an end. On this basis, an end report on the scheme is expected to be reported to the next meeting of the Pleasley Park and Vale Conservation Area Advisory Committee.</p> <p>The support of the Pleasley Vale Residents Association in this matter is noted. The maintenance issue is also noted.</p> <p>The Mills complex represents an existing employment site in the open countryside and thus new planning uses will need to be appropriate to their location. Viable uses will be determined by the market but the Council is seeking to secure the preservation of the Mills Complex and to bring a new vibrancy to the Vale.</p> <p>Who would take forward such an extension, or whether this is possible, is currently not known. Involvement of the Pleasley Vale Residents Association in any scheme would appear desirable.</p>
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<p>4 cont</p>	<p>Pleasley Vale Residents Association</p>	<p>15.10.08</p>	<p>Residents consider that some of the trees beside the Meden Trail could be felled to open up views to the Mills. The Notts Wildlife Trust should be involved.</p> <p>Regarding the proposed programme of vegetation clearance for rock faces, which rock faces would be cleared and who will be responsible for this?</p> <p>Regarding the assessment of open grassland habitats, which areas of grassland would be assessed and who will be responsible for this?</p> <p>Laburnum House and Rock House will be directly affected by any changes to the use of the Mills. Residents think it would be appropriate for the Councils to involve a member of our group during the planning process. We are happy and able to attend meetings and would encourage the Councils to make this offer. This could offer an invaluable opportunity for the Councils as they would have the backing of our conservation group.</p>	<p><u>Appraisal</u> The former Tibshelf Pleasley Railway Line – Opportunity 12 <u>Management Plan</u> Action 12</p> <p><u>Management Plan</u> Action 3</p> <p><u>Management Plan</u> Action 4</p> <p><u>Management Plan</u> Action 5</p>	<p>Noted.</p> <p>Who would take forward such a programme, or whether this is possible, is currently not known but the appropriate experts would need to be involved.</p> <p>Who would take forward such a programme, or whether this is possible, is currently not known but the appropriate experts would need to be involved.</p> <p>It will not be possible to involve a member of the Residents Association in the sale discussions as they are of a commercially sensitive nature. However, the Council will seek to keep residents informed during the process at key stages.</p>
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<p>4 cont</p>	<p>Pleasley Vale Residents Association</p>	<p>15.10.08</p>	<p>Residents would like input into any Tourism Strategy as this could impact on our community as more tourism could bring other problems to the area.</p> <p>Residents consider that there are enough trees in the area and that any new planting should be limited to replacing damaged or diseased trees.</p> <p>Residents support the carrying out of a feasibility study for improvements to car parks. However, it is considered that the users of the mills should be made to park in the car parks and not along the road as this is dangerous to other road users and that your implementation date should be brought forward from December 2012.</p> <p>Residents can see the benefits of picnic areas and more car parking facilities but would not wish to see these located in residential areas as it would bring other problems such as litter, anti social behaviour and groups congregating at night. Without avoiding these problems, this enhancement scheme would be unacceptable to the residents.</p>	<p><u>Management Plan</u> Action 9</p> <p><u>Management Plan</u> Action 11</p> <p><u>Management Plan</u> Action 13</p> <p><u>Management Plan</u> Action 14</p>	<p>Involvement of the Pleasley Vale Residents Association in the preparation of a Tourism Strategy would be desirable.</p> <p>Noted.</p> <p>Parking in the Vale is recognised as a problem and has been identified as a threat in the appraisal. However, the Council will again request that its tenants comply with the parking arrangements at the Mills. It is considered appropriate to keep the implementation date as December 2012, although this will be brought forward if opportunities arise.</p> <p>It is agreed that the potential for anti social behaviour problems needs to be considered as part of these proposals.</p>
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5	Josephine Ilyk	15.10.08	<p>I must say that I fully support the concept of what you are trying to achieve as I am lucky enough to live in this beautiful and unique area.</p> <p>I am concerned that the proposed Article 4 direction on the cottages on both Top and Bottom Row will have a negative impact on the residents that live here.</p> <p>You did not fully answer our queries about grants and funding and on the whole the financial aspect of what you want to achieve is not covered by this document. It appears to be a wish list and anything that can be implemented without cost to the council will be and areas that may impact on your budgets will possibly not be completed.</p> <p>Your comments at the open meeting with regard to the future of Pleasley Vale Mills did not instil confidence in me and gave me concern that the community that I live in may not change for the better.</p> <p>The Countryside Stewardship Scheme would appear to have had little positive impact on the area. The emphasis put on further stewardship schemes as a way to manage trees is of concern.</p>	<p><u>Appraisal</u> General</p> <p><u>Management Plan</u> Legislation and Policy</p> <p><u>Management Plan</u> Legislation and Policy</p> <p><u>Management Plan</u> Legislation and Policy</p> <p><u>Management Plan</u> Legislation and Policy</p>	<p>Noted.</p> <p>The Article 4 Direction being considered would bring greater controls over householder development in the interest of preserving the character and appearance of the area. This may not necessarily have a negative impact on residents who would be fully consulted for Members to consider prior to any formal designation.</p> <p>It is noted that some of the proposals will require new funding for their delivery. Whilst this funding may not be available currently, it is considered that the document will support any bids for external funding.</p> <p>It is noted that residents may be concerned about any change to the planning use of the Mills. However, comments received during this exercise indicate problems exist currently. It is the intention that the document will assist in the preservation and enhancement of the area.</p> <p>It is understood that the existing Countryside Stewardship Scheme is coming to an end. On this basis, an end report on the scheme is expected to be reported to the next meeting of the Pleasley Park and Vale Conservation Area Advisory Committee.</p>
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<p>5 cont</p>	<p>Josephine Ilyk</p>	<p>15.10.08</p>	<p>Your plan to add some 35 acres into the conservation area around the Roman Villa site will cause hardship to the owners of the land. As the owners outlined at the open meeting, they have already taken steps to ensure that this site of national importance is preserved by planting hedges and a beetle bank. They already support the Vale by hedge and grass cutting and ensuring that their land is kept in a good farming order so applying this would be unnecessary.</p> <p>I would strongly object to having a picnic area anywhere near to residential properties as this will cause extra traffic and litter as well as anti-social behaviour. As you are aware we suffer from fly tipping and motor cycle nuisance in the area both of which the Councils have not been able to supply a solution.</p> <p>Despite the ceasing of the simulated war games from the Park and Vale House gardens, I am worried that this situation could arise again and would like the document to have some assurances that Pleasley Park will be allowed to become a haven of wildlife again and that both Councils will take responsibility to ensure that this never happens.</p>	<p>Conservation Area extensions</p> <p><u>Management Plan Enhancement Schemes</u></p> <p><u>Appraisal</u> The Mill Complex</p>	<p>Upon further consideration of this proposal and due to the large opposition expressed by the land owners and local community, Mansfield District Council is recommending to not include the Roman Villa site within the Conservation Area. The reasons for this are that the site is a Scheduled Ancient Monument and already has statutory protection under the Planning Acts and as the land is already well managed and under no apparent threat.</p> <p>It is agreed that the potential for anti social behaviour problems needs to be considered as part of these proposals.</p> <p>The Council is pursuing an end to the war games activity within the romantic wild garden to the rear of the Vale House site.</p>
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6	Neil Houldsworth	16.10.08	<p>No boundary extensions required, i.e. Roman Villa site, due to existing protection.</p> <p>Article 4 Direction for Top and Lower Meadow Cottages is important and needs action asap to protect buildings, views and boundary treatment from new development or unsympathetic tree planting.</p> <p>St Chads Church needs protection, e.g. interior. Much needed work done on Church, needs to be adaptable to be used more. Will need some compromise but interior character needs protection.</p> <p>I can agree with most of management plan in principle but it is overly reliant on the Countryside Stewardship Scheme which we have no say, control or input on.</p> <p>The residents do much of the work within the Vale; with a little more help and access to resources and more coordinated plan we could achieve much more.</p>	<p>Conservation Area extensions</p> <p><u>Management Plan</u> Legislation and Policy</p> <p><u>Management Plan</u> Enhancement Schemes</p> <p><u>Management Plan</u> Enhancement Schemes</p> <p><u>Management Plan</u> Enhancement Schemes</p>	<p>Upon further consideration of this proposal and due to the large opposition expressed by the land owners and local community, Mansfield District Council is recommending to not include the Roman Villa site within the Conservation Area. The reasons for this are that the site is a Scheduled Ancient Monument and already has statutory protection under the Planning Acts and as the land is already well managed and under no apparent threat.</p> <p>Noted.</p> <p>The interior of the building is also protected by the listed status of the building, It is noted that the interior of the building possesses a number of special features and that proposed alterations to the building need to pay special regard to them.</p> <p>Noted.</p> <p>Noted and the document has been amended accordingly.</p>
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7	A.W.P. & P.M. White	17.10.08	<p>A number of the tasks already undertaken by the residents on a voluntary basis have been overlooked.</p> <p>A major longstanding concern has been of the lack of management of parking arrangements for workers around the mills. Road markings and signs forbidding parking along the roadside close to Mill 3 are consistently ignored and cars are regularly parked hazardously causing vehicles to travel in the face of oncoming traffic. For residents this is even more of a danger as frequently there is a necessity to travel against the flow of workers' traffic - putting us at a greatly increased risk. This problem has been raised and minuted at many residents' meeting, yet remains unresolved.</p> <p>Despite the 'concern' shown by the local councils, Airsoft was granted permission to use woodland for their activities. This should never have been allowed as such activities are completely incongruous with an area of such natural beauty. That such activities have been granted permission by Bolsover Council raises great concern for their true interest in actually conserving this area!</p>	<p><u>Appraisal</u> General</p> <p><u>Appraisal</u> The Mill Complex</p> <p><u>Appraisal</u> The Mill Complex</p>	<p>The positive role of the Pleasley Vale Residents Association in the management of the Vale is known and valued by both Councils and the document has been amended to reflect this better.</p> <p>Parking in the Vale is recognised as a problem and has been identified as a threat in the appraisal. However, the Council will again request that its tenants comply with the parking arrangements at the Mills.</p> <p>The Council is pursuing an end to the war games activity within the romantic wild garden to the rear of the Vale House site.</p>
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<p>7 cont</p>	<p>A.W.P. &amp; P.M. White</p>	<p>17.10.08</p>	<p>In a similar vein, to allow the deterioration of Vale House to continue to the extent that partial demolition has been required again throws into question the true interest that Bolsover District Council has invested in the area.</p> <p>It would appear that the issues raised by the Council are based more in their concern to offset losses through the business park by seeking offers of reinvestment in the area, than of preserving an area of natural beauty and historical interest. It appears that little or no consideration has been given to those who already reside and freely contribute to the area, which again throws into doubt the integrity of the main issues raised.</p> <p>We support the owner's objection to the inclusion of more of their land into the Conservation area - particularly as they were not even consulted before the proposal was raised at the meeting - a most shocking oversight! The additional burden of including a further 35 acres of their land into the conservation area is completely unnecessary as it lies out of the boundary of the Meden Trail and the Roman Villa (which is already protected as a scheduled ancient monument).</p>	<p><u>Appraisal</u> The Mill Complex</p> <p><u>Appraisal</u> The Mill Complex</p> <p>Conservation Area extensions</p>	<p>The Council does not yet have a Buildings at Risk Strategy and so have the resources to tackle buildings such as Vale House. However, developing a strategy is now programmed for August 2009.</p> <p>The Council has a statutory duty to prepare proposals for the preservation or enhancement of conservation areas. In view of this, the Council is seeking to use the preparation of the conservation area appraisal and management plan as a way of improving the management of the Park and Vale, starting with its own assets and responsibilities.</p> <p>Upon further consideration of this proposal and due to the large opposition expressed by the land owners and local community, Mansfield District Council is recommending to not include the Roman Villa site within the Conservation Area. The reasons for this are that the site is a Scheduled Ancient Monument and already has statutory protection under the Planning Acts and as the land is already well managed and under no apparent threat.</p>
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8	Chris and Keith Sykes	17.10.08	<p>We strongly object to the proposed extension to the conservation area that takes in another 35 acres of our land into the area and feel it is totally unnecessary. We have farmed this land for over 30 years and have added new hedgerows, wildlife / grass margins, a 4m 'beetle bank' and several trees. We are imminently joining the ELS Stewardship Scheme, which would include a promise to only use shallow cultivations over the site of the Roman Villa to assist in its protection.</p> <p>As you will see, we take our conservation and stewardship role very seriously. The proposed extension would make us reconsider our embarking on a Countryside Stewardship Scheme for our whole farm, as we sometimes feel you are working against us and not alongside us. A petition has been raised on this issue that was signed by 46 residents.</p> <p>We are both active members of the Pleasley Vale Residents Association, Chris being Chairman for the last 2 years. This group does a tremendous amount of work looking after Pleasley Vale and keeping it tidy and we feel the Councils do not fully appreciate this or take our views into account.</p>	Conservation Area extensions	<p>Upon further consideration of this proposal and due to the large opposition expressed by the land owners and local community, Mansfield District Council is recommending to not include the Roman Villa site within the Conservation Area. The reasons for this are that the site is a Scheduled Ancient Monument and already has statutory protection under the Planning Acts and as the land is already well managed and under no apparent threat.</p> <p>The positive role of the Pleasley Vale Residents Association in the management of the Vale is known and valued by both Councils. Whilst the appraisal seeks to define the special character and appearance through its contents, it is considered that the work of the Pleasley Vale Residents Association in preserving and enhancing this should be recognised in the document too. Therefore, the document has been amended accordingly.</p>
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9	Anita Dowling	20.10.08	<p>We welcome the document as we did feel it reflected the importance and special nature of Pleasley Vale and expressed a desire to conserve it.</p> <p>Our concerns are that similar documents have been prepared before and that residents have expressed their concerns and opinions over many years without any positive responses.</p> <p>We now find that this document echoes our concerns. The unsuitability of Airsoft, the poor appearance of the car parks, the effects of cars parking on the roads, the unsuitability of lighting and the continual deterioration of Vale House were all issues raised by residents. This increases our concerns over the future of the Vale as the things that have damaged it could have been prevented with some foresight on the part of the Councils and by taking notice of the issues raised by the residents.</p> <p>It is true that some areas of the Vale's landscape needs maintenance but there does not seem to be any Council money being put forward for this.</p>	<p><u>Appraisal</u> General</p> <p><u>Management Plan</u> General</p> <p><u>Appraisal</u> The Mill Complex</p> <p><u>Management Plan</u> General</p>	<p>Support for the document is noted.</p> <p>It is noted that previous studies have been undertaken and that the proposals in these have been taken forward where possible through schemes such as the Conservation Area Partnership Scheme. It is noted that more can be done.</p> <p>The Council is pursuing an end to the war games activity within the romantic wild garden to the rear of the Vale House site.</p> <p>The Council has a statutory duty to prepare proposals for the preservation or enhancement of conservation areas. In view of this, the Council is seeking to use the preparation of the conservation area appraisal and management plan as a way of improving the management of the Park and Vale, starting with its own assets and responsibilities.</p> <p>It is noted that some of the proposals will require new funding for their delivery. Whilst this funding may not be available currently, it is considered that the document will support any bids for external funding.</p>
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Appendix 1

9 cont	Anita Dowling	20.10.08	<p>The whole Countryside Stewardship Scheme seems very vague and unsatisfactory and our questions at the meeting about its implementation, accountability and need to be more engaged with local residents were not answered.</p> <p>There is also an issue of maintenance for implemented projects, such as the very expensive estate fencing which is now in a very poor condition. This issue should be considered when undertaking further projects.</p>	<p><u>Management Plan</u> Legislation and Policy</p> <p><u>Management Plan</u> General</p>	<p>It is understood that the existing Countryside Stewardship Scheme is coming to an end. On this basis, an end report on the scheme is expected to be reported to the next meeting of the Pleasley Park and Vale Conservation Area Advisory Committee.</p> <p>The issue of maintenance is central to good management. The condition of the estate fencing is noted.</p>
10	Tony Barton	20.10.08	<p>Most of the Mansfield side of the conservation area is in the parish of St. Edmunds (including St. Chads), with the western part being in the parish of St. Barnabas, Pleasley Hill.</p> <p>The comparative lack of archaeological evidence compared to Creswell Crags is due to the lack of archaeological assessments in the area. There is no mention of the large amounts of reindeer remains in the crevasse cave in the rail line cutting.</p> <p>There are differing views as to the location of much referred to Yew Tree Cave.</p>	<p><u>Appraisal</u> Introduction</p> <p><u>Appraisal</u> Historical development</p> <p><u>Appraisal</u> Historical development</p>	<p>Noted. The appraisal has been amended accordingly.</p> <p>It is noted that further research is required to understand the full archaeological significance of the Vale and Park.</p> <p>Noted.</p>

Appendix 1

<p>10 cont</p>	<p>Tony Barton</p>	<p>20.10.08</p>	<p>The cave immediately adjacent to Vale House has been much abused in the past and needs urgent protection with a metal grill. This cave, now mainly filled in, provided a good deal of remains prior to the Palaeolithic period.</p> <p>There is no mention of the Roman forges that are thought to have been in the Vale. There are four sites that need examination.</p> <p>The place name Pleasley derives from the Saxon 'Plesa's Leys (fields)'. There is a strange anomaly in the details of the 1086 Domesday Book in that a number of villages along the Shire boundary in this area are not mentioned, including Pleasley.</p> <p>It is thought that the site of Pleasley Manor was on the field area between Wren Hill Farm and The Coppice ancient woodland. Pleasley Manor in its day often housed the whole of the Royal retinue. The Bek's – Lords of the Manor – had their own private army of up to 500 horsemen in the reigns of Edward I and II. It is essential that the conservation area is extended to include this site. This would compliment the proposed extension.</p>	<p><u>Appraisal</u> Historical development</p> <p><u>Appraisal</u> Historical development</p> <p><u>Appraisal</u> Historical development</p> <p><u>Appraisal</u> Historical development and Conservation Area extensions</p>	<p>The Vale House site has now been sold and the Council will work with the new owners to protect this archaeological site.</p> <p>The interest of the other known or potential in-situ early deposits, such as cave / fissure sites and rock shelters, is recognised and these have included to the Features of Interest and will be added to the plans in the document.</p> <p>Noted. The appraisal has been amended accordingly.</p> <p>The landowner has expressed his opposition to this proposal. As the land is privately owned, within open countryside and under no threat Mansfield District Council is recommending to not include the substantial earthworks immediately to the North of Wren Hill Farm within the Conservation Area.</p>
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Appendix 1

10 cont	Tony Barton	20.10.08	<p>It should be noted that the early / original / wildwood relic Pleasley Park extended South and South-East of Shirebrook on to the now buried ex-coliery tip site that was the former Warsop Park.</p> <p>The River Meden does not flow into or from the Upper Mill Dam, it flows round the south side of the dam. It is now the one of the highest quality sheets of water we have in NE Derbyshire, although a good deal of its high biodiversity value has been lost and continues to be destroyed by the introduction of Bolsover District Council Leisure Service activities, in particular the continuous boating activities. This should be stopped forthwith and the activities, if they have to be continued on this precious spot, should be confined to activities away from the water and preferably completely removed from the Upper Mill Dam. The noise and traffic engendered by this 'Leisure Centre' has a totally unacceptable effect on the original peace and tranquillity of the area. Many people complain about the noise and disturbance. It needs to be protected as a pure conservation area where people can enjoy nature without disturbance. An enhanced stewardship scheme would fund this.</p>	<p><u>Appraisal</u> Historical development</p> <p><u>Appraisal</u> Relationship between the buildings and the natural environment</p>	<p>Noted.</p> <p>It is noted that the River Meden does not flow into or form the Upper Mill Dam but that it flows round the south side of the dam. The appraisal has been amended accordingly.</p> <p>It is considered that the attractiveness of the water bodies in the Vale has been achieved through improvements made by Bolsover District Council, in particular the refurbishment of the boat house and ponds themselves. This has enabled these special features to be utilised and to bring vibrancy to the Vale and the leisure activities operated are controlled to ensure the preservation of the features.</p>
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Appendix 1

<p>10 cont</p>	<p>Tony Barton</p>	<p>20.10.08</p>	<p>It is agreed that the small industrial park comprising a variety of offices and workshops from the mid to late 20th century are out of character and their removal would be beneficial. Tidying up the site should be a minimum requirement.</p> <p>The small dam to the north of the workshops has gradually silted up and needs dredging and re-establishing. This could be included in an enhanced stewardship scheme.</p> <p>The diversity of the woodland in this character area has been enhanced through the Countryside Stewardship Scheme through the selective removal of sycamore specimens. This process needs to continue and I support a further extension to the stewardship scheme to include this and the biodiversity of the Vale as a whole.</p> <p>The arboretum and wild gardens around the Vale House site will need specialist restoration and ongoing management. This could be also be included in a further extension to the stewardship scheme.</p>	<p><u>Appraisal</u> The Coppice and the Archaeological Way</p> <p><u>Appraisal</u> The Coppice and the Archaeological Way</p> <p><u>Appraisal</u> The Coppice and the Archaeological Way</p> <p><u>Appraisal</u> The Mill Complex</p>	<p>Noted.</p> <p>Noted.</p> <p>The full achievements of the Countryside Stewardship Scheme are to be set out in an end report that is expected to be reported to the next meeting of the Pleasley Park and Vale Conservation Area Advisory Committee.</p> <p>It is noted that expert advice will be required for the restoration of the arboretum and wild gardens.</p>
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Appendix 1

<p>10 cont</p>	<p>Tony Barton</p>	<p>20.10.08</p>	<p>The removal of native vegetation from cliff faces is not acceptable conservation practice and would have a negative impact on biodiversity. To carry this out on designated sites would require approval of Natural England. The idea should be dismissed.</p> <p>There are currently problems with rock climbers, plant collectors and misguided people who want to tidy up and 'improve' the view or vistas. The Derbyshire Wildlife Trust is aware of this and can provide advice on this matter. In particular, the problems at Littlewood Craggs, which are private land, are being caused by Bolsover District Council Leisure Services activities. It is understood that the Leisure activities do not have the owner's permission.</p> <p>It is noted that a large garden and dumping area has been created at the west end of the Lower Meadow Cottages into woodland owned by Bolsover District Council. This needs to be removed.</p>	<p><u>Appraisal</u> The Mill Complex</p> <p><u>Management Plan</u> Legislation and Policy</p> <p><u>Appraisal</u> Little Matlock and Littlewood</p> <p><u>Appraisal</u> The Estate Village and Stuffynwood Lane</p>	<p>The increasing colonisation of scrub vegetation is still considered a threat and therefore it is still proposed that consideration will be given to the appropriateness of a programme of vegetation clearance. However, the Council is aware of the geological, archaeological, ecological and visual sensitivity of any clearance works and therefore will ensure that each of these interests will be considered and that expert advice will be sought as part of this process prior to any clearance work being commissioned.</p> <p>It is noted that the Littlewood Craggs has become a well used climbing site. As a result, Bolsover District Council now operates limited climbing sessions and these are controlled to ensure the preservation of the features.</p> <p>This issue is now being investigated and will be resolved through existing fly-tipping procedures.</p>
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Appendix 1

10 cont	Tony Barton	20.10.08	<p>The large 19th century Villa called Uplands was occupied until 1960 and was last occupied by the Royce family. The old man being called the 'Squire' by local people. He had two sons who were spitfire pilots in the last war. They used to fly low up and down the Vale on return from sorties in the Battle of Britain, which has given rise to a number of local folk tales.</p> <p>The associated orchard had up to 80 old variety apple and pear trees and is regarded as significant and to be retained. Further old variety maiden trees have been planted and hazel has been planted around its perimeter to encourage expansion of the Dormouse population.</p> <p>The statement about the building at the top of the road where it meets the course of the former railway line being the remains of the train sheds for the company railway line is incorrect. The site is the large warehouse site that serviced the mills. The famous Viyella cloth was stored here and moved onto trains in a small siding area just to the west of the water tower. This essential service has been overlooked by recent surveys of the Vale and needs a plaque to record these past historical activities.</p>	<p><u>Appraisal</u> The Estate Village and Stuffynwood Lane</p> <p><u>Appraisal</u> The Estate Village and Stuffynwood Lane</p> <p><u>Appraisal</u> The Estate Village and Stuffynwood Lane</p>	<p>Noted. The appraisal has been amended accordingly.</p> <p>Noted. The appraisal has been amended accordingly.</p> <p>Noted. The appraisal has been amended accordingly.</p>
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Appendix 1

10 cont	Tony Barton	20.10.08	<p>The replica Nine Ladies Stone Circle at the Common Lane entrance to the Meden Trail should be mentioned. This feature was erected at the bicentenary of the death of Major Hayman Rooke, who in addition to discovering the Roman Villa site also first described the Nine Ladies Stone Circle on Stanton Moor. He lived in Woodhouse at Woodhouse Place on the corner of Leeming Lane and Mansfield Road.</p> <p>No mention is made of important stone age finds in the Little Matlock and Littlewood area. The large important woodland at Hind Car is rich in ecological interest and should be included in the conservation area.</p> <p>It is agreed that the loss of the small leaved lime trees on the limestone ridge would be detrimental to the character and appearance of the conservation area.</p> <p>It is agreed that the management of works to trees through an extension of the Countryside Stewardship Scheme or through other management agreements would be desirable and should be fully integrated with the Notts County Council work on the Old Warsop Park and the two quarry sites.</p>	<p><u>Appraisal</u> The Estate Village and Stuffynwood Lane</p> <p><u>Appraisal</u> Little Matlock and Littlewood</p> <p><u>Appraisal</u> Little Matlock and Littlewood</p> <p><u>Appraisal</u> Little Matlock and Littlewood</p>	<p>Noted. The appraisal has been amended accordingly.</p> <p>The interest of the other known or potential in-situ early deposits, such as cave / fissure sites and rock shelters, is recognised and these have included to the Features of Interest and will be added to the plans in the document.</p> <p>Noted.</p> <p>Noted.</p>
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Appendix 1

<p>10 cont</p>	<p>Tony Barton</p>	<p>20.10.08</p>	<p>It is thought that good views of the Mills are not possible, even with major tree clearance. Therefore, it is considered that opportunity 12 is not worth pursuing.</p> <p>It is thought that management agreements with key landowners are not workable. Are you going to get the Forestry Enterprise to take out their plantation in Pleasley Park? Are you going to fund an expensive and overall massive plant of large range of other tree species? This would require a very experienced arboriculturist.</p> <p>The free tree scheme only operates on the Bolsover side and only allows for a few dozen saplings. The amount required across the conservation area would run to thousands.</p> <p>To return the Vale to its pristine glory and its full ecological potential, the following actions should be organised in a suitable programme.</p> <p>removal of the coal slurry dumpings that were taken out of the two dams some 12 to 15 years ago; removal of the large beds of coal slurry throughout the whole length of the River Meden in the Vale;</p>	<p><u>Appraisal</u> The former Tibshelf Pleasley Railway Line</p> <p><u>Management Plan</u> Legislation and Policy</p> <p><u>Management Plan</u> Enhancement Schemes</p> <p><u>Management Plan</u> Existing and New Enhancement Schemes</p>	<p>This is still considered an opportunity and the action relating to this states that the scope for this will be assessed prior to any work being undertaken.</p> <p>It is considered that management agreements with key landowners are workable and that they would not necessarily require the end result suggested.</p> <p>It is considered that the free scheme can help, albeit in small scale improvements.</p> <p>It is noted that a wide range of actions and enhancement schemes could be pursued to secure improvements to the character and appearance of the Park and Vale and it is noted that a number of the suggestions are already identified in the document. Where appropriate, the suggestions will inform the management of the conservation area.</p>
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Appendix 1

10 cont	Tony Barton	20.10.08	<p>removal of the extraneous extensions to the Mills, especially the red brick structures throughout the Vale and in particular the large rear extension to Mill 2 so that the lower dame can be reinstated between Mills 2 and 3;</p> <p>the canal / dyke that fed the Upper Dam needs clearance and dredging, with at least 3 to 4 feet of coal slurry being removed. This will allow the waterfall back into the Meden, a notable lost feature, to come back to life;</p> <p>all boating on the Upper Dam and other unacceptable leisure activities needs to cease;</p> <p>car parks should be removed and replaced with regular buses running between Woodhouse and Pleasley – this was put forward by Regional Government consultants;</p> <p>protection should be set up with suitable fencing to protect the two distinctive ‘Odd stone’. These are of geological interest and should be put forward for protection as RIGS;</p> <p>the extensive bunker system at the rear of Mill 3 should be protected;</p> <p>the old 70 degree old haulway at the rear of Mill 3 should also be protected;</p>		
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Appendix 1

10 cont	Tony Barton	20.10.08	<p>the large stone clad mound and associated old cartways in the woodland at the rear of Mill 3 should also be protected. They could date back to the Bronze / Iron Age;</p> <p>the river channel beyond Mill 3 down to the Greaseworks / Dye House needs opening out. Part of the car park, if not removed, needs to be turned into a shelving bank. Otherwise there is the risk of flooding and back up under Mill 3; full protection is needed for all cave and crevasse entrances. All rock shelter sites identified within the Creswell Crags Actions and Management Plans should be left undamaged and uncovered;</p> <p>thicket area east of the warehouse site, old railway line and sidings owned by Mansfield District Council need opening out and a management plan put in place;</p> <p>the spring at the side of the Northfield Plantation path needs a substantial stone protecting wall; provision should be made for the future addition of the two large defunct limestone quarries and surrounding areas to the plan;</p> <p>management of the old Stuffynwood House site needs setting up with tree planting;</p>		
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Appendix 1

<p>10 cont</p>	<p>Tony Barton</p>	<p>20.10.08</p>	<p>metal estate fencing needs repairs and ongoing management in the lower end of the Vale; the small dam off Forge Lane needs dredging and reinstatement; an interpretation room should be set up either in the lodges or in the mills; a classroom, especially for Filed Studies, should be set up; external conservation bodies should be encouraged and given facilities to run annual walks and talks.</p> <p>The following areas should also be included in the conservation area:</p> <ol style="list-style-type: none"> <li>1. Hindcarr woodlands and pool (MDC side principally with small part in BDC side);</li> <li>2. Riverine woodland alongside Outgang Lane up to the old stone barn, if not including the barn (MDC side only);</li> <li>3. Wren Hill pastures between the old Radmanthwaite Farm and the Coppice and across the Meden Trail (MDC side only);</li> <li>4. the site of Pleasley Manor (MDC side only);</li> <li>5. Snake field SINC and adjacent remains of old viaduct site between Outgang Lane and Common Lane (BDC side only).</li> </ol>	<p>Conservation Area extensions</p>	<p>Regarding the suggested extensions to the conservation areas, Mansfield District Council is recommending to not include any of the suggested extensions on the MDC side of the county boundary within the Conservation Area for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Hindcarr woodlands are located to the east of the current conservation area, beyond the railway line where policies covering nature conservation are best suited for protection purposes;</li> <li>2. Riverine woodlands are already within the Conservation area;</li> <li>3. Wren Hill pastures lie within open countryside where planning controls already exist. The land is not under threat;</li> <li>4. The landowner has expressed his opposition to this proposal. The land is privately owned, within open countryside and under no threat.</li> </ol> <p>Regarding the suggested extensions on the BDC side of the county boundary (nos. 5 &amp; 1), it is considered that these sites do not form part of the area of special architectural and historic interest. Furthermore, it is noted that the sites already have protection as wildlife sites in recognition of their importance for nature conservation. Therefore, it is recommended that these suggested extensions are not pursued.</p>
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Appendix 1

11	Mansfield District Council Sustainable Planning Officer	22.10.08	<p>The underlying geology of the conservation area is of particular importance and falls within the Magnesian Limestone outcrop which is a relatively narrow band stretching from just west of Nottingham in the south to Tynemouth in the north-east.</p> <p>In addition to the Forestry commission and Stewardship management, the Nottinghamshire Wildlife Trust also manages parts of this conservation area for Mansfield District Council, specifically in the Meden Local Nature Reserve.</p> <p>The interaction between designated sites, whether they are natural or historical, is an important note to make as they are not all stand alone and can help to reinforce each other. There seems to be no mention of the Local Nature Reserves (LNRs), SSSIs, Ancient Woodland, and Sites of Important Nature Conservation (SINCs).</p>	<p><u>Appraisal</u> Relationship between the buildings and the natural environment</p> <p><u>Appraisal</u> Relationship between the buildings and the natural environment</p> <p><u>Appraisal</u> Relationship between the buildings and the natural environment</p> <p>Features of Interest</p>	<p>Noted.</p> <p>Noted.</p> <p>It is agreed that the relationship between the buildings and the natural environment is central to the character and appearance of the conservation area. The various designations are listed in the Features of Interest section.</p>
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Appendix 1

<p>11 cont</p>	<p>Mansfield District Council Sustainable Planning Officer</p>	<p>22.10.08</p>	<p>Because woodland is often synonymous with just trees, this heading needs to reflect all habitat mosaics in the area that are of equal importance. Greater reference is required to the nationally important magnesium limestone grasslands (also known as calcareous grassland). These grasslands are nationally scarce and recognised by Natural England by the designation of the Pleasley Vale SSSI.</p> <p>There are public footpaths that extend throughout the Conservation Area, including the mills, along the river and also along the disused railways lines. The Meden Trail system is a long-distance route that can be used as a circular route to connect the Archaeological Way, Pleasley, and extends towards Sookholme and Warsop. The trail system provides strategic access to and through the Conservation Area.</p> <p>It is consider that a new threat is required to recognise that the water meadows are threatened by the colonisation of stinging nettle and so threatening the naturalness of the area. There is also an opportunity to link in with grant proposals being developed by Derbyshire County Council.</p>	<p><u>Appraisal</u> General</p> <p><u>Management Plan</u> Legislation and Policy</p> <p><u>Appraisal</u> The former Tibshelf Pleasley Railway Line</p> <p><u>Appraisal</u> Relationship between the buildings and the natural environment – new threat</p> <p><u>Management Plan</u> Biodiversity</p>	<p>The diversity of habitats is noted. The appraisal has been amended where appropriate accordingly.</p> <p>Noted.</p> <p>Noted. The appraisal has been amended accordingly to include a new threat and the management plan has been amended to include a new action.</p>
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Appendix 1

11 cont	Mansfield District Council Sustainable Planning Officer	22.10.08	<p>The management of the cliff faces (removal of vegetation) needs to balance the ecological importance of the rock faces. Ecological expertise will be required to manage the grasslands.</p> <p>Any new tree planting needs to be looked at in concert with grassland enhancement needs. Any tree removal needs to be sensitive of ancient woodland areas.</p>	<p><u>Appraisal</u> The Mill Complex</p> <p><u>Management Plan</u> Legislation and Policy</p> <p><u>Appraisal</u> General</p>	<p>The increasing colonisation of scrub vegetation is still considered a threat and therefore it is still proposed that consideration will be given to the appropriateness of a programme of vegetation clearance. However, the Council is aware of the geological, archaeological, ecological and visual sensitivity of any clearance works and therefore will ensure that each of these interests will be considered and that expert advice will be sought as part of this process prior to any clearance work being commissioned.</p> <p>Noted.</p>
12	Darren Jackson	13.11.08 (but stated by MDC to have been received during period)	<p>I can provide information from historical accounts on both the date of the fire at Mill 3 (the Lower Mil) and on the date of the erection of St Chad's Church.</p> <p>With regard to the fire at Mill 3, the consultation draft document states that it burnt down in the same year as the Upper Mill, 1840. However, a number of records cast doubt on this and suggest a later date prior to its rebuilding in 1847, perhaps 1844.</p>	<p><u>Appraisal</u> Historical development and The Mill Complex</p>	<p>Noted.</p> <p>The appraisal has been amended accordingly.</p>

Appendix 1

12 cont	Darren Jackson	13.11.08 (but stated by MDC to have been received during period)	With regard to St Chad's, the Mansfield Woodhouse Parish Magazine of September 1931 records, "St Chad's Stuffynwood was first opened in the Parish of Shirebrook on November 8th, 1876, and was moved into the Woodhouse Parish in the Spring of 1881. An extract from the Woodhouse Magazine is inserted in the Preachers book in 1897, expressing the Vicars regret at Mrs Pagets departure from Stuffynwood to Brighton, and thanking her for all she had done for the Church and Sunday School 'We happen to know that it was one of the bitterest of Mrs Paget's regrets in leaving Stuffynwood that she had to leave St Chads...' Such is the story of St Chads. It is a record of lonely but faithful witness to the reality of the life in grace.	<u>Appraisal</u> Historical development and The Estate Village and Stuffynwood Lane	The appraisal has been amended accordingly.
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# PLEASLEY PARK AND VALE CONSERVATION AREA



## Appraisal and Management Plan



Adoption Draft



January 2009



This document addresses the following corporate aims:-



ENVIRONMENT



ECONOMY



**Mansfield  
District Council**

*Creating a District where  
People can Succeed*

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## **Preface**

- i) This appraisal and management plan document was jointly commissioned by Bolsover District Council and Mansfield District Council and takes forward work undertaken by Plann.IT Limited Planning and Conservation Consultants.
- ii) It has been prepared on the basis of the whole Pleasley Park and Vale Conservation Area and so takes into account the two separate but adjoining conservation areas that straddle the district and county boundaries.



# 1) Introduction

- 1.1 Conservation areas are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 1.2 Conservation area designation requires the Council to publish proposals for the preservation and enhancement of the conservation area and therefore this Conservation Area Appraisal and Management Plan has been prepared in accordance with this.

## **The Role of Conservation Area Appraisals and Management Plans**

- 1.3 Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover and Mansfield Local Development Framework documents.
- 1.4 In addition to this, Bolsover District Council and Mansfield District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a determination is to be made under the planning Acts.

## **Public Participation in the Preparation of the Conservation Area Appraisal and Management Plan**

- 1.5 The preparation of this document commenced in October 2007 and has been carried out under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the Council's Statement of Community Involvement.
- 1.6 Initial stakeholder consultation took place in December 2007 and January 2008. The issues raised during this exercise were considered and informed the preparation of the draft Appraisal and Management Plan.
- 1.7 The public participation exercise ran from 1<sup>st</sup> September 2008 to 17<sup>th</sup> October 2008. The public meeting was held on 23<sup>rd</sup> September 2008 at the Church of St Chad in Pleasley Vale.
- 1.8 Following consideration of the representations received during this exercise, a revised Appraisal and Management Plan has been prepared.

## **Content and Document Period**

- 1.9 The document is comprised from two separate but complementary parts:  
  
Part 1) Conservation Area Appraisal
- 1.10 This part defines the character and appearance of the conservation area and identifies those elements which make important contributions to the character and appearance. It also identifies threats that could be detrimental to, and

opportunities to enhance, the character and appearance of the conservation area.

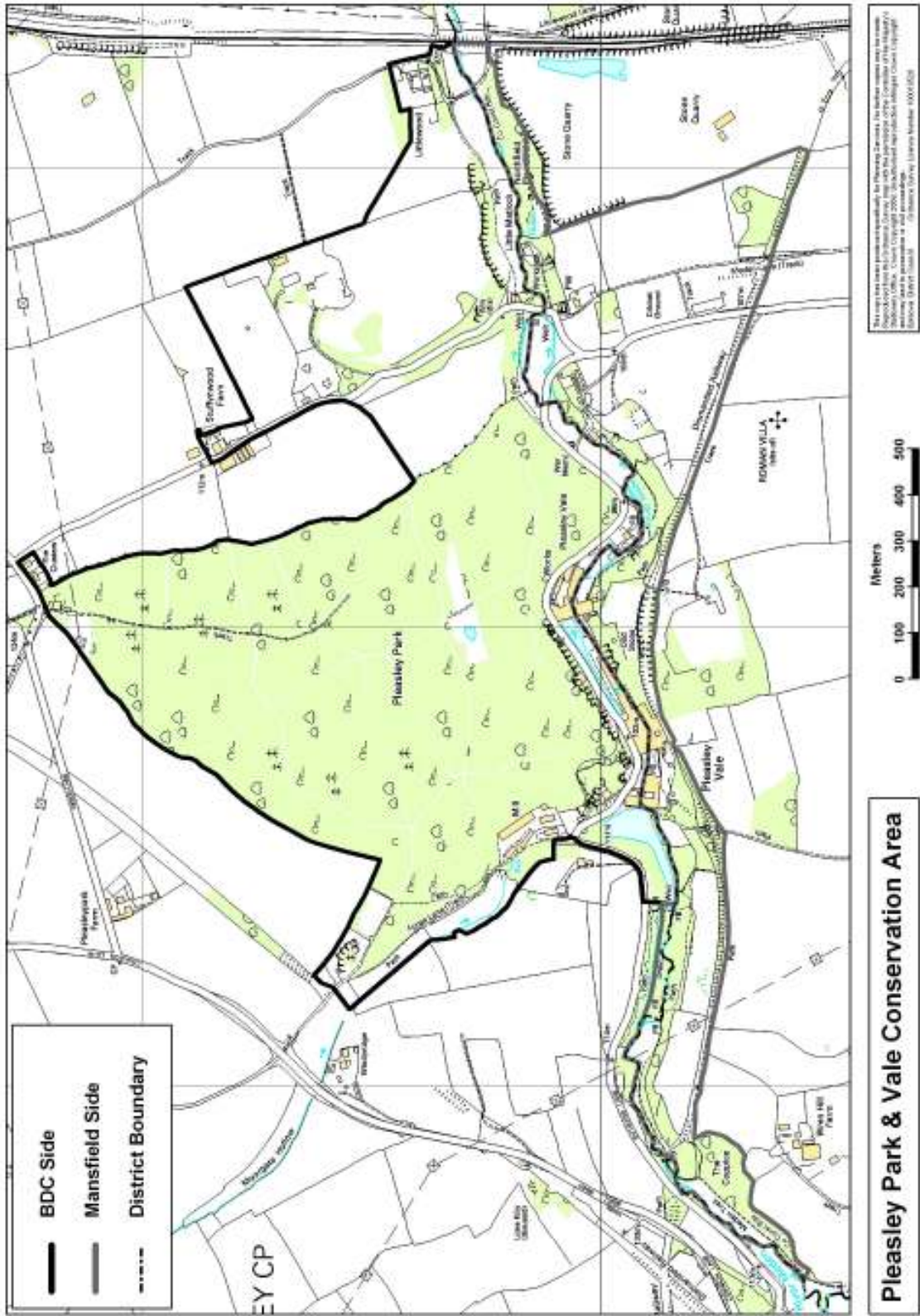
- 1.11 As part of the appraisal process unlisted buildings of merit and other features which contribute to the special architectural or historic interest of the area have been identified and are listed in the Features of Interest section, though omission from this list does not imply that other features are not of significance.

#### Part 2) Management Plan

- 1.12 This part includes policies and proposals derived from the contents of the Appraisal that seek to preserve and enhance the character and appearance of the conservation area.
- 1.13 To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date and Bolsover District Council and Mansfield District Council intend to review these documents every five years resources permitting. Therefore, the period of coverage is five years from publication, although the Appraisal and Management Plan will remain relevant beyond this period until reviewed.

#### **Pleasley Park and Vale Conservation Area**

- 1.14 The Pleasley Park and Vale Conservation Area comprises two separate but adjoining areas that straddle the district and county boundaries. The northern Bolsover District side was designated in February 1987 and the southern Mansfield District side was designated in 1992.
- 1.15 The conservation area encompasses the Mill Complex and its associated Estate Village, the extensive wooded area to the north known as Pleasley Park, the continuing gorge and river course through Little Matlock and on to Littlewood, together with the trails along the Archaeological Way and the former Tibshelf Pleasley Railway Line.



## 2) Part 1 – Conservation Area Appraisal

### Introduction

- 2.1 Pleasley Park and Vale lies about 3 miles west of Mansfield, 3 miles south west of Shirebrook and about 4 miles east of junction 29 of the M1. The conservation area is, geographically, one area but it lies within two administrative counties and districts and it is focused on a stretch of the River Meden as it flows west to east through a limestone gorge about 1.5 miles in length. The slopes of the Vale are mostly wooded and on the north side are dominated by Pleasley Park, a former medieval hunting park.
- 2.2 The surrounding landscape is characterised by the undulating hills of the north Derbyshire and Nottinghamshire border and within this context Pleasley Vale, like the nearby Creswell Crags, appears as something of an anomaly; a strikingly distinct piece of countryside hidden within a more typical agricultural setting.
- 2.3 The Vale is a natural gorge and gradually becomes deeper and narrower at its middle section and it is here that the historic impact of human activity is at its most apparent with the construction of cotton mills and associated houses. West and east of this section their impact fades in favour of woodland, grassland and the river valley within which the gorge gradually folds back into the surrounding landscape.
- 2.4 The majority of the land is used for forestry, agriculture and leisure. The mills are an important industrial park comprising a mix of light industrial and office uses. East of the mills the two rows of houses, built as workers houses for the mills, still have a residential use. Despite the conservation area being situated in the open countryside, the buildings of the Mills Complex are in employment uses.
- 2.5 On the northern Bolsover District side, the conservation area is largely situated in the parish of Pleasley but certain areas sit within the Township of Shirebrook. On the southern Mansfield District side, the majority of the conservation area is situated in the parish of St. Edmunds (including St. Chads), with the western part being in the parish of St. Barnabas, Pleasley Hill.

### Summary of Character

- 2.6 Pleasley Park and Vale has a rich geological, industrial and agricultural history which has determined the appearance of the current landscape.
- 2.7 In terms of the built environment, the long involvement of the textile firm William Hollins and Co, later Viyella International, at Pleasley makes the Vale an important place within the national and international history of textiles and British Industry. As a result, it is the Mill complex and those buildings of the village that comprise the main elements in forming the character of the conservation area.

- 2.8 In addition to this, there is the historical importance of Pleasley Park and the outlying farms. From the river to the woods and exposed limestone of the Vale slopes, nature is ever present within the conservation area and produces a range of impressions from the gentle to the dramatic. Whilst it would be a mistake to view the natural elements as untouched by human activity, as Pleasley Park is managed woodland, they do form a distinct contrast to the buildings within the Vale.
- 2.9 The contrast between the built environment and the natural environment is rarely discordant and nearly always complementary. The use of local stone for the majority of buildings gives a visual link to the surroundings and the scale and mass of development is never great enough for the landscape setting to lose its dominance.
- 2.10 As a result, the principal defining element in the character of the conservation area is the relationship between the buildings and the natural landscape.
- 2.11 In addition to this relationship, it is considered that the character and appearance of the Pleasley Park and Vale Conservation Area can be divided into the following six distinct character areas:
1. The Coppice and The Archaeological Way
  2. The Mill Complex
  3. The Estate Village and Stuffynwood Lane
  4. Little Matlock and Littlewood
  5. Pleasley Park
  6. The former Tibshelf Pleasley Railway Line
- 2.12 These identifiable historic areas share a sense of place but have their own character which reflects the historic development of the Park and Vale.

### 3) Historical Development

#### Pre-history up to the 11<sup>th</sup> century AD

- 3.1 The Pleasley Vale conservation area lies within a dissected plateau of Magnesian Limestone approximately 24km long and 7km wide on a north-south axis. Increased fluvial activity following the last ice age cut deep gorges into the limestone, sometimes forming caves and rock shelters and this gives the Vale its distinctive appearance. The geological similarity of Pleasley Vale to Creswell Crags, 3 miles north east of the Vale, strongly suggests that the Vale was occupied by humans from the earliest times. However the wealth of archaeological evidence found at Creswell has so far not been replicated at Pleasley, although this may be due to fewer assessments of the area. Some evidence does exist though. Animal bones from the Palaeolithic period (c.450,000 to 10,000BC), such as wolves, northern lynx and wild pig, were discovered in the 19<sup>th</sup> century in Yew Tree cave within the Vale. Extensive field walking exercises in the Meden Valley in the 1970s found many hundreds of flint artefacts spanning a period of several thousand years <sup>(1)</sup>. The area forms part of the Creswell Archaeological Way. A recent management report indicates that whilst much information may have been lost in the construction of the mills the archaeological potential of the area is still considerable.
- 3.2 For the Iron Age (c.700BC to 43AD) there is no archaeological evidence though it is reasonable to assume that the area with its particular and unusual topography was used throughout the period. Fissures and earthworks within Pleasley Park were once interpreted as a Roman army encampment associated with the remains of a Roman Villa just south of the conservation area that had been excavated in the 18<sup>th</sup> century by the 18<sup>th</sup> century antiquarian, Major Hayman Rooke. This theory has since been discounted and the earthworks are now thought to be either geological, a medieval house or the remains of quarrying, charcoal burning or coal mining <sup>(2)</sup>.
- 3.3 From the collapse of the Roman Empire (5<sup>th</sup> to 6<sup>th</sup> centuries AD) to the settling of the area by Saxon and Scandinavians (7<sup>th</sup> to 11<sup>th</sup> centuries) there is again little evidence. The only archaeological evidence from this period is a Romano-British (c. 5/6<sup>th</sup> century AD) coin hoard found at Stuffynwood in 1770. However place names such as Pleasley (Plesa's wood/ clearing) and Radmanthwaite <sup>(3)</sup> (Radmund's settlement / farm) are Scandinavian in origin and show that the parish as it currently exists was being formed at least by the 9<sup>th</sup> to 10<sup>th</sup> century.

#### The 11<sup>th</sup> century to the 18<sup>th</sup> century

- 3.4 Pleasley Vale is not mentioned in Domesday (1086), although a number of villages along the Shire boundary in this area are not mentioned. However, the section north of the River Meden was within the parish of Glapwell and the lord of this manor was named as Serlo, who later changed his name to DePleasley.
- 3.5 Pleasley Park is first mentioned in 1209 in an agreement between a descendent of Serlo, John of Aincourt and Robert de Lenington. It is mentioned again in documentary sources in 1281 when Edward I granted

Thomas Bec, Bishop of St Davids, '4 bucks and 8 does out of Sherwood forest' to stock Pleasley Park and again in 1285 when a licence to crenellate (fortify) his existing house at Pleasley. Earthworks enclosing a large rectangular area are to be found within the south east section of the Park and these are identified with this house <sup>(4)</sup>.

- 3.6 During the 11<sup>th</sup> to the late 18<sup>th</sup> century it appears that whilst ownership of the manor changed repeatedly the patterns of land use remained fairly static. The use of Pleasley Park for hunting probably followed the national pattern and declined from the 17<sup>th</sup> century onwards in favour of woodland management and game shooting. The Vale would have been marginal land that would have been primarily used for woodland and grazing. A small-scale lime industry can be postulated from earth works and map evidence which show quarrying within Pleasley Park and lime kilns along the river valley floor at Little Matlock.
- 3.7 By the late 18<sup>th</sup> century a corn mill and two forges were established in the Vale. Nether and Upper forge run by George Sitwell are mentioned in 1767 <sup>(5)</sup>. The last mention of the local manor house is in the 17<sup>th</sup> century when the Leake family left the house in a ruinous state. The location of the manor is unclear though the house was within the Park; the area around the former Stuffynwood Hall and Wren Hill farm can be suggested though the more typical location would be near to or within Pleasley Village, presumably filling the gap between the church and the village centre that is shown on 19<sup>th</sup> century maps.

#### Pleasley Mills Late 18<sup>th</sup> to mid 19<sup>th</sup> century

- 3.8 In the early 1780s three well-established and notable Nottingham businessmen; Henry Hollins, Thomas Oldnow and John Cowpe formed a consortium with two Mansfield drapers, John Paulson and William Sleddon to produce cotton to supply the fast growing East Midland hosiery industry. Subsequently a lease on Pleasley Vale and Park was gained in 1782 from Henry Thornhill of Chesterfield to build water powered cotton mills.
- 3.9 The advantage of Pleasley Vale was that it offered an already channelled and managed water source, built for the existing corn mill and forges and was close to local markets and the Mansfield to Nottingham turnpike road.
- 3.10 The first mill, the Upper Mill, was completed in 1785 on the site of the corn mill and to a similar scale, around 60ft by 30ft on plan. A second mill, the Lower Mill, followed in 1792 and was considerably larger at four storeys high and 20 bays <sup>(6)</sup> across and built at a cost of £1,190. A terrace of ten workers houses were constructed east of the Lower Mill whilst a house for the manager John Cowpe was built in the same year. The Terrace was demolished in 1961 as it was located by the River Meden just below the top row of Mill Bank Cottages. The managers house became Vale House which now stands in a much altered and in a semi-derelict state just north of Mill 1.
- 3.11 The mill company became known by the mid-19<sup>th</sup> century as William Hollins and Co. It was the earliest producer of cotton in the East Midlands and also one of the most successful. The business acumen and resources of the founders allowed the company to reinvest and to weather the volatile financial storms that characterised the textile industry in the late 18<sup>th</sup> and early 19<sup>th</sup>

centuries. This gave a firm legacy for subsequent owners, of which the Hollins family was the main player but also included the Paget family who were responsible for introducing steam power into the hosiery trade in the 1830s and 1840s.



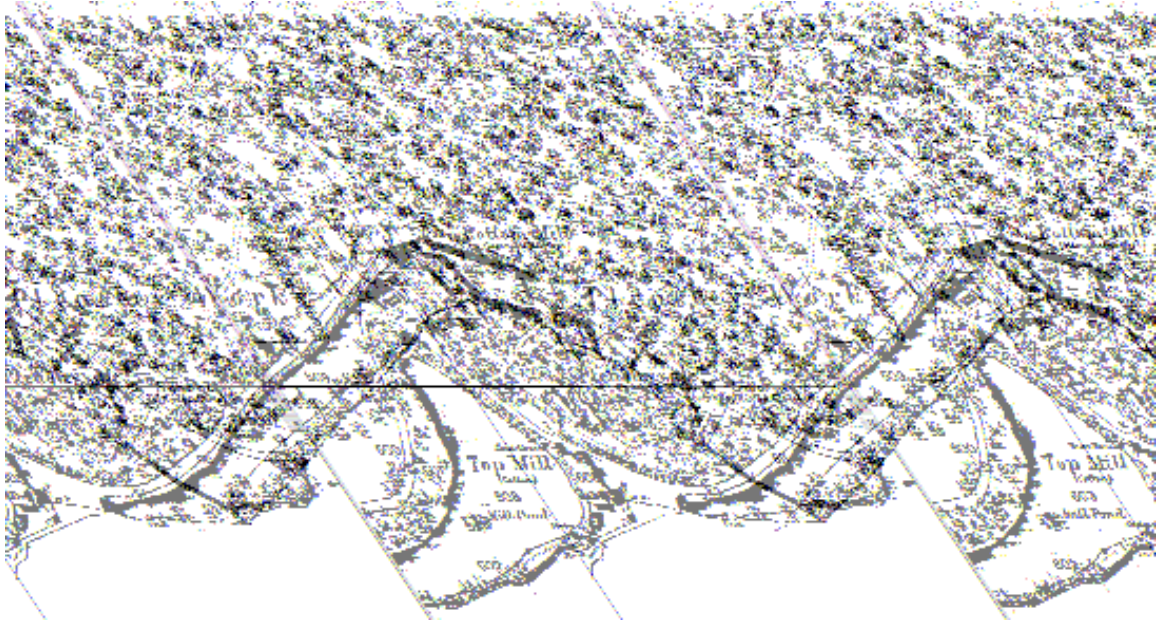
*Extract from Sanderson's map of 1835*

The present day mill buildings and the influence of William Hollins 1840s to 1890

- 3.12 On the 25<sup>th</sup> December 1840, the Upper Mill was destroyed by fire. It was rebuilt by 1844. The Lower Mill burnt down a few years later, perhaps in 1844, and was subsequently rebuilt by 1847. Both these mills remain today, albeit with later additions, as Mill 1 and Mill 3 respectively. In the long term the fires were fortuitous as they allowed reinvestment in terms of the creation of larger mills of fire proof construction and with modern machinery. This allowed the mills to successfully compete in the developing national and international cotton trade.
- 3.13 The 1840s to the 1900s were one of consolidation for the company and the Pleasley site. The period was influenced by William Hollins (c.1820 to 1900), who took up the management of the firm in 1840 whilst in his 20s. He was the first member of the Hollins family to live and work in Pleasley Vale. His strong involvement with the site not only saw the early construction of the two larger mills but also the creation of a family home with the extension and remodelling

of Vale House in the 1860s and the creation of a community with the building of further workers houses, lodges, a school, wash house, a cooperative society, mechanical institute and library, cricket club and company farm.

- 3.14 In addition a grease working department, engine house, baths and wool room were constructed in the lower mill between the 1850s and 1880s. Following the sinking of Pleasley Colliery in 1878, the Tibshelf to Pleasley (1883) railway line was constructed and ran along the southern ridge of the Vale to link in with the mill complex.



*Extract from the 1875-1879 Ordnance Survey*

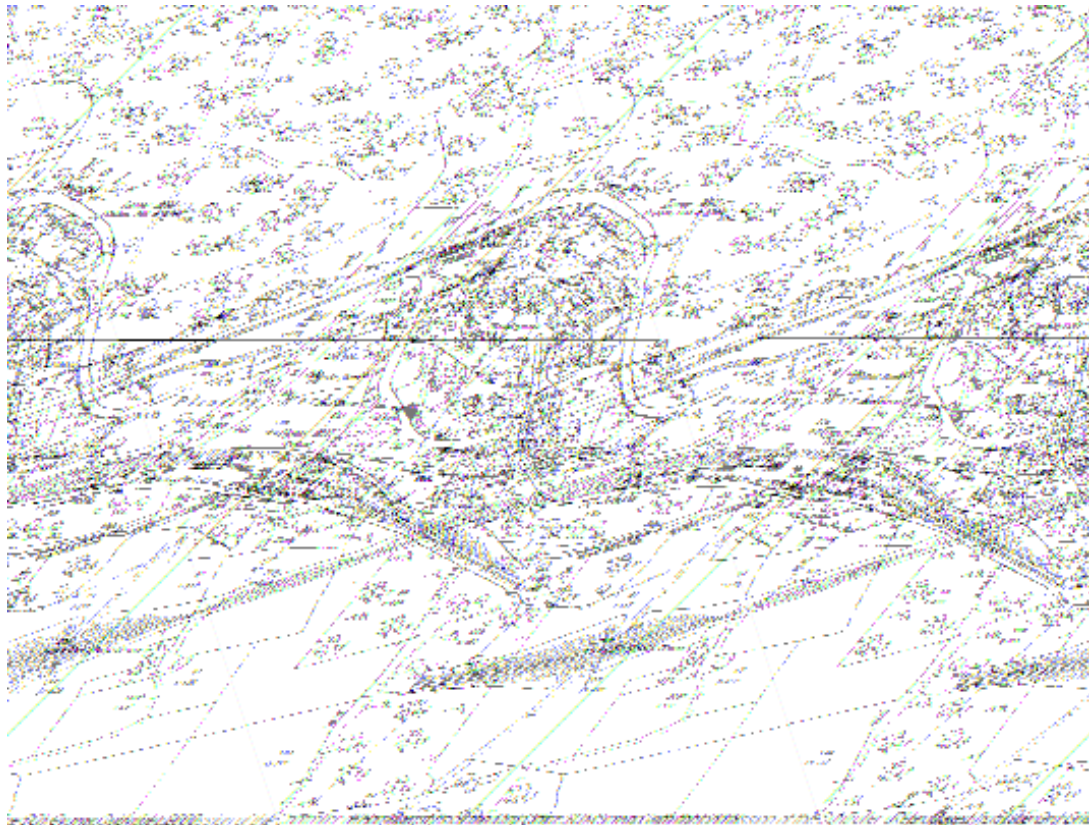
- 3.15 These developments formed two distinct elements to the character of Pleasley that are still apparent today. Whereas the original manager's house was built close to the mills, the later houses of 1854 followed those of 1792 and were constructed to the east, in an area that was agricultural in character and despite the loss of the original houses the area still appears like a model village in a subtle parkland setting.
- 3.16 In addition to Hollin's role, another senior partner, Charles Paget built Stuffynwood Hall in the 1860s. The hall is now demolished but the remaining lodge and two cottages at its entrance indicate its former status. In addition, Paget commissioned St Chad's Chapel and its vicarage in 1876. As a business Hollins and Co continued to develop and expand throughout the mid to late 19th century but in terms of major capital investment this is mostly represented through acquisitions and construction in different parts of the country, most notably Glasgow, Hucknall, Via Gella Mills near Matlock, Nottingham and a sales office in London.

#### Viyella, 1890 to the present

- 3.17 By 1900, the mills at Pleasley had become one site in the portfolio of a company with a national and international presence. This growth was in part due to the strong financial legacy and business acumen of the firm but also due to the creation of one type of textile - Viyella; a soft textile made from a

mix of merino wool and cotton. Its softness and its capacity to retain its shape when wet made it an extremely successful fabric for a variety of garments at the middle to high range of fashion. The name 'Viyella' is derived from the Via Gella Mill, near Matlock whose purchase in 1890 gave the company a secure command on the merino wool market.

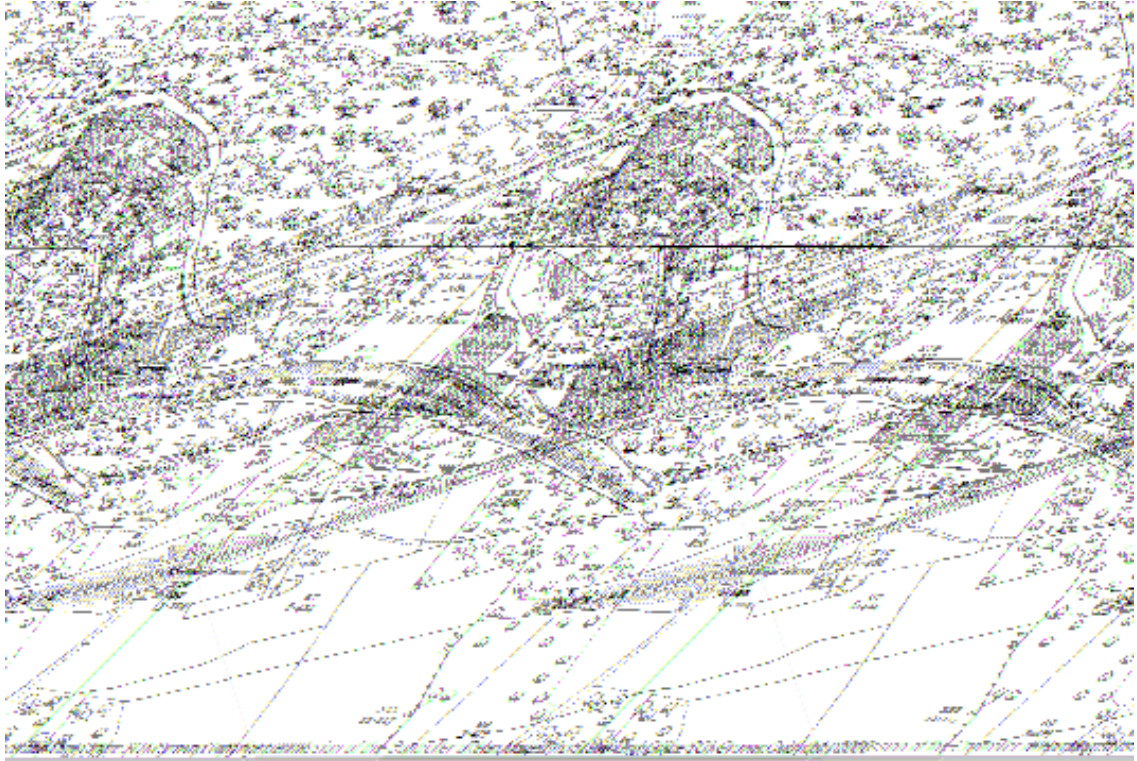
- 3.18 Hollins and company had been experimenting with and spinning merino wool since the 1840s and were starting to diversify into the manufacture of cloth. The first experiments in Viyella were made in 1890 to 1891. The success of trial sales led Viyella being trademarked in 1894 whilst ready made garments (at first just night-wear and quickly expanding into a full range of garments) began to be made in Glasgow and Nottingham. By the early 20<sup>th</sup> century the success of Viyella was international with subsidiary companies and sales offices operating in America, Europe and across the British Empire.
- 3.19 Production of Viyella from yarn to garments was spread across the companies sites. By 1929 the pattern of productions was as follows: Pleasley (spinning), Retford (dyeing), Glasgow (weaving), Paisley (finishing and printing), Nottingham and Hucknall (making up) and Via Gella (waste) <sup>(7)</sup>.



*Extract from the 1916 Ordnance Survey*

- 3.20 The impact of this success at Pleasley involved the installation of new machinery through the early and mid-20<sup>th</sup> century and the enlargement of the Upper Mill and a new combing shed just to the south in 1913.
- 3.21 Further extensions to the combing shed (Mill 2) followed in the form of long sheds following the line of the Meden (by 1938) and a two storey extension on top and a three storey extension to the side (by 1952) <sup>(8)</sup>.

- 3.22 In line with the British textile industry the economic fortunes of Hollins and Co fluctuated and experienced notable downturns during the First World War, the depression of the 1930s and the Second World War. The company became a private limited company in 1890 and then a public limited company at the turn of the 20<sup>th</sup> century, after which the influence of the Hollins family declined until the last member, Arthur Hollins left the firm in 1924. It remained strong enough to maintain its market presence and at the time of the company's renaming in 1961 as 'Viyella International' it was one of the four big textile groups in the United Kingdom owning 40 factories across the country.



*Extract from the 1938 Ordnance Survey*

- 3.23 Since the 1960s the company has merged with Coats and in line with most textile manufacturing, production was scaled back and moved abroad in the late 20<sup>th</sup> / early 21<sup>st</sup> century. With this the Pleasley site closed in 1987. Viyella still has a market presence in the UK through the Viyella Ladieswear and Menswear collection.
- 3.24 The influence on Pleasley Vale during the 20<sup>th</sup> century to the present can be characterised by expansion and then quick decline. It is clear that as the company gained a more international focus and the old family connections declined so did the concept of Pleasley as a living community. During the first decades of the 20<sup>th</sup> century the construction of the war memorial by the company houses suggests a continuing community whilst company records from 1934 show 980 employees at Pleasley out of a total of 3,700 employed worldwide.
- 3.25 Though the combing shed was considerably extended in the 1950s, the conversion of the Vale House to offices and the demolition of first terraced house in 1961 and the loss of the school, baths, mechanic institute,

Stuffynwood Hall and Uplands all show that the Vale was losing its social focus.

- 3.26 Following the closure of the mills in 1987, the condition of the mill buildings and Vale House went into sharp decline until in 1992 they were bought under compulsory purchase powers by Bolsover District Council. Following economic investment through the SRB, European and private sector funding the mill pond and mill buildings were restored and converted into light industrial and office use. In addition, leisure uses have grown to both the general benefit of the area and of children from the local communities.

### **Archaeology**

- 3.27 There are a number of archaeological sites in and adjoining the conservation area and a significant potential for further archaeological discoveries (see Features of Interest Map).
- 3.28 There are no Scheduled Ancient Monuments in the conservation area and the few field remains, such as the possible site of the medieval house of Thomas Bec within Pleasley Park and the lime kilns within Little Matlock, make only a small visual impact. Such remains require further analysis to understand their purpose and consequently their significance to the character of the conservation area.
- 3.29 Beyond the current conservation area boundary but within the proposed extension, the beneath ground remains of a Roman Villa that lie to the south of the disused Tibshelf Pleasley railway line is a Scheduled Ancient Monument.

### **References**

(1) Sherwood Archaeological Society (2003), Report and survey of the features recorded by Major Hayman Rooke in the area known as Pleasley Park.

(2) Same reference as 1.

(3) 19<sup>th</sup> century maps identify Wren Hill Farm, just south-west of the conservation area, as being Radmanthwaite.

(4). Derbyshire County Council Sites and Monuments Record, SMR Number 12020-MDR6321.

(5) Creswell Crags Limestone Heritage Area Management Action Plan (2003), Section 5.4.11.1.

(6) Evidence for the size of the lower mill comes from a contemporary painting of the mills destruction by fire in 1844.

(7) S.Piggot William Hollins and Co. (1948), Hollins – A Study of Industry.

(8) F.A.Wells David and Charles (1968), Hollins & Viyella.

## **4) Relationship between the Buildings and the Natural Landscape**

- 4.1 It is the dominance of the landscape setting which gives the site its distinctiveness. Leaving aside their particular history, if the buildings were removed from their setting they would be typical examples of their day, not without architectural merit but not remarkable either. It is their physical situation that makes them appear so distinctive.
- 4.2 Generally speaking, the built environment is contained to the central section of the conservation area and along the floor of the Vale. The natural environment underlies these areas as well as forming the slopes and edges of the area. There are exceptions to this in the form of outlying farms and lodges, such as Littlewood Farm and The Clusters as well as archaeological traces of human activity such as ditches and low walls to the lime kilns at Little Matlock and the small quarries within Pleasley Park. However such remains are relatively few and the basic pattern is one of a strip of human activity in the centre of the conservation area surrounded and contained within a strong natural setting.
- 4.3 The natural environment is characterised by woodland; either dedicated plantations such as Pleasley Park or through a mix of managed woodland and natural seed growth such as the slopes of the Vale to the south of the mills. It is clear from areas such as the Northfield Plantation that woodland management is something that has always occurred and that in recent years this has declined allowing a more ragged 'natural' appearance. The continuing management of Pleasley Park by the Forestry Commission and of certain areas of the Vale through an ongoing Countryside Stewardship Scheme are the exceptions to this rule.
- 4.4 Other than woodland, grassland and arable fields make a distinctive contribution especially on the eastern side of the conservation area. There are several points where the river floor of the Meden Valley widens out into a flat expanse of pasture that is either carefully managed (around the war memorial) or a mix of grass and scrub (Little Matlock). Cultivated fields and large fields of pasture generally border the conservation area and help to form the overall setting by way of a contrast to the Vale and a link to the general countryside of the wider area.

### **Layout and Plan Form**

- 4.5 In the context of the surrounding landscape Pleasley Vale, like Creswell Crags is an anomaly, a geological scar that suddenly punctuates a landscape of rolling hills. Within the wider landscape it is hidden; encountered suddenly and with surprise.
- 4.6 Through the gorge runs the River Meden which is the primary defining element to movement in the conservation area. As a small river it is often overshadowed or partially hidden from view except for around the mills where it flows around the south side of the Upper mill pond. The river flows from west to east and from the western extent of the conservation area, through the mill areas and to the company housing it follows a curving path like an elongated 'W' shape that forms hairpin corners dividing the conservation area into

visually separate areas. From the estate village through Little Matlock and out to eastern edge of the conservation area its course straightens, though again visual separation occurs with the Northfield Plantation separating the village from Little Matlock at the path to Stuffynwood Hall and Farm.

- 4.7 The Vale narrows and deepens at the centre where the mill buildings are located. The sense of enclosure produced by the slopes of the Vale significantly heightens the scale and setting of the mills. At the eastern section of the conservation area, the broadening of the Vale helps to provide a setting for the village that is more subtle and gentle and this in turn helps to define the separation between mill complex and village.
- 4.8 The main route through the conservation area is the road that starts in the west as Outgang Lane, follows the River Meden through the mill complex before turning south towards Mansfield at the village, where it becomes Meden Lane. The conservation area is also well-served by footpaths that follow the course of the Meden through Little Matlock, the disused railway line on the southern slope and throughout Pleasley Park. The variety and number of paths allows the conservation area to be explored and experienced from a number of ways and perspectives revealing the stark contrast in the developed valley bottom with the undeveloped slopes.
- 4.9 At the western extent of the conservation area the slopes to the north of the Meden are dominated by Pleasley Park: dense woodland that restricts views except for at its edges. At the eastern section the boundary stretches up into largely open countryside to include Little Wood, Stuffynwood Farm and the former lodges and site of Stuffynwood Hall.
- 4.10 The slopes of the southern side of the River Meden start gradually in the west through a small valley and quickly rise through the central part of the conservation area along the disused Tibshelf to Pleasley railway line until they fold into the surrounding landscape around Meden Lane. As with Pleasley Park the central section of the southern slopes are heavily wooded restricting views to the south whilst to the north views are variously contained by the continuation of the limestone gorge or open up to the surrounding countryside when the ground falls away. At Meden Lane the surrounding landscape takes over from the gorge providing a vantage point from which to view the village in its wide landscape setting.
- 4.11 The topography has shaped human activity in the Vale in such a way that the conservation area can be divided into a number of distinct sub areas:
  1. The Coppice and The Archaeological Way
  2. The Mill Complex
  3. The Estate Village and Stuffynwood Lane
  4. Little Matlock and Littlewood
  5. Pleasley Park
  6. The former Tibshelf Pleasley Railway Line
- 4.12 Their layout and plan form are described in the next section of the appraisal under each of the Character Areas.

## Buildings

### Historic Buildings

- 4.13 The historic buildings in the conservation area can be divided into three types: The Mill buildings, the estate buildings and vernacular farm buildings. The first two categories are exclusively related to the history of Hollins and Co and form the vast majority of buildings within the conservation area. The vernacular farm buildings consist of two sites: the grade II listed Stuffynwood Farm and Littlewood Farm.
- 4.14 The mill buildings consist of three mills, two from the 1840s (Mills 1 & 2) and the former combing shed that dates from 1913 (Mill 2).



*Mill 1*



*Mill 2*

- 4.15 All mills are constructed in the same industrial style which combines a large basic mass with a strong vertical emphasis with a rhythm formed by the rows of windows. As a group the mill buildings form the most distinctive historic section of the conservation area.
- 4.16 The estate buildings date mostly from the 1840s to the 1860s and comprise a mix of individual houses, terraced houses and lodges and in addition the Church of St Chad and the war memorial.



*Church of St Chad*



*War Memorial*

- 4.17 They are situated throughout the central section of the conservation area, concentrated east of Mill 3. Though built for different purposes there is a consistent architectural approach to their design and construction which give an impression of quality and unity. The dominant architectural style is subtle

gothic revival. An exception to this was the former Vale House, which was a typical example of the Italianate villa style of the early to mid 19th century.



*The former Vale House*

4.18 The farm houses are good examples of the local vernacular architecture and they represent the rural aspect to the conservation area and its links with the wider landscape.

4.19 There are five grade II listed buildings within the conservation area:

4.20 Lodge at the entrance to Pleasley Vale (The Gardeners Lodge) Mid 19th century



*The Gardeners Lodge*

4.21 Lodge at west entrance to Pleasley Vale (The Security Lodge) Mid 19th century



*The Security Lodge*

4.22 Church of St Chad, Church Lane 1881



*Church of St Chad*

4.23 Bridge over the Meden, Church Lane Mid 18th century



*(View from) Bridge over Church Lane*

4.24 Stuffynwood Farm



*Stuffynwood Farm*

The contribution of unlisted buildings

4.25 It is interesting to note that the listed buildings are not the most prominent within the conservation area. The most prominent; the surviving historic mill buildings and Meadow Houses are unlisted.

- 4.26 The Lodge to Stuffynwood Hall which is comparable in style, quality and age to the other two lodges at the entrance to the Vale though is also unlisted. It is the case that all historic buildings within the area make a positive contribution to the character of the conservation area notwithstanding their listed status. Further detail on the listed buildings follows under the Character Areas section.



*Lodge to Stuffynwood Hall*

#### Modern buildings

- 4.27 There are few modern buildings within the conservation area save for the small industrial park north west of the gardener's and security lodges which consists of a mid to late 20<sup>th</sup> century industrial sheds and an office. Mill 2 was significantly extended to in the 50s in a style that follows the basic style of the 19<sup>th</sup> century mills though is markedly different in its use of concrete and triangular north-light windows. Attached to the rear of Mill 2 are a long row of plain sheds, dating from the 1930s and 1950s that follow the line of the Meden. The additions to Mill 2 do have some historical interest in terms of the development of the mill complex but like the industrial park the buildings do not enhance the conservation area architecturally and on balance they can be said to detract from its character.



*Rear of Mill 2*

#### Local details

- 4.28 The main traditional building material within the conservation area is the local limestone with slate used on roofs. The stone is cut and coursed on most buildings with only the vernacular buildings showing the use of random stone. An exception to this is St Chads Church and its former vicarage which are constructed of a high quality brick.

- 4.29 Boundaries of stone and estate railing are common throughout the conservation area. Dry stone walls are the most common form of boundary treatment and consist of random coursed and ashlar coursed walls. Within the mill area stone is used as a revetment to the slopes between the areas of limestone cliffs. Within the slopes and Pleasley Park low stone walls are used as field boundaries whilst within the village stone walls are replaced by estate railings which maintain the impression of a managed estate landscape. All surviving historic boundary treatments are significant and collectively they contribute significantly to the character of the conservation area.

#### Loss, intrusion and alterations

- 4.30 The loss of buildings has been a feature of the historic development of the area; in respect of the mill complex both Mill 1 and 3 are of later construction due to fire in the mid 19<sup>th</sup> century, the first terraced house was demolished in 1961 and Vale House in 2008. The school, baths, mechanic institute, Stuffynwood Hall and Uplands were also demolished with the decline of the company. With the present day buildings complex buildings vacancy, albeit partial across the site, remains an issue. Alterations to the estate buildings are limited to the installation of later windows in plastic and timber to the upper row of Meadow Cottages. Except for these changes the fabric of the estate buildings remains largely intact which makes a significant contribution towards the architectural quality of the conservation area overall. Alterations to the mill buildings have primarily related to sub partitioning into smaller spaces and the provisions for modern amenity.

#### **Key views and vistas**

- 4.31 The winding nature of the Vale and its heavily treed slopes means that views within the conservation area are often limited and closed off. Similarly the Vale and conservation area is cut off from outside views because it is a gorge within the landscape. Rather than this lessening the value of views and vistas to the character of the conservation area it makes them more intimate and reinforces the distinct character of each sub area.
- 4.32 The key views and vistas are illustrated on the townscape plan.

#### Views within the area

- 4.33 At the bottom of the Vale the main vistas are along the course of the Meden and road. These views are framed by the slopes and eventually stopped by buildings or woodland. Consequently a sequence of views is generated. From west to east:
1. Views from the Copse are constrained by woodland and channelled along the river until the chimney of Mill 1 becomes a focal point.
  2. From the lodges views open up to include Mills 1 and 2 with the former Vale House site whilst the steepness and curves of the slope dominate the background. This combined with the height of the buildings gives a sense of drama. The view east is closed by Mill 2 whilst that west is closed by the curve of the road and the arboretum at the former Vale House site.

3. East of Mill 2 the view east is dominated by Mill 3 with its mill pond in the foreground. There is a slightly more open feel to the area and all visual elements draw the focus to Mill 3 which closes off the view east.
4. Beyond Mill 3 the Vale takes a sharp turn beyond which a very different, rural view opens up, that of the estate village and farmland. The Vale broadens out producing a more open aspect which complements the gentle character of the landscape and buildings.
5. Continuing along the Meden Lane the woodland closes off the area at the road to Stuffynwood Hall. Beyond this the view changes yet again to a more natural, less agricultural character. A sense of drama is reintroduced by the exposed limestone cliffs on the northern side of the bank.

#### Panoramic views

- 4.34 Panoramic views would be expected back into the conservation area from the upper slopes of the Vale though they are largely absent due to the thickness of tree cover. Instead, views of the mill buildings from areas within Pleasley Park and the Meden Trail are limited to glimpsed views.
- 4.35 The best vantage point for panoramic views is where the Meden Trail meets Meden Lane and a view down into the village with the northern slopes rising above it is gained.

#### Views out of the area

- 4.36 Views out from the conservation area can be gained from this vantage point as well as to the edges of Pleasley Park, the Meden Trail and Littlewood Farm. Such views place the conservation area in its wider visual context but the surrounding farmed landscape fails in comparison to the beauty and interest of Pleasley Vale.

#### **Archaeological Significance of the Landscape**

- 4.37 The valley contains several known and possible sites including eleven caves, six rock shelters and fissures. There are also substantial breccia deposits on rock faces near the mills, probably exposed when the rock faces were cut back. Two of the caves, Pleasley Vale Cave (at the rear of the Vale House site) and Yew Tree Cave have been excavated and produced Pleistocene and Holocene palaeontological faunas, but no archaeological remains. The presence of a Mesolithic flint scatter on the plateau above the valley demonstrates a human presence. The potential of archaeological material being discovered in caves is stated as being moderate to good.

#### **Public Realm**

- 4.38 Road surfacing, lights, signs and street furniture are standard highway issue. The main impact is around the mills where the security barriers, the car parking, lighting and signs clutter and detract from though do not dominate the setting of the mills. Elsewhere road signs are few and whilst their design could be improved upon they are largely subsumed into their surroundings. Away from the roads, footpaths are either of gravel or grass / earth. Where these paths are near to the road there are instances of littering but overall the paths

are well maintained and make little impact on the character of the conservation area.

#### **THREAT 1**

Unmanaged on-street parking can detract from the relationship between the natural environment and the buildings, to the detriment of the character and appearance of the conservation area.

#### **OPPORTUNITY 1**

Improvements to the public realm to remove clutter could enhance the character and appearance of the conservation area.

## 5) The Coppice and The Archaeological Way

- 5.1 Starting at the western edge of the conservation area, a path that forms part of the Creswell Archaeological Way leads into the area following a roughly parallel route to Outgang Lane.
- 5.2 This is primarily an area of natural environment; a shallow river valley that gradually deepens as the gorge rises. However, it is considered that the water meadows are threatened by the colonisation of stinging nettle and this in turn is threatening the naturalness of the area.



*River Valley*

- 5.3 Approaching the mills the Meden starts to become managed, at first straightened and then entering a series of sluices until it forms the first mill pond next to Mill 1.

### **THREAT 2**

The potential for damage to the river structures from flooding could be detrimental to the character and appearance of the conservation area.

### **THREAT 3**

The colonisation of stinging nettles within the water meadows could be detrimental to the character and appearance of the conservation area.

- 5.4 The gradual heightening of the banks produces an increasing sense of enclosure that continues into the main mill area. The curving nature of the Meden means that the mill complex is largely hidden until the two lodges are reached. The tall brick chimney of Mill 1 is apparent though and dominates both the approach by road and on the footpath.
- 5.5 This is an impressive structure and the only hint of the mill complex close by.



*Mill Chimney (part)*

- 5.6 Just before the lodges at the entrance to Pleasley Vale are reached there is a small industrial park comprising a variety of offices and workshops from the mid to late 20<sup>th</sup> century. This area and the buildings within it make no contribution to the character of the conservation area though equally their marginal location and the dominance of Pleasley Park to the east results in their having little negative impact on its character.

### **OPPORTUNITY 2**

The potential for the sensitive redevelopment of the industrial park could enhance this entrance to the conservation area.

#### **The Natural Environment**

- 5.7 The appearance of the woodland in this area is highly natural with an irregular canopy of mature and over-mature trees, mostly Ash and a variable understorey principally comprising Hawthorn, Hazel, Wychelm, Sallow, Sycamore and Bramble. There is a varied ground flora but aside from Dog's Mercury this is little in evidence out of season. There are 3 very large Beech trees in the Coppice, likely to have been part of a larger group planted for its visual impact. Despite its name the Coppice is high forest and its appearance of naturalness is most attractive.

### **OPPORTUNITY 3**

The management of works to trees through an extension of the Countryside Stewardship Scheme or through other management agreements would both preserve and potentially enhance the character and appearance of the conservation area.

## 6) The Mill Complex

- 6.1 The entrance to the mill complex is made by two lodge buildings, the security office and the gardener's lodge. Why there should be two lodges is unclear though one could be for the Mills and the other for the Hollins's former residence, Vale House. Both lodges are grade II listed buildings and were built in the mid 19<sup>th</sup> century. Both are built with the restrained gothic style of estate buildings within the conservation area.



*The Security Lodge*



*The Gardeners Lodge*

- 6.2 Moving east a spatial pattern emerges that runs through the whole mill area. On the north side of the road are the steeply rising slopes of the Vale which are variously formed of exposed limestone cliffs or wooded banks within which space has been found for two houses; the former Vale House and Rock House.



*The former Vale House*



*Rock House*

- 6.3 South of the road are the Mills and the Meden, which at this point has its banks and sides straightened as it runs between the upper and lower Mill Ponds.
- 6.4 There are three main mills at Pleasley now called Mill 1, Mill 2 and Mill 3. Mills 1 & 3 correspond to the Upper and Lower Mills of the 1840s whilst Mill 2 was constructed as a combing shed in 1913. Spatially Mill 3 is separated from the first two by the topography which turns the Meden and the road around a sharp corner, effectively making two distinct visual areas.

## Mill 1

- 6.5 Once past the Lodges the Mill complex quickly emerges and dominates. The first, Mill 1 is the upper mill of 1844 built on the site of the first cotton mill to be built within Pleasley in 1785. The mill has been extensively enlarged. The original section faces the upper mill pond and road and is thirteen bays wide and three storeys high. It can still be deciphered by following the course of its original roof line which is delineated by a projecting band of stone supported by pairs of thin corbels.



*Mill 1*

- 6.6 Other characteristic features of the original mill are a comparatively smaller size and rougher finish of the stone and the use of flat wedge lintels above the windows. Documentary sources say that there was once a belfry on the building but this has either been lost by the later extensions or a mistake in the description, as there is a possible a belfry still visible on Mill 3.
- 6.7 The extensions to the mill are of two main phases. The first probably dates to the late 19<sup>th</sup> century and includes a fourth storey and a 12 bay 5 storey extension on its south side. The overall design is similar yet the window openings are larger and make more of an impact and the stone is more even in quality and size. The second extension is to the northern side and part of the rear and is of the same style as Mill 2 which strongly suggests a date of 1913. The original mill is somewhat overshadowed by this later development but can still be clearly seen and its design set the pattern for the extensions so a sense of cohesion is achieved.
- 6.8 The west elevation is the most significant and legible. It faces the upper mill pond, a circular pond surrounded by a semi-circle of trees on its western edge. The combination of pond and mill produces a traditional and pleasant picture that has an intimacy that contrasts with the majority of the mill complex where the high slopes and exposed limestone cliffs create a dramatic effect.
- 6.9 The north roadside elevation and west elevations are a confused mass of original and later builds though curved loading bays of the original mill can still be clearly seen whilst the 1913 extension has its main elevation on the west where it forms a working yard with Mill 2 (See below).
- 6.10 The south elevations formed from the late 19<sup>th</sup> century and 1913 builds presents a four storey façade close to the rising cliff face and this results in a

close slightly claustrophobic feeling. Part of the cliff face here has been cut back and faced with cut stone and the remains of a tunnel or recess can be seen to the top of the cliff just below the former railway line. Clearly this is the remains of a loading structure or mechanism used to bring raw material to and the finished yarn out from the factory.

#### **THREAT 4**

The current under-use of all three Mills could lead to a deterioration of these important buildings which would be detrimental to the character and appearance of the conservation area.

- 6.11 Just south west of the Mill and down from the mill pond is the mill-chimney. This is the only remaining chimney from the site. One other belonging to Mill 3 has been demolished. Typically for a mill chimney it is made of brick tapering up to a pronounced and moulded top and is by far the tallest structure in the area. Its height means that it is a landmark structure and the only building within the mill complex that can be seen away from the site.



*Mill Chimney (part)*

- 6.12 North-west of the chimney is a wide tunnel through the cliff face. This is now separated off from a field by a high metal fence but once allowed access to and from Pleasley village, which would have been the home for many of the mills' workforce. The tunnel is a typically solid 19<sup>th</sup> century construction of stone with little architectural embellishment except for the use of rusticated stones forming the arch.
- 6.13 West of the mill chimney is a newly formed car park. Though of no value to the character of the conservation area it is well-sited in that it does not impact onto either the nearby mills or mill pond.

#### **OPPORTUNITY 4**

Improvements to the newly formed car park, such as landscaping, could enhance the character and appearance of the conservation area.

#### **The former Vale House**

- 6.14 Opposite Mill 1 and situated high above the road is the site of the former Vale House. Vale House had the appearance of a mid 19<sup>th</sup> century Italianate villa and this was consistent with the improvements that William Hollins was known to have made to the property in the 1860s. To what extent these improvements involved either alterations or rebuilding was unclear but the use

of a classical rather than the gothic style, which is more typical of the non-mill buildings, suggests that the works modified an early structure, possibly the original manager's house of 1792.

- 6.15 The house was substantially demolished in 2008 due to it becoming dangerous, resulting in the loss of the most significant non-industrial building within the conservation area. As the home of various managers, most notably William Hollins, it represented the close working relationship between mill owners and their employees that existed at Pleasley from the 18<sup>th</sup> to 19<sup>th</sup> centuries, with its closeness to Mill 1 and its elevated position and elaborate gardens showing its top status within the hierarchy of the mill.



*The former Vale House*

- 6.16 The site is now expected to be redeveloped. Any development on the site will need to respect the significance of the former Vale House and be appropriate to this important and prominent site within the conservation area.

## **THREAT 5**

The inappropriate redevelopment of the former Vale House site would be detrimental to the character and appearance of the conservation area.

- 6.17 To the sides and rear of the former Vale House are the remains of its formal garden. The carriage ways that led to the property are now overgrown but their low walls can still be seen climbing the slope west and east of the house. To the west side of the house and reaching down to the two lodges are the remains of a small arboretum or at least a plantation of non native trees. Towards the rear of the house a zigzag path climbs up the slopes and leads to a 'wild' garden area in which limestone outcrops are used with trees and low shrubs to produce a 'romantic' garden.
- 6.18 At the back of the former Vale House site is situated Pleasley Vale Cave. This important archaeological site has yielded significant Pleistocene fauna and has in situ deposits at the back and needs to be protected as part of any development proposals.
- 6.19 The romantic garden to the rear of the former Vale House site is bounded on the northern edge by Pleasley Park and a low stone wall divides the two. This wall had been repaired as part of a Countryside Stewardship Scheme but has since been broken in places. Despite this, there is an obvious entrance between the park and garden and located here are the remains of a small

circular building built in large, random coursed stones. This is presumably the remains of a building for hunting dating from the mid 19<sup>th</sup> century when the Park was used for game shooting.



*Wall between the former Vale House gardens and Pleasley Park*

## **THREAT 6**

The poor condition of the trees and vegetation of the formal garden, the wild garden and the small arboretum at the former Vale House site and the general lack of management of the trees has resulted in this once important feature being detrimental to the character and appearance of the conservation area.

### **Mill 2**

- 6.20 Directly east of Mill 1 across a tarmac yard is Mill 2. Historically the term Mill 2 is slightly confusing in that it was constructed as a combing shed and consequently ancillary in use to the two original mills. It was only when it was extended around 1952 that it became a mill. The original combing shed was constructed in 1913 and formed part of a considerable investment in the mills that resulted from the success of Viyella.



*Mill 2*

- 6.21 The first part of the building can be clearly seen sitting below the 1950s extension. It is of two storeys with a single storey extension to the rear. The main elevation faces the yard and the 1913 extension to Mill 1. It is a plain construction of wide and tall windows within a stone framework. The ends are slightly pronounced with wider windows but overall the building presents a uniform appearance with a vertical emphasis which is typical of mill buildings within Pleasley. The single storey extension runs back parallel to the road and

uses the same type of windows but has a raised parapet that hides and supports rows of triangular factory-windows.

- 6.22 The 1950s extension involved the construction of another two storeys on the combing shed and a three storey extension to the side. The additional two-storeys make some attempt at maintaining the vertical emphasis of windows and bays but the use of concrete, the plainness of the windows and the north-light windows on the top of the building means that the addition dominates. The side extension is even more different and introduces to the side a horizontal emphasis which accentuates that of the 1913 single storey element. Whilst the 1950s extensions have some historical interest as part of the development of the mills, in terms of architecture they fail to match the pattern and quality of the earlier mill buildings. Though they do not detract markedly from the character of the conservation area they do represent an area of the mill complex that could be re-worked and improved upon.
- 6.23 Mill 2 is situated at a slight curve in the course of the Vale and spatially this closes off views between the two original mills and creates two separate character areas within the mill complex. When moving beyond the side of Mill 2 another industrial scene opens up, that of the west elevation of Mill 3 with its wide mill pond in the foreground. Whereas Mills 1 & 2 are closely related in visual and functional terms, Mill 3 appears as separate. It is approached by a straight section of the Meden that then runs under the mill. The slopes of the Vale also straighten out here and both elements combine to provide a strong visual frame to Mill 3 which cuts across the view with a mass of stone and windows. The result is both dramatic and beautiful, it is where the combination of the industrial and natural elements meet at their most harmonious within the conservation area.
- 6.24 At this point the Meden is heavily managed into a straight channel and then broadens out into the mill pond. Though an ever-present feature throughout the conservation area it is here where the river makes its greatest visual contribution to the character of the conservation area.
- 6.25 The only negative factor in this scene is the row of industrial sheds that run parallel to the Meden. These brick buildings date from the 1930s and 1950s and are plain basic structures that appear basic and brutal. Whilst they follow the course of the Meden and add to the visual framing of Mill 3 their basic character is discordant in this sensitive location.

### **Rock House**

- 6.26 Opposite these buildings is Rock House; a detached mid 19<sup>th</sup> century house built within a gothic style (The property has been subdivided in the past). Its most notable architectural feature is its angular corner bay with its roof of slate laid in a diamond pattern surmounted by an iron lantern.



*Rock House*

- 6.27 A fairly typical building of its type and age though well designed non-the-less and retaining its original appearance. Why it was built and who for is unclear though like the former Vale House its presence within the mill complex rather than the estate village suggests that it may have been built for another manager or sub manager possibly with responsibility for Mill 3.

### **Mill 3**

- 6.28 Mill 3 was constructed in 1847 and is by far the larger of the 1840s mills and the best in terms of historical survival. The west elevation facing the mill pond is 31 bays in width. Over the river the mill is of four storeys and then projects forward on the southern bank and moves up to five storeys and continues into the bank. Like Mill 1 there is little architectural detail except for slightly raised areas of stone work to the ends and the centre of the projection on the southern bank. The parapet of the building is simply articulated by two to four stone bands. The windows, modern replications, are of 9 panes with the lower three opening inwards. All windows are surmounted by wedge lintels similar to Mill 1.



*Mill 3*

- 6.29 In the same way as Mill 1, Mill 3's most legible and impressive elevation is the west elevation, that facing its mill pond. The north and east elevations of Mill 3 are more confused and show numerous additions, mostly from the late 19th century that have been added to the loading areas. Despite these additions the extent of the original mill can still be made out and at its northern end is a tower at the top of which is a stone fret-work arch that may indicate the location of a belfry. The later additions to Mill 3 are all subservient in scale to the original structure and this maintains its dominance. This compares

favourably with the other mills, whose original sections have been subsumed into later additions.

- 6.30 Many of the additions to Mill 3 are of historical importance as ancillary buildings to the mill. The northern range of outbuildings still creates a courtyard of loading bays and workshops. The outbuildings to the middle of mill are more modern in date and are of little to no importance. One outbuilding is detached from the mill and fronts the road. It is a one and half storey stone building, the rear of which has been rebuilt in brick, which possibly indicates that the building has been partially demolished. The purpose of the building is unclear though 19<sup>th</sup> century maps suggest that the mill school was in this area and the architecture of the building would tie in with that purpose though this remains to be confirmed.

#### **OPPORTUNITY 5**

The potential conversion of all three Mills to secure new appropriate and viable uses for the buildings could bring significant benefits to the conservation area. This could include the removal of inappropriate and unneeded existing modern extensions to improve the setting of the Mills.

- 6.31 Moving east from the mill the Meden is shifted south and becomes separated from the road by a large car park. The car park originally would have housed a number of ancillary buildings and it here that possibly the bath house, mechanical institute and other social buildings were placed. The car park and its associated lighting do not enhance the area but it is difficult to see where else parking provision could be satisfied in this locality.

#### **OPPORTUNITY 6**

Improvements to the car park, such as landscaping, could enhance the character and appearance of the conservation area.

- 6.32 Beyond the car park and marking the eastern extent of the mill complex is the former Greaseworks / dye house building. This two storey stone built block has been brought back into use by Bolsover District Council as an outdoor recreational activity centre using funding from The Big Lottery Fund, the European Regional Development Fund, the Coalfield Regeneration Trust and Bolsover District Council.
- 6.33 The Greaseworks project will form the Council's main operating base for the Pleasley outdoor activity centre and will provide additional facilities to the ongoing leisure uses, such as changing facilities, storage, office accommodation and a multi purpose meeting / classroom / conference room with a coffee bar. In addition, the centre will provide an educational base equipped with internet access for future environmental awareness courses, working with schools on cross curricular subjects such as science, geography, English, history and exploring to obtain dedicated curriculum packs on the Vale.
- 6.34 To supplement this project, the Council is exploring opportunities for further environmental improvement works to the land around the Greaseworks building, both to improve the management of the area and to provide a greater range of activities.

## **OPPORTUNITY 7**

The Greaseworks facility could facilitate a wider educational programme to improve the understanding of the architectural, historic, archaeological and natural interests of the area. This could enhance the character and appearance of the conservation area through greater management of the area, as well as linking to other objectives such as tackling health inequalities, unemployment, anti-social behaviour and social inclusion.

### **The Natural Environment**

- 6.35 The entry to the Mill complex is characterised by an abrupt display of large conifers, mostly Austrian pine, set in a matrix of Yew trees, with occasional Beech and Sycamore. Other species include a Giant redwood, several Cedars of Lebanon, Scots pine and Holly. A younger generation of Lawson's cypress varieties continues the theme, which is very characteristic of late Victorian and Edwardian gardens. The age of trees is often hard to assess but this Arboretum will have been planted from around 1860 as setting to the Vale House. Three Pines to the north of Outgang Lane are in a domestic garden and outside the conservation area.
- 6.36 These trees provide a mature high quality setting to the millpond which has the calculated appearance of a lake, and to the mill owner's house. Trees on the former Vale House site are threatened by both neglect and unsympathetic development, with one prominent Yew tree badly damaged by a recent fire. However, it is expected that proposals for the redevelopment of the site will see the trees protected.
- 6.37 All three Mills are concealed to the south by woodland similar in appearance to that described in the Coppice, clothing steep valley slopes. Sycamore occupies much of the canopy in association with Ash, which is very characteristic. The dynamics of these 2 species, the native Ash, and Sycamore which is generally held to be exotic, remain to a degree obscure.

## **OPPORTUNITY 8**

The management of works to trees through an extension of the Countryside Stewardship Scheme or through other management agreements would both preserve and potentially enhance the character and appearance of the conservation area.

- 6.38 Amongst the woodland in the Mill Complex can be found notable ground flora, including Wood Anemone, Ramsons and Bellflower. This contributes to the attractiveness and importance of the area and is best seen in spring and may date back to the time when this area of the country was covered by woodland.
- 6.39 Outcrops of rock, and cliff faces are increasingly obscured by scrub vegetation, seeded into cracks and fissures in the rock. The extent to which this compromises stability is unclear.

## **THREAT 7**

The increasing colonisation of the outcrops of rock and cliff faces by scrub vegetation lessens the visual relationship between these geological features and the buildings located within them, to the detriment of the character and appearance of the conservation area.

## 7) The Estate Village and Stuffynwood Lane

- 7.1 Moving west from the mill complex the Vale takes a hair-pin turn and almost immediately the industrial character changes to that of the rural and agricultural. The Vale begins to broaden out and a more expansive impression establishes itself with meadows running either side of the road, bounded by iron estate fencing with elaborate gates. It is the landscape which is dominant here: the meadows as they recede west towards Little Matlock, the rise of the land as it runs north up Meden Lane and out of the Vale, the wooden slopes of Pleasley Park on the northern slopes and of the Northfield Plantation in the eastern distance.
- 7.2 Punctuating this scenery are the remaining buildings of the estate village, though village is perhaps an inappropriate term to what are two short terraces (named Meadow Houses on 19<sup>th</sup> century maps), a church and a war memorial.



*Church of St Chad*



*War Memorial*

- 7.3 Even though the first row of houses built in 1792 have been demolished this area never had the structure and scale that is normally associated with a village, even a planned 19<sup>th</sup> century one. The majority of local workforce would have come from Pleasley Village and the Mansfield and Shirebrook areas. What is represented here is perhaps housing for the upper level of the workforce. In a similar way to how a landlord of a country estate would build high quality 'cottages' for people such as foremen, blacksmiths and tradespeople whilst leaving the common labourer to their own devices it is probable that these houses were built for the lower levels of management and the upper sections of staff on the factory floor. In this respect the mill owner, William Hollins in this instance, could reward loyalty and service to his most important staff whilst forming a pleasant estate environment enlivened by a few buildings and not swamped by masses of workers terraces.
- 7.4 The positive relationship with the residents continues to this day as the Pleasley Vale Residents Association undertakes a number of management tasks that seek to preserve the natural beauty of the Vale. Recent projects include:
- the upkeep of War Memorial grass cutting, planting and general maintenance and the gardens surrounding the Church of St Chad;
  - clear ups in the Vale where overgrown vegetation is cut back and hedges cut and maintained;

- the planting of Cowslips and keeping grass borders tidy and cut;
- the regular mowing of the Cricket Field.

7.5 The two remaining groups of houses, the Top and Lower Meadow Cottages, also called Meden Bank Cottages comprise of two terraces built in 1854 to a scale and quality typically associated with middle class housing of the period. Regularly coursed stone is used throughout with hipped roofs of natural slate. The design of each terrace is given definition and balance by the use of gables to the long elevations and the detailing is a varied use of gothic motifs such as drip moulds over windows and Tudor arches over doors. Both are attractive developments that sit well in the landscape and contribute significantly to its impression as an estate rather than just farmed landscape.



*Top Meadow Cottages*



*Lower Meadow Cottages*

### **THREAT 8**

The loss of architectural details from the Top and Lower Meadow Cottages through unsympathetic alterations carried out under residential permitted development rights would be detrimental to the character and appearance of the conservation area.

7.6 The two terraces are placed above the Meden as the southern slope starts to rise and this gives the buildings increased prominence at a point where the road diverges from the Meden and moves north and out to Mansfield. Before the road moves north there is a branch road up to the houses and the junction is marked by a stone bridge over the Meden and a war memorial to the members of the Company that lost their lives in the First and Second World Wars. This is a simple attractive monument, well-maintained and bounded by painted iron railings. Its location at the small road junction but away from the housing gives it a degree of prominence acting as a way point through the area, this effect is probably intentional.



*War Memorial*

- 7.7 Behind the Lower Terrace was once a large 19<sup>th</sup> century Villa called Uplands. The building was occupied until 1960 and was last occupied by the Royce family. The associated orchard had up to 80 old variety apple and pear trees and is regarded as significant and to be retained. Through the Countryside Stewardship Scheme, further old variety maiden trees were planted with hazel around its perimeter to encourage expansion of the Dormouse population.

#### **LOCAL INTEREST FACT**

It is reported that the old man of the Royce family was locally known as 'The Squire' and that he had two sons who were spitfire pilots in the last war who would fly low through the Vale on return from sorties in the Battle of Britain.

- 7.8 The northern turn of the road marks a transition point within the conservation area. It is where the road parts company with the Meden and the river itself starts to regain a natural course and shape as it continues east, the land either side becoming more varied and natural in appearance through the growth of scrub, trees and marshier ground. By contrast the road, Meden Lane at this point quickly leads to the open undulating countryside that characterises the wider area and can consequently be seen as one of the main entrance points to Pleasley Vale.
- 7.9 Fields are located on either side of the road. That on the eastern side used to be the company recreation ground and included a tennis court. These have since been reclaimed by grassland and only a crude 20<sup>th</sup> century gate with the letters VSC (Viyella Sports Club) remain. Boundaries to the road are significant here and comprise of metal estate fencing to the lower section of the road and then dry stone walling.



*Landscape with fencing*

- 7.10 At the top of the road where it meets the course of the former railway line are the remains of the large warehouse site that serviced the mills. At this warehouse, the company would store the famous Viyella cloth prior to being loaded onto trains in a small siding area just to the west of the water tower. The warehouse is now roofless but appears to be stable and in use as a plant nursery, in fact the buildings would look like a walled garden at first glance if it wasn't for the stone water tower.



*Former Warehouse and Water Tower*

- 7.11 A single-track branch road, Church Lane leads east off from Common Lane to St Chads Church, its vicarage, the mid 18<sup>th</sup> century stone bridge over the Meden (listed grade II) and the lodge to Stuffynwood Hall.
- 7.12 St Chad's Church is a small hall church built of brick in an early English style that was commissioned by Joseph Paget of Stuffynwood Hall. The Mansfield Woodhouse Parish Magazine of September 1931 records, "St Chad's Stuffynwood was first opened in the Parish of Shirebrook on November 8th, 1876, and was moved into the Woodhouse Parish in the Spring of 1881".
- 7.13 This link to the Paget family is recorded in an extract from the Woodhouse Magazine, which expressed "the Vicar's regret at Mrs Paget's departure from Stuffynwood to Brighton, and thanking her for all she had done for the Church and Sunday School 'We happen to know that it was one of the bitterest of Mrs Paget's regrets in leaving Stuffynwood that she had to leave St Chads...' Such is the story of St Chads. It is a record of lonely but faithful witness to the reality of the life in grace".



*Church of St Chad*



*Lodge to Stuffynwood Hall*

- 7.14 The vicarage was constructed at the same time and is a typically large detached building that echoes the materials and style of the church.
- 7.15 The Lodge to Stuffynwood Hall is the most distinctive of the remaining lodge buildings. It dates from the 1860s the same time as the now demolished Stuffynwood Hall. Adjoining are a set of tall estate railings that mark the start of the tree lined avenue of Stuffynwood Lane, that once lead to Stuffynwood Hall. Stuffynwood Hall was a country mansion set in gardens built by Joseph Paget. It was demolished in the 20<sup>th</sup> century and only two semi-detached houses survive at the entrance to its gardens. Like the lodge these are

constructed in a cottage gothic style and can be seen from the eastern edge of Pleasley Park where they are a small component in the panoramic views of the surrounding countryside.

- 7.16 Further up Stuffynwood Lane is Stuffynwood Farm, a grade II listed farmhouse with a collection of historic and modern farm buildings. The farmhouse dates from the 17<sup>th</sup> century which makes it the earliest building within the conservation area. Its contribution to the character of the conservation area is one of historic interest and in views from the eastern edge of Pleasley Park where, like the remaining cottages of the Hall it appears as a component part of the wider farmed landscape.



*Stuffynwood Farm*

- 7.17 From Stuffynwood Farm the lane continues northwest up to Wood Lane. At this junction the boundary of the conservation area stretches out to include 'The Clusters', two pairs of semi-detached properties dating from the mid to late 19<sup>th</sup> century. The eastern pair of houses is the former northern lodge to Stuffynwood Hall and is of similar style and age to the other lodges within the conservation area. Adjoining the Clusters is a bungalow built for the woodsmen to Pleasley Park. Its architectural style is unremarkable and it probably dates to the 1930s when the Park was re-stocked by the Forestry Commission.

### **The Natural Environment**

- 7.18 Access has not been gained to the grounds of Stuffynwood Hall but from exterior views and internet searches it appears characterised by broadleaved woodland along the main drive, with similar groups offset. Principal species are likely to be Beech, Common lime, Oak and Horse chestnut, with occasional conifers providing winter colour. One group is now prominent and still contains Larch. This is a typical range of species to be found in the grounds of nineteenth century Halls. The possibility of rare or notable trees cannot be ruled out, and with the destruction of Stuffynwood Hall itself the trees and their parkland setting take on a greater historical importance.
- 7.19 The estate village comprises relatively little built besides the church and various domestic dwellings. 3 mature Larch are notable, and relatively young, beside one terrace, while the surrounding fields are characterised by mature hedgerow or boundary trees, mostly Common lime, Beech, Oak and Horse Chestnut. A belt of conifers beside the Meden Trail are Corsican, rather than Austrian, pine. The former warehouse that is now a horticultural nursery has a

line of Manchester poplars along its boundaries. These are large but crudely lopped. Much of the quality of the trees though is in the massive trunks.

#### **OPPORTUNITY 9**

The management of works to trees through an extension of the Countryside Stewardship Scheme or through other management agreements would both preserve and potentially enhance the character and appearance of the conservation area.

## 8) Little Matlock and Littlewood

- 8.1 Beyond the lodge two footpaths run east either side of the Meden. The natural pattern to the rivers course and the surrounding vegetation continues to develop and all traces of the estate managed landscape of the village disappear. The southern path runs through the Northwood Plantation; a piece of woodland that runs down the side of the Vale to the banks of the river. There are no structures within the woodland except for one boundary wall though there is evidence of planting for game cover and woodland management dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries. At its eastern extent the path breaks out from the woodland and provides views across the bank and to Littlewood Lane and bridge. The road bridge is a simple stone bridge with a shallow arch. Though solidly constructed it shows signs of neglect to its parapet and the appearance of large drainage pipe at this point detracts from its setting.



*Little Matlock*

- 8.2 The southern path runs through a short area of woodland before entering a broad river valley enclosed on its northern side by the limestone out crop of the gorge which at this point forms a cliff face. This has resulted in the Littlewood Crags becoming a well used climbing site, although permission of the owners is required. On the ridge line of the cliff are a number of notable small-leaved limes that show evidence of centuries of coppicing.



*Evidence of coppicing*

- 8.3 It is presumably the combination of cliff face and river that gave the name Little Matlock to the area. Towards the eastern extent of the path the cliff face folds into the hill side and a low revetment wall and two small ditches can be seen running parallel to the river. 19<sup>th</sup> century Ordnance Survey Maps reveal that these field remains probably date from lime-kilns which at the time of survey are described as disused. The distance away from the mills suggest that they are a separate industrial activity and that they may predate the appearance of the mills. Further investigation is required to see whether this feature is in fact related to lime making and to what date they may be.
- 8.4 The eastern boundary of the conservation area ends at this point on the line of the Robin Hood Railway line. The lane rises steeply north up the bank to Littlewood Farm, one of two traditional farmsteads within the conservation area. Littlewood Farm is a large farmstead comprising a long farmhouses forming one side of a farmyard that retains its threshing barn. All the farm buildings are converted and the farm house has been renewed. Whilst this has led to a loss of agricultural character, the conversion is well-designed and built and the complex has been given a new sense of life and purpose whilst retaining their value to the conservation area.

### **The Natural Environment**

- 8.5 Little Matlock is defined by a limestone ridge with areas of precipitous rock lined at their summit with the rare native tree, Small leaved lime, mostly coppiced, and of great size and age. These are veteran trees and of particular value for that reason. They might fall apart, or re-coppicing might be trialed, but this is a very long-lived species whatever management is or is not undertaken. Woodland still predominates but scrub encroachment into pasture reflects an easing of grazing and may have an adverse effect on biodiversity by causing the loss of species-rich grassland. In the absence of sustained intervention an orderly succession to woodland is inevitable.

### **THREAT 9**

The loss of the small leaved lime trees on the limestone ridge would be detrimental to the character and appearance of the conservation area.

### **OPPORTUNITY 10**

The management of works to trees through an extension of the Countryside Stewardship Scheme or through other management agreements would both preserve and potentially enhance the character and appearance of the conservation area.

## 9) Pleasley Park

- 9.1 The majority of tree cover currently within Pleasley Park was planted between 1931 and 1944, after the previous woodland was felled and cleared during the First World War, as part of the war effort. How old this previous woodland was is unclear. A typical medieval park may have been woodland pasture rather than dense woodland and consequently the Park as woodland may be a more recent creation than is often thought. It is known that William Hollins used the woodland for game shooting and the presence of two forges in the area suggest that charcoal burning may have been carried out in the park. Evidence for quarrying exists in the north east corner though is slight in scale. Adjacent to this was Red House a detached building built in the late 1900s and subsequently demolished with all that remains of the site and garden are several rhododendron bushes and a boundary hedge. Any remains of medieval and earlier origins are not obvious and perhaps may start to emerge with further study into the ditches and depressions that occur within its boundaries.

### **OPPORTUNITY 11**

Understanding the archaeological interest of Pleasley Park would both preserve and potentially enhance the character and appearance of the conservation area.

- 9.2 The tree cover of the woodland consists mostly of Sycamore with the occasional patch of Pine. The flora of the forest floor consists mostly of plants associated with an alkali soil. An exception to this is sporadic outcrops on higher ground of flora associated with acid soils.
- 9.3 Within the park views are completely constrained only opening up along the paths that work through the wood in a grid-like pattern. Most of these paths seem to be associated with the 20<sup>th</sup> century plantation only at its western edge are paths that appear to be either associated with the small quarry and the former Vale House. Boundary evidence that might indicate the medieval extent of the park such as deer leaps appear to be hidden or absent. At the western and eastern edges views open up across the surrounding landscape. Most notable are the views west towards Stuffynwood Farm and the two remaining buildings of Stuffynwood Hall.



*View towards Stuffynwood Farm*

## **The Natural Environment**

- 9.4 Although comprising the greater part of the conservation area Pleasley Park occupies relatively flat ground and is not prominent in the landscape. Its greatest impact is from beneath its southern edge above the gorge. Good views are obtained across farmland to the west. The woodland is mainly broadleaved, most of that is Sycamore, and the current stock was planted between 1933 and 1944. Terrain and the similar age and spacing of the trees mean much of the woodland lacks the drama of, for example, the Coppice. The western edge is characterised by a more natural appearance, with abandoned coppice and self-sown standards. There is also a notable stand of Laburnum, around the Red House, which must be startling in early summer with its bright yellow flowers but is undeniably anomalous. Laburnum is a modest and unusual theme in several places; undoubtedly planted for amenity it has self-seeded locally on cliff faces and along the abandoned railway line.
- 9.5 The value of the Park to the conservation area is one of historical interest and continuity, archaeological potential and visual value, both within and without the Park. The recreational and forestry uses of the park maintain a pleasant environment and its historical value, though the area used for simulated war games has resulted in littering and the damage of some stone boundary walls most significantly where the park meets the garden of the former Vale House.

### **OPPORTUNITY 12**

The management of works to trees through an extension of the Countryside Stewardship Scheme or through other management agreements would both preserve and potentially enhance the character and appearance of the conservation area.

### **THREAT 10**

The loss of woodland to urban forms of development would be detrimental to the character and appearance of the conservation area.

## 10) The former Tibshelf Pleasley Railway Line

- 10.1 The southern boundary of the conservation area runs along the disused Tibshelf Pleasley Railway Line which is now part of the Meden Way, a circular walk from Mansfield that runs round the majority of the conservation area. All indication of the tracks have now gone just leaving the embankments which at the middle section cuts through the limestone, leaving exposed faces, and one railway bridge that connects the Vale to Northfield Farm.
- 10.2 The entrance to the trail from Common Lane allows good views into and out of the conservation area and is marked with a replica of the Nine Ladies Stone Circle on Stanton Moor. This feature was erected at the bicentenary of the death of Major Hayman Rooke, who in addition to discovering the Roman Villa site also was the first to describe the Nine Ladies Stone Circle. He is understood to have lived in Woodhouse at Woodhouse Place on the corner of Leeming Lane and Mansfield Road.
- 10.3 The path becomes increasingly enclosed by the embankment moving north-west along the trail, both sides of which are flanked by low dry stone walls. Views north into the conservation area start to become obscured by tree cover and approaching the mills glimpses of the factory complex start to appear through the cover. Views out of the conservation area are also constrained but are slightly more open and take in a panorama of cultivated fields and grass land. The central section of the Meden Trail was designated a Site of Special Scientific Interest in the late 1980's.

### The Natural Environment

- 10.4 The former Tibshelf Pleasley railway line forms the southern boundary of the conservation area. It is typical of abandoned railways in that following closure there has been a succession to woodland on operational banks and slopes. Unsurprisingly the range of tree species represented replicates those found in adjacent woodland, though with a greater percentage of pioneer species such as Birch. There are several notable Laburnums, coppice stools with multiple stems.

### OPPORTUNITY 13

The management of works to trees through an extension of the Countryside Stewardship Scheme or through other management agreements would both preserve and potentially enhance the character and appearance of the conservation area.

- 10.5 It is very noticeable that scrub woodland is engulfing adjacent grassland and this reflects changes in farming practice. Control of scrub is frequently cited as desirable conservation management.

### THREAT 11

The encroachment of scrub woodland could lead to the loss of the grassland that is characteristic here which could be detrimental to the character and appearance of the conservation area.

10.6 Glimpsed views of the Mill complex may with difficulty be obtained through the intervening trees.

**OPPORTUNITY 14**

The limited and focused felling of trees beside the Meden Trail to open up views to the Mills would enhance the character and appearance of the conservation area.

# 11) Features of Interest

## Defined Elsewhere

### Sites of Special Scientific Interest

Pleasley Vale Railway (Meden Trail Nature Reserve) (Grid Ref. SK 519 649)

### Listed Buildings

Grade II, The Security Lodge (Ref. 8/140)

Grade II, The Gardeners Lodge (Ref. 8/141)

Grade II, The Church of St Chad (Ref. 1/19)

Grade II, Stuffynwood Farm (Ref. 8/154)

Grade II, Pleasley Bridge, Church Lane (Ref. 1261/11/10006 & Ref.1/20)

### Regionally Important Geological Sites

Pleasley Vale (Grid Ref. SK 523 562)

### Sites of Importance for Nature Conservation

Pleasley Park (Ref. BO 151)

Pleasley Vale (Ref. BO 175)

### Entries on the Sites and Monuments Record

Pleasley Park (Ref. 12003)

Pleasley Vale Cave (Ref. 12014)

Forge (site of), Pleasley Vale Cave (Ref. 12015)

Earthworks, Pleasley Park (Ref. 12020)

Pleasley Vale Works and millponds (Ref. 12024)

Rock shelter, Stuffynwood (Ref. 12511)

Stuffynwood Rock shelter (Ref. 12512)

Little Matlock Dam (Ref. 12513)

Artefact scatters, Stuffynwood Hall (Ref. 12532)

Ice-house, Stuffynwood Hall (Ref. 12536)

Stuffynwood Farm (Ref. 12543)

### Sites identified within the Creswell Crags Conservation Plan

Pleasley Cave 1 (Ref. PL1)

Pleasley Cave 2 (Ref. PL2)

Pleasley Cave 3 (Ref. PL3)

Yew Tree Cave (Ref. PL4)

Pleasley Cave 5 (Ref. PL5)

Pleasley Cave 6 (Ref. PL6)

Pleasley Cave 7 (Ref. PL7)

Stuffyn Wood Rock Shelter 1 (Ref. PL8)

Stuffyn Wood Rock Shelter 2 (Ref. PL9)

Pleasley Vale Cave (Ref. PL10)

### Trees and Woodlands

Most trees in a conservation area are protected from immediate felling. However, no trees are currently covered by Tree Preservation Orders

## Defined in the Appraisal

### Landmark Buildings

The following buildings have been identified as landmark buildings:

The former Vale House  
Mill-chimney  
Mill 1  
Mill 2  
Mill 3  
Top Meadow Cottages  
Lower Meadow Cottages  
War Memorial  
The Church of St Chad  
Company railway train sheds  
Littlewood Farm  
Stuffynwood Farm

### Unlisted Buildings of Merit

The following buildings have also been identified as buildings of special local interest:

Rock House  
The Clusters  
Northern lodge to Stuffynwood Hall  
Southern lodge to Stuffynwood Hall  
The Greaseworks

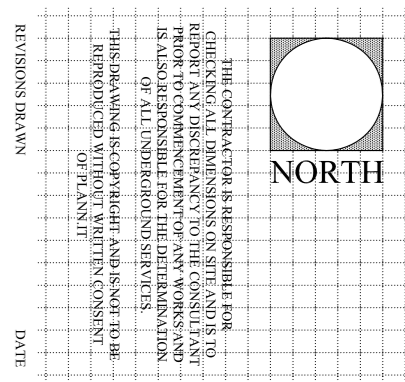
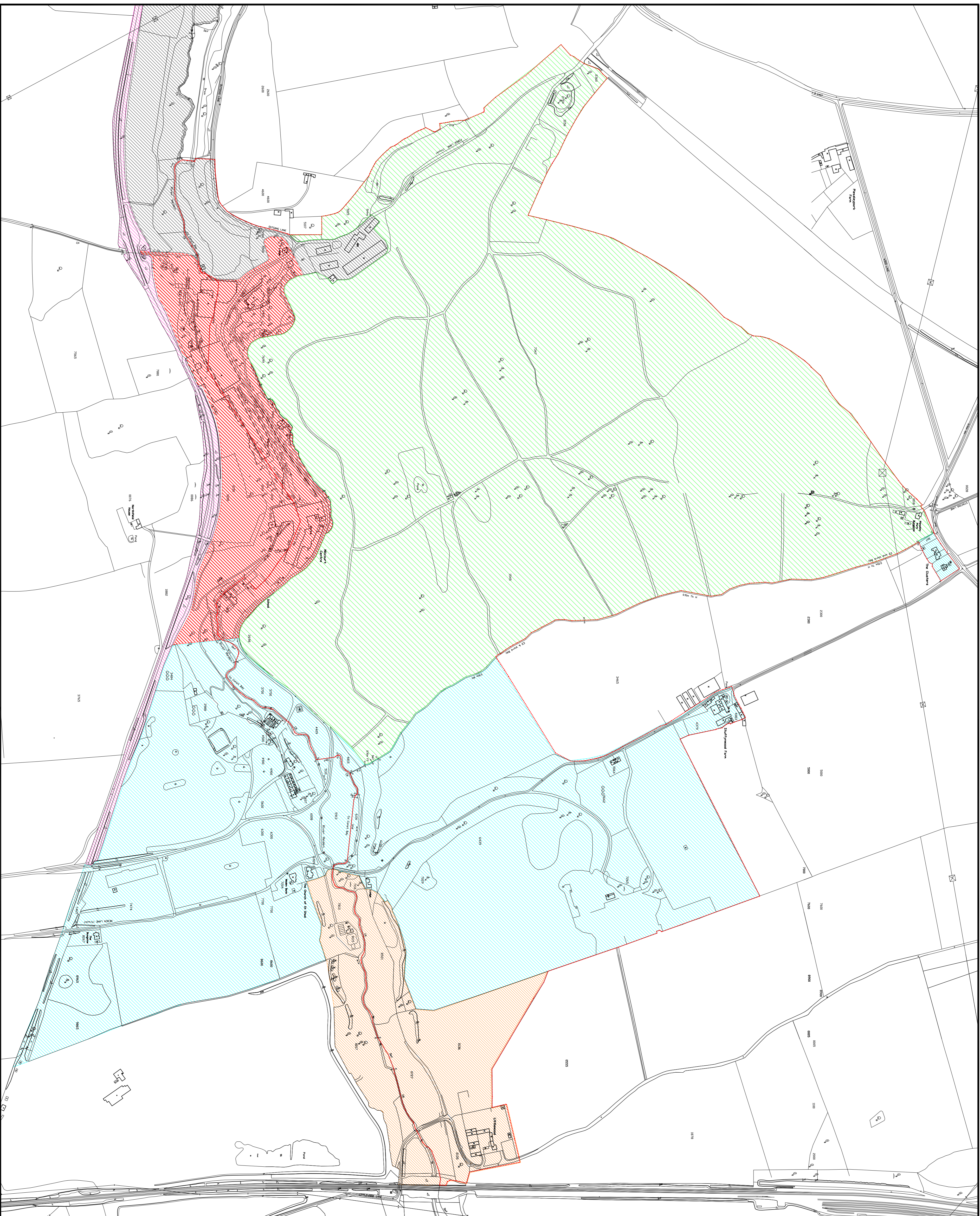
### Views

The following views have been identified as important to the character and appearance of the conservation area:

- Views from the Copse are constrained by woodland and channelled along the river until the chimney of Mill 1 becomes a focal point.
- From the lodges views open up to include Mills 1 and 2 with the former Vale House site whilst the steepness and curves of the slope dominate the background. This combined with the height of the buildings gives a sense of drama. The view east is closed by Mill 2 whilst that west is closed by the curve of the road and the arboretum of the former Vale House.
- East of Mill 2 the view east is dominated by Mill 3 with its mill pond in the foreground. There is a slightly more open feel to the area and all visual elements draw the focus to Mill 3 which closes off the view east.
- Beyond Mill 3 the Vale takes a sharp turn beyond which a very different, rural view opens up, that of the estate village and farmland. The Vale broadens out producing a more open aspect which complements the gentle character of the landscape and buildings.
- Continuing along the Meden Lane the woodland closes off the area at the road to Stuffynwood Hall. Beyond this the view changes yet again to a more natural, less agricultural character. A sense of drama is reintroduced by the exposed limestone cliffs on the northern side of the bank.

### **Note on features identified in the Appraisal**

The Unlisted Buildings of Merit and Important Open Spaces will be added to the Local List part of the Historic Environment Record when this measure is introduced through the enactment of the draft Heritage Protection Bill.



**CHARACTER AREAS**

- THE COPPICE & THE CRESWELL ARCHAEOLOGICAL WAY
- THE MILL COMPLEX
- THE ESTATE VILLAGE & STUFFYWOOD LANE
- LITTLE MATLOOK & LITTLEWOOD
- PLEASLEY PARK
- THE FORMER TIRSHELF PLEASLEY RAILWAY LINE
- CONSERVATION AREA OUTLINE

PROJECT  
 C/A Appraisal & Management Plan  
 Pleasley Park & Vale  
 Conservation Area  
 The District of Bolsover

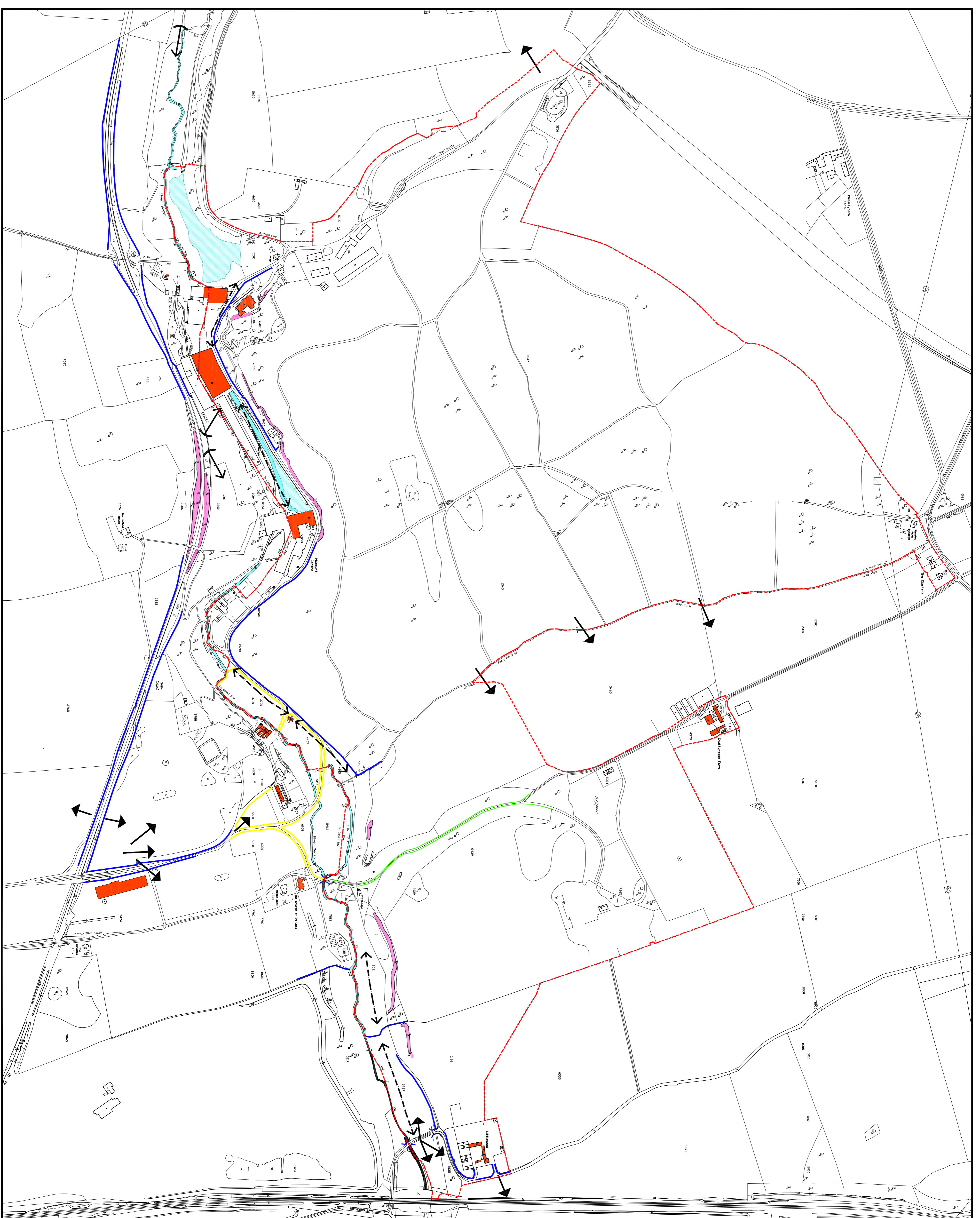
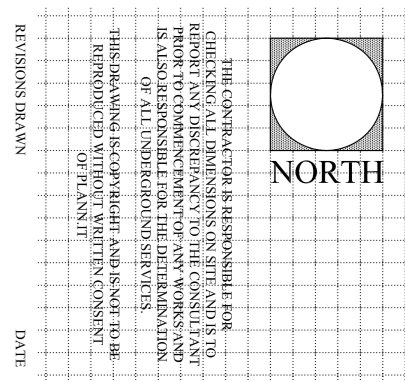
CHARACTER AREAS

SCALE  
 1/2500  
 DATE  
 May 2008  
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 AON  
 CHECKED  
 AON  
 DRAWING NUMBER  
 0145/04



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- TOWNSCAPE**
- THE MEDEN
  - STONE WALLS
  - STONE BRIDGES
  - ESTATE RAILINGS
  - TREE LINED AVENUE
  - LIMESTONE OUTCROP
  - LANDMARK BUILDINGS
  - CONSERVATION AREA OUTLINE
- VIEWS**
- STRONG DIRECT VIEW
  - GLIMPSED VIEW
  - VISTA

PROJECT  
C/A Appraisal & Management Plan  
Plesley Park & Vale  
Conservation Area  
The District of Bosover

DRAWING NUMBER  
Townscape

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DATE  
May 2008

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## 12) Part 2 – Conservation Area Management Plan

### Introduction

- 12.1 This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Pleasley Park and Vale Conservation Area that will fulfil Bolsover and Mansfield District Council's statutory duties under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 12.2 The Management Plan is based on the contents of the Conservation Area Appraisal and so sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.
- 12.3 The management plan aims to ensure that:
- appropriate policy guidance exists to inform the assessment process during the determination process of development proposals;
  - all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
  - the planning legislation is effectively enforced and that change is monitored;
  - buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
  - enhancement schemes are prepared for buildings, sites or areas of land as required.
- 12.4 The proposals and the key dates identified in the Management Plan that relate to the Bolsover District part will be added to Bolsover District Council's management plan actions programme in the Historic Environment Scheme.
- 12.5 However, as further Management Plans for other conservation areas are prepared and completed the key dates for the proposals identified in this Management Plan may be amended if other proposals are given greater priority.
- 12.6 The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

## 13) Protecting the Existing Historic Fabric

### Introduction

- 13.1 Given the special architectural or historic interest of the Pleasley Park and Vale Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing historic fabric. Therefore, this section sets out the tools that Bolsover District Council and Mansfield District Council have at their disposal that they will use to achieve this.

### Legislation and Policy

- 13.2 Development is controlled by the Town and Country Planning Acts and when a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.
- 13.3 Where a decision (such as whether planning permission should be granted) relates to a site or building in the Pleasley Park and Vale Conservation Area, before reaching a decision special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 13.4 Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

### The Development Plan

- 13.5 The Development Plan comprises –
- (a) the East Midlands Regional Spatial Strategy, and
  - (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
    - On the northern Bolsover District side:
      - the saved Derby and Derbyshire Joint Structure Plan Policies
      - the saved Bolsover District Local Plan Policies
      - the emerging Bolsover Local Development Framework documents
    - On the southern Mansfield District side:
      - the saved Nottinghamshire Structure Plan Policies
      - the saved Mansfield District Local Plan Policies
      - the emerging Mansfield Local Development Framework documents
- 13.6 Until the Local Development Frameworks have fully replaced the Local Plans, the saved policies relating to conservation areas provide the most relevant policy framework for development within the Pleasley Park and Vale Conservation Area.

### The Need for Planning Permission

- 13.7 As the special interest of conservation areas can be eroded through loss of key features that make up its character and appearance, it is considered necessary to bring under control a number of forms of development that can generally be carried out without the need to apply for planning permission.
- 13.8 This additional control is achieved through the making of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995.
- 13.9 It is proposed that consideration will be given to making an Article 4 Direction to cover those residential properties to remove relevant permitted development rights.

### **ACTION 1**

Consideration to making an Article 4 Direction to cover Top and Lower Meadow Cottages to ensure control over development within the curtilage of a dwellinghouse.

### **KEY DATES**

December 2009:  
consider merits of making an Article 4 Direction and if appropriate make the Direction.

### Works to Trees

- 13.10 There are a substantial number of trees within the Pleasley Park and Vale Conservation Area and as a result both woodland and individual trees contribute greatly to the character and appearance of the conservation area.
- 13.11 Whilst there are no Tree Preservation Orders in the conservation area, trees in conservation areas that are not subject to these orders nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act (1990). As a result, anyone proposing to cut down or prune a tree is required to give six weeks written notice to the local planning authority. This gives the authority the opportunity to make tree preservation orders in order to exert control over such work, or negotiate satisfactory alternatives.
- 13.12 Due to the substantial number of trees within the conservation area, it is considered that either management agreements with key landowners or including unmanaged areas within the ongoing Countryside Stewardship Scheme offer more practical approaches to the necessary tree works than requiring owners to provide individual ad hoc notices of proposed works.
- 13.13 Therefore, it is proposed to explore the opportunities for improved woodland and tree management that the ongoing Countryside Stewardship Scheme could offer. The Councils would also welcome approaches from key landowners who wish to enter into management agreements and in time will seek to have these in place for all key sites.

## **ACTION 2**

Explore options to achieve greater management of the works to trees and woodlands.

### **KEY DATES**

December 2010:  
monitor number of management agreements for works to trees with all key landowners entered into.

13.14 In addition to this, the appraisal identifies that the increasing colonisation of the outcrops of rock and cliff faces by scrub vegetation lessens the visual relationship between these geological features and the buildings located within them and that this is detrimental to the character and appearance of the conservation area. Therefore, it is considered that a programme of vegetation clearance for rock faces should be investigated and if appropriate implemented.

## **ACTION 3**

Investigate and if appropriate implement programme of vegetation clearance for rock faces.

### **KEY DATES**

December 2012:  
monitor progress in investigation and implementation of programme of work.

### Biodiversity

13.15 As the natural environment is a key element to the character and appearance of the Pleasley Park and Vale Conservation Area, a greater emphasis must be placed on the biodiversity interest of the area.

13.16 The appraisal identifies that scrub woodland appears to be encroaching upon open grassland habitats and that the water meadows are at risk of being colonised by stinging nettles and that these changes could be detrimental to the character and appearance of parts of the conservation area. In addition to this, the appraisal identifies the potential biological value of the small leaved lime trees on the limestone ridge.

13.17 Therefore, an assessment of the value and extent of the open grassland habitats and of the small leaved lime trees on the limestone ridge should be commissioned and a programme of work should be drawn up. This should include measures to prevent colonisation of stinging nettles in the water meadows.

## **ACTION 4**

Assess the value and extent of open grassland habitats and the small leaved lime trees and prepare programme of work to address the situation and to prevent the colonisation of stinging nettles in the water meadows.

## **KEY DATES**

December 2010:  
monitor progress in assessment and preparation of programme of work.

### Flooding

- 13.18 The appraisal identifies that flooding along the River Meden is a threat to the character and appearance of the conservation area, in particular within the Coppice and Archaeological Way character area.
- 13.19 Therefore, it is proposed to explore the possibility for management agreements with the appropriate land owners and authorities to reduce the threat of flooding.

## **ACTION 5**

Explore options to achieve greater management of the river course.

## **KEY DATES**

December 2010:  
monitor progress in securing a management agreement in the Annual Monitoring Report.

### Archaeology

- 13.20 The appraisal identifies that greater understanding of the archaeological significance of Pleasley Park and Vale would aid preservation and enhancement of the character and appearance of the conservation area.
- 13.21 Therefore, it is proposed to work with key stakeholders, such as the Creswell Heritage Trust, Derbyshire and Nottinghamshire County Councils, to undertake a detailed archaeological survey of priority areas.

## **ACTION 6**

Undertake detailed archaeological survey of priority areas.

## **KEY DATES**

December 2010:  
monitor progress in securing a management agreement in the Annual Monitoring Report.

## **Further Guidance on Development in Conservation Areas**

- 13.22 On the northern Bolsover District side, the saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document published by the Council, which provides general guidance on development within conservation areas, work to historic agricultural buildings and archaeology.
- 13.23 As most of the Pleasley Park and Vale Conservation Area is within the Open Countryside as defined by the Bolsover District Local Plan, the threat to the rural character of the area from normal urban development is considered to be low and limited to developments essential to the countryside.
- 13.24 In these exceptional cases, it is considered that sufficient guidance on development in conservation areas and on development affecting historic agricultural buildings is provided by the Historic Environment Supplementary Planning Guidance (Chapters 2 & 3 respectively) when taken together with the contents of the appraisal.
- 13.25 However, as the buildings of the Mills Complex are in employment uses, any change of use or redevelopment of the buildings to non-employment uses will need to be assessed against saved policy EMP 5 - Protection of Site and Buildings in Employment Uses.
- 13.26 On the southern Mansfield District side, the saved policies of the Mansfield District Local Plan identify Pleasley Vale as being in the open countryside. Therefore, any proposals will be assessed against the development plan.

## **Enforcement and Monitoring**

- 13.27 Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.
- 13.28 The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working.
- 13.29 To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record, on a three-yearly basis so catching any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.
- 13.30 If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

### **ACTION 7**

Carry out detailed survey, including a dated photographic record of the physical environment within the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

### **KEY DATES**

February 2009:  
baseline survey

February 2012:  
follow-up survey

## 14) Enhancement Schemes

14.1 The Conservation Area Appraisal identifies the need and opportunity for several enhancement schemes.

### Grant assistance

14.2 Through English Heritage's Conservation Area Partnership Scheme and Heritage Economic Regeneration Scheme, Pleasley Park and Vale has benefited from investment in both buildings and the public realm.

14.3 However, due to the current under-use of the Mills, the future of these important buildings is now uncertain. It is hoped that appropriate new uses can be found that will bring benefits to the area. These could include increased tourism opportunities. It is hoped that the conversion of the buildings will not require public funds but such private investment could open up opportunities for securing external public funding to benefit the conservation area as a whole.

14.4 Therefore, it is considered that the situation is monitored and that suitable funding streams are explored and where appropriate that a bid for external funding should be submitted.

### **ACTION 8**

Explore opportunities for attracting further external public funding to enhance the conservation area.

### **KEY DATES**

May 2009:

monitor situation with the Mills and identify suitable external funding streams.

November 2009:

consider appropriateness of submitting bid for external funding.

### Tourism Strategy

14.5 The Park and Vale currently experiences some benefits from visitors and it is considered that should appropriate new uses be found, visitor numbers could increase.

14.6 Therefore, it is proposed that a tourism strategy for the Park and Vale should be prepared utilising the architectural, historic, archaeological and natural interests of the area. The preparation of such a strategy should consider how this could support a ranger service that would have duties to inform the public about points of interest with regard to nature on the site, monitor public access and protect areas which are fragile or where animals or birds are in the process of nesting, The preparation of such a strategy should also consider proposals to improve interpretation across the Park and Vale as well as ensuring the private residential areas are not negatively affected.

## **ACTION 9**

Prepare Tourism Strategy for the Park and Vale in partnership with key stakeholders, such as the Creswell Heritage Trust and Pleasley Vale Residents Association.

### **KEY DATES**

December 2010:  
monitor preparation of Tourism Strategy in the Annual Monitoring Report.

#### Restoration of gardens at the former Vale House site

- 14.7 The current poor condition of the formal garden, the wild garden and the small arboretum at the former Vale House site are detrimental to the character and appearance of the conservation area.
- 14.8 However, the restoration of the formal garden and the small arboretum are required through the sale of the site and it is proposed to work with the new owners on achieving the restoration.

## **ACTION 10**

Require restoration of the gardens at Vale House.

### **KEY DATES**

December 2010:  
monitor progress in the restoration of the gardens at Vale House in the Annual Monitoring Report.

#### Free Tree Scheme

- 14.9 Within the Estate village and immediate countryside, there would be a benefit to new tree planting to maintain the character of the farmland. Bolsover District Council operates a Free Tree Scheme on an annual basis and it is considered that this should be promoted to landowners within the Bolsover District side of this part of the conservation area.

## **ACTION 11**

Encourage new tree planting to maintain the character of the farmland.

### **KEY DATES**

December 2010:  
monitor successful applications for trees through the Free Tree Scheme in the Annual Monitoring Report.

#### Improvements to views from the Meden Trail

- 14.10 The appraisal identifies that views of the Mill complex from the Meden Trail are currently difficult due to the density of trees along its route and identifies that the limited and focused felling of trees beside the Meden Trail to open up views to the Mills would enhance the character and appearance of the

conservation area, provided areas of car parking were not inadvertently exposed.

14.11 Therefore, it is proposed that this issue is assessed and a programme drawn up for the limited and focused removal of trees along the route of the Meden Trail.

#### **ACTION 12**

Assess scope for removal of trees and draw up programme of limited and focused tree removal along the Meden Trail to open up views to the Mills.

#### **KEY DATES**

December 2010:  
monitor preparation of programme of limited and focused tree removal in the Annual Monitoring Report.

#### Improvements to car parks

14.12 The appraisal identifies that improvements to the newly formed car park by Mill 1, such as landscaping, could enhance the character and appearance of the conservation area.

14.13 Therefore, it is proposed that this issue is assessed and improvements where appropriate are implemented.

#### **ACTION 13**

Carry out feasibility study for improvements to car parks.

#### **KEY DATES**

December 2012:  
monitor carrying out of feasibility study for improvements to car parks in the Annual Monitoring Report.

#### Public Realm

14.14 There is the potential for improvements to access provision including; making the car parks more welcome to visitors, removing unnecessary gates and fences and providing respite areas such as picnic areas within the vale. Improved signage, though beneficial, should always have regard for the potential visual impact in terms of clutter and urbanisation.

#### **ACTION 14**

Prepare a comprehensive public realm strategy.

#### **KEY DATES**

December 2010:  
undertake public realm audit

## Interpretation and Development Plan

- 14.15 The Creswell Crags Limestone Heritage Area Management Action Plan identifies Pleasley Vale as a Pilot Action Area and identifies the need for an Interpretation and Development Plan that sets out the story of Pleasley Vale and a strategic approach to its presentation. This could be incorporated into an Education Pack. This plan would look at improving physical and visual access to the valley and continue the delivery of the specific management proposals set out in the Creswell Crags Limestone Heritage Area Management Action Plan.

### **ACTION 15**

Prepare an Interpretation and Development Plan in partnership with key stakeholders, such as the Creswell Heritage Trust and Derbyshire County Council.

### **KEY DATES**

December 2010:  
monitor preparation of Interpretation and Development Plan in the Annual Monitoring Report

## 15) Monitoring Indicators

- 15.1 In order to assess the impact of the protection of the special character and appearance of the Pleasley Park and Vale Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan, it is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area.
- 15.2 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.
- 15.3 Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on 1<sup>st</sup> April 2009. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2010.

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings	5	First year
	A2	Number of Landmark Buildings / Unlisted Buildings of Merit	26	First year
	A3	Number of Regionally Important Geological Sites	1	First year
	A4	Number of sites of Importance for Nature Conservation	2	First year
	A5	Number of entries on the Sites and Monument Record (not covered by other designations)	10	First year
	A6	Number of Tree Preservation Orders made covering trees within the conservation area	0	First year

*Based on value in proposed document*

Indicator	Ref.	Measurement	Value	Change
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works	0	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

*Based on value in proposed document*

Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	N/A	First year
	C2	Number of applications for planning permission affecting wildlife sites	N/A	First year
	C3	Number of applications for listed building consent determined	N/A	First year
	C4	Number of applications for conservation area consent determined	N/A	First year
	C5	Number of management agreements for work to trees in place	N/A	First year

*Based on figures for financial year 06/07*

Indicator	Ref.	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes with actions achieved by stated key dates	0	First year
	D3	Number of trees planted in the conservation area through the Free Tree Scheme	0	First year

*Based on value in proposed document*

Committee:	Planning	Agenda Item No.:	10
Date:	7 <sup>th</sup> January 2009	Category	*
Subject:	Steetley Conservation Area Appraisal and Management Plan - Start of Public Participation	Status	Open
Report by:	Head of Planning (written by Temporary Assistant Conservation Officer)		
Other Officers involved:	Creswell Townscape Heritage Initiative Project Officer		
Director	Director of Strategy		
Relevant Portfolio Holder	Cabinet Member for the Environment		

## **RELEVANT CORPORATE AIMS**

### **Environment - Promoting and enhancing a clean and sustainable environment.**

One of the Council's priorities for its aim for the environment is to protect, enhance and improve the natural and built environment in a sustainable way.

The proposed Steetley Conservation Area Appraisal and Management Plan seeks to ensure that the historic and natural environment of the Steetley Conservation Area is preserved and enhanced by defining its special character and appearance and by setting out appropriate policies and proposals. As a result, the proposed Steetley Conservation Area Appraisal and Management Plan will form an extremely important policy tool in the Council's efforts to protect and enhance the built and natural environment in a sustainable way.

### **TARGETS**

Achieving the milestones set in the Historic Environment Scheme by March 2011 is a specific target in the Corporate Plan. Within this target, preparing and adopting the Steetley Conservation Area Appraisal and Management Plan by May 2009 will achieve one of the milestones.

## **VALUE FOR MONEY**

Preparing and adopting Conservation Area Appraisals and Management Plans aids efforts for a more efficient planning determination process as the additional guidance they contain enables applicants to better prepare their proposals, which in turn reduces the need for amendments, and enables the district to gain better developments.

In addition to this, the proposals for enhancement that the Conservation Area Appraisals and Management Plans contain aids efforts to secure external funding for the district.

## **PURPOSE OF THE REPORT**

To seek Committee approval to carry out a public participation exercise on the draft Steetley Conservation Area Appraisal and Management Plan and the proposed extensions to the boundary of the Steetley Conservation Area.

## **THE REPORT**

### **Background Information**

Members will be aware that the process for the preparation of Conservation Area Appraisals and Management Plans was set down in the Historic Environment Scheme that was approved by the Council at its meeting on 6<sup>th</sup> February 2008.

This process involves the following stages:

- Stage 1 - Evidence gathering
- Stage 2 - Prepare draft conservation area appraisal and management plan addressing issues raised at initial consultation stage
- Stage 3 - Public participation on draft appraisal and management plan
- Stage 4 - Final document prepared and reported to Planning Committee and then Council for adoption as Council Policy setting out how representations have been taken into account. Procedure for speaking at Committee clearly identified

Stages 1 and 2 of the process have been completed, with the stakeholder (local experts) meeting held at All Saints Church, Steetley on 27<sup>th</sup> November 2008. The main issues raised were:

Importance of listed buildings in the conservation area, particularly the 12<sup>th</sup> century All Saints Church (Steetley Chapel);

Former medieval village and possible archaeological / historic interest of adjacent areas;  
De-watering of Armstrong Quarry and effects on local ecology and agriculture – possible threats to character of area;  
Damage to boundary walls adjacent Steetley Lane;  
Intensification of development and lighting at the Steetley Works site;  
Traffic along Steetley Lane.

Appendix 1 contains a list of attendees and the note of the meeting.

## **ISSUES FOR CONSIDERATION**

### **Conservation Area boundary issues**

Members of the Committee will recall that the issue of Proposed New Conservation Areas was discussed at Planning Committee on 17 September 1997. At this meeting a summary of the special architectural or historic interest of the proposed extension to the Steetley Conservation Area was reported and that a representation in support of the extension had been received from Whitwell Parish Council during the draft consultation stage of the Bolsover District Local Plan.

Based on this assessment and the supportive comments received during the consultation exercise, it was concluded that the extension was worthy of further investigation which was likely to lead to designation. On this basis, the Committee resolved to take forward for further detailed study and assessment the proposed extension to the Steetley Conservation Area and that the outcome be reported to Committee at a future date.

Alongside this previously considered extension, the suggested extensions made at the stakeholder meeting have also been considered in accordance with the Council's statutory duty to review the boundary of existing conservation areas from time to time.

The previously considered extension sought to include Steetley Holme (referred to also as Steetley House), a large detached villa together with adjacent outbuildings, and the open field between this property and the Norman Church, in order to offer protection to the setting of the farm buildings and church and includes natural landscape features with significant potential archaeological interest and remains.

In addition to this, Derbyshire County Council now identifies the archaeological site of the 'Deserted / shrunken medieval village of Steetley' on the Sites and Monuments Record (entry number 15155) as including the field to the north-east of the current boundary. Therefore, it is considered consistent to include this field within the proposed extension also.

Whilst it is recognised that the quarrying works on the south-east side of Steetley Lane have removed a potential area of the Deserted / shrunken medieval village, it was suggested at the stakeholder meeting that a strip of

partially wooded land on this side of the road has been undisturbed by the quarrying activity. At this stage, it is considered that insufficient evidence exists for the inclusion of this land within the conservation area but that the County Council be consulted on this aspect specifically during the consultation exercise.

Finally, the extension suggested at the stakeholder meeting to include the Site of Importance for Nature Conservation to the road for the new pre-cast concrete facility is considered inappropriate due to the lack of archaeological interest and to the diluting affect it would have on the special architectural and historic character and appearance of the conservation area as proposed.

Therefore, the proposed extension to the Steetley Conservation Area is shown on the Features of Interest plan in the draft Appraisal and Management Plan and has been incorporated into the conservation area appraisal and management plan for consideration.

### Conservation Area Appraisal and Management Plan issues

The draft Steetley Conservation Area Appraisal and Management Plan seeks to define the special character and appearance of the Steetley Conservation Area by assessing the built form and historic and landscape value. It also provides guidance on the implementation of certain saved policies in the Bolsover District Local Plan and where appropriate proposes schemes for the preservation and enhancement of the conservation area.

In the preparation of the draft document, the issues raised at the stakeholder meeting have been considered and where appropriate incorporated in the draft document.

Based on this background, the proposed draft Steetley Conservation Area Appraisal and Management Plan identifies a number of preservation proposals, such as ensuring that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Steetley Conservation Area during the determination of any further development proposals in the vicinity, as well as undertaking further investigation into the 'Deserted / shrunken medieval village of Steetley' archaeological site.

Furthermore, the document identifies a number of enhancement schemes, including identifying a source of magnesian limestone roofing slates, given that a current source does not exist for this nationally important and extremely rare roofing material.

In considering when the proposed schemes for the preservation and enhancement of the conservation area should take place, regard has been paid to the Council's Historic Environment Scheme and its approved conservation work programme.

Based on this assessment, as the preservation proposals will be largely dealt with through the planning application process, it is considered at this stage

that they do not require prioritisation above existing work programme management plan actions.

The enhancement proposals are considered to be desirable both for this conservation area and for wider conservation interests. It is therefore proposed that work begins on these following the adoption of the Appraisal and Management Plan in 2009. However, should this be carried through into the adoption draft, this would necessitate some re-ordering of work priorities in the programme of management plan actions unless additional resources were identified.

A copy of the draft document is contained at Appendix 2.

### Next stage

Following consideration of these issues and preparation of a draft Steetley Conservation Area Appraisal and Management Plan, it is proposed to progress to Stage 3, with a four week public participation exercise commencing on 12<sup>th</sup> January 2009 until 6<sup>th</sup> February 2009. A public meeting will be held during this period.

During this exercise a separate consultation exercise will also take place regarding the proposed boundary change to the conservation area.

The outcome of both exercises, stating how the responses have been considered and where necessary incorporated into the document, together with the revised appraisal and management plan, will be reported to the Planning Committee at a future date.

### **IMPLICATIONS**

Financial – costs of the public participation exercise can be met by existing budgets. The draft Steetley Conservation Area Appraisal and Management Plan does not include proposals that require additional Council funds to deliver them on the timescales proposed.

Legal – the designation of a conservation area extension changes the planning legislation affecting the included area.

Human Resources – the Historic Environment Scheme Work Programme sets out the work of the Planning Conservation Team based on the current level of resources available.

### **RECOMMENDATION**

**That (1) the draft Steetley Conservation Area Appraisal and Management Plan be issued for a public participation exercise in accordance with Stage 3 of the process for the preparation of Conservation Area Appraisals and Management Plans;**



# Note of Meeting

## *Steetley Conservation Area – Conservation Area Appraisal and Management Plan*

### Local Experts Meeting

**Venue:** Church of All Saints, Steetley

**Time:** 6pm – 8pm

**Date:** 27<sup>th</sup> November 2008

### Present:

	<u>Name</u>	<u>Title</u>	<u>Organisation</u>
1	Sheila Lound		Church
2	Brian Stoor		Resident
3	Claire Eason		Resident
4	Mr & Mrs Clark		Residents
5	Mr & Mrs Buckley		Residents
6	Mr & Mrs Littlewood		Residents
7	Leo Godlewski		
8	George Webster	Councillor	Bolsover District Council and Elmton-with-Creswell Parish Council
9	Ken Stevenson	Councillor	Derbyshire County Council
10	Jonathan Moore	Assistant Conservation Officer	Bolsover District Council
11	Chris McKinney	Creswell Townscape Heritage Initiative Project Officer	Bolsover District Council

**Note Prepared by:** Jonathan Moore

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### ACTION

#### 1.0 Introduction

- 1.1 Chris McKinney opened the meeting and explained that the District Council had started an ambitious programme for preparing Conservation Area Appraisal and Management Plans for the 27 conservation areas in the district. He explained that the Steetley Conservation Area was the ninth conservation area in the current programme and that the purpose of the meeting was to meet with local stakeholders, such as local representatives and residents, at an early stage in the process.

- 1.2 Leo Godlewski enquired whether proposed changes to heritage legislation and guidance under the Heritage Protection Act would inform the work on conservation areas undertaken by the Council. Chris outlined that the changes would have implications for local planning authorities, however the legislation has yet to be enacted so it is still unclear exactly what implications there will be in terms of resources.
- 1.3 Jonathan Moore explained that the Steetley Conservation Area was designated in 1969 and that the District Council has a duty to review designated conservation areas from time to time. He also outlined why conservation areas are designated and their primary role in preserving and enhancing the historic and architectural interests of each area.
- 1.4 Jonathan also explained the conservation area appraisal and management plan process. He outlined that the purpose of the meeting was to gather information regarding the character and appearance of the conservation area and to identify any management issues. He also explained that it was important to identify any threats and opportunities to the conservation area and that local knowledge is important in this process.

## **2.0 Characteristics**

**JM**

- 2.1 Jonathan explained that the earliest known record of Steetley is in Charter Rolls dating to the mid 12<sup>th</sup> century – the name “*Stiveleya*” is used and is thought to mean “stump clearing”. Steetley is not mentioned in the Domesday Survey. He stated that Steetley may have been an ancient parish in its own right, although historical records are inconclusive.
- 2.2 Records also suggest that a sizeable medieval village of about 600 people existed but this settlement was deserted by the post-medieval period, possibly following an outbreak of plague in 1349. Jonathan also mentioned that there had been a manor house which was probably located on the site of Steetley Farm. Discussion then followed about the location and extent of this settlement and what limited archaeological evidence had been found. Reference was made to the County Sites and Monuments Record which indicates two areas of land of archaeological interest adjacent the conservation area. Residents stated that some nearby fields had never been surveyed and these should be considered for inclusion. It was suggested that part of the settlement might have lain east of Steetley Lane - any evidence would have been lost through historical quarrying of this area.
- 2.3 Jonathan then spoke about important buildings in the conservation area, including the Grade I listed Church of All Saints, known also as Steetley Chapel. He briefly explained the history of the church including restoration that was carried out in the 1880s. There are also

four Grade II listed buildings – Steetley Farmhouse, The Pigeon House (now named the Dove Cote), The Barn, and Cart Hovel (now Cherry Tree Cottage).

2.4 Sheila Lound mentioned that there used to be a 'ford' northwest of the settlement along Scratta Lane. Mr Clark stated that the water had actually been caused by a blockage in the nearby watercourse and that it had been cleared some years ago. Leo Godlewski also mentioned Steetley Spring located to the west of the church.

2.5 Clare Eason mentioned that there is an area of undisturbed land to the east of Steetley Lane along the edge of the former quarry. She questioned whether this land could be investigated for any archaeological evidence of the former village. She also referred to a former toll gate at Steetley Corner. Leo Godlewski referred to the 'Great Cold Well' which used to lie within Armstrong Quarry but no longer exists. He suggested that the well would have been important for the medieval settlement of Steetley.

2.6 There was some discussion about the history of Steetley Chapel and several people offered information: Mrs Buckley mentioned a partner church to Steetley Chapel in France, although she was unsure of the location. Leo Godlewski referred to historical sketches of the church from the 1770s by S H Grimm, a Swiss-born topographical artist. There was also mention of a siege during the English Civil War and evidence of damage to the church from musket balls. Mrs Buckley suggested that the chapel was used as a location in the historical novel *Ivanhoe*, and Sheila Lound also mentioned the wedding of Alan-a-Dale, a character from the novel, taking place at the chapel. It was agreed that these stories are open to speculation due to a lack of evidence.

### 3.0 Boundaries and potential extensions

JM

3.1 Jonathan referred to the existing conservation area being one of the first in the district when designated in 1969. It covers just 1.5ha and the boundary is quite tightly drawn around the church land and neighbouring properties (formerly Steetley Farm). He explained how the review process allows consideration of amendments to the conservation area boundary. Chris explained that any proposal to extend the conservation area would need to be fully assessed and would only be designated if it was considered worthy of conservation area status. He also explained that conservation areas should not be extended simply to act as a cordon against future development outside the conservation area or as a means of protecting large areas of landscape.

3.2 Clare Littlewood enquired what designation as a conservation area actually meant in reality and whether it offered proper protection against development proposals outside the boundary. Chris explained the principles of conservation area designation and the

considerations taken into account. He referred to the setting of conservation areas as being an important consideration and a discussion followed about what this meant and how it varied from area to area.

3.3 Leo Godlewski stated that the pond to the north of Steetley Farm was a landscaped feature of some antiquity. Jonathan suggested it may have been linked to the former manor house as documents refer to such a feature, although the actual location is unclear. Clare Littlewood mentioned that the remains of a small building are still evident at the eastern edge of the pond – Jonathan produced an Ordnance Survey extract from 1875 which shows a small building. The group suggested that this area should be considered for designation as an extension to the conservation area.

3.4 Leo Godlewski also suggested that the former Armstrong Quarry, from which magnesian limestone has been quarried and used to construct the listed buildings in the conservation area, is an important example of industrial archaeology that has now regenerated naturally. He added that it formed part of the setting of the Grade I listed church. It was suggested that the conservation area should be extended to include part of the western section of the former quarry to include the Great Cold Well site.

3.5 The group also suggested that the areas of archaeological interest (referred to as the Steetley shrunken/deserted medieval village on the County Sites and Monuments Record), which currently lie adjacent to but outside the conservation area, should be included. Clare Littlewood also stated that the fields to the northwest of Steetley Farm have never been archaeologically surveyed and she thought it likely that evidence of the former village may exist in this area. She therefore requested that consideration be given to including this area in the conservation area.

3.6 Chris explained that these areas would be assessed as part of the process and the Council would consider whether there is sufficient justification to extend the conservation area to incorporate these additional areas.

#### **4.0 Identification of possible threats to character and appearance**

**JM**

4.1 Leo Godlewski drew attention to the effects of de-watering of the Armstrong Quarry area on the surrounding land in terms of changes to water levels in local watercourses and ponds. He pointed out that this would in turn also cause changes to local ecology and wildlife and provide difficulties for agriculture as the aquifer level dropped. He added that it would also result in the pond and stream to the north of the conservation area disappearing and that this was a threat to the character of the area.

4.2 Mr and Mrs Buckley highlighted damage to their boundary wall which

lays adjacent Steetley Lane. The base of the wall has been eroded by the passage of traffic along the lane over time and it could eventually collapse. Heavy traffic associated with Steetley Works has declined due to closure of the works and an alternative access being created as part of the new development. However, a large number of people still use Steetley Lane as a cut-through between the A619 and Worksop.

- 4.3 Clare Littlewood raised the threat of the intensification of development in the area, effectively changing the area from an agricultural to an industrial environment. There are great concerns regarding the current and future developments on the Steetley Works site. Industrial-scale lighting and light pollution is already a significant issue and has changed the character of what was once a dark area at night. Intensification from further lighting would pose a significant threat.

## **5.0 Identification of possible opportunities to enhance character and appearance JM**

- 5.1 Residents of Steetley stated that they would welcome measures aimed at reducing traffic speeds along Steetley Lane to which the national speed limit currently applies. Jonathan considered that it was unlikely the highway authorities (Derbyshire and Nottinghamshire County Councils) would look in isolation at a small section of highway running through the conservation area and would need to assess the local road network in a more holistic manner. Councillor Ken Stevenson reported that highway authorities are now required to undertake a review of all highway speed limits in their respective areas and that this would be carried out across Derbyshire.

## **6.0 Next steps**

- 6.1 Jonathan thanked everyone for attending the meeting and advised that this information would now feed into the preparation of a draft appraisal and management plan.
- 6.2 Jonathan advised the group that the next stage was to report the draft document to Bolsover District Council's Planning Committee in January 2009 followed by a four week consultation period during late January and early February 2009. After this, it was intended that the outcome of the exercise and a revised document would be reported to Planning Committee in April with formal adoption by the Council in May 2009.

# STEETLEY CONSERVATION AREA



## Appraisal and Management Plan



Consultation Draft



GRAHAM CLARKE  
HEAD OF PLANNING

January 2009

This document addresses the following corporate aims:-



## **EQUALITIES STATEMENT**

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**Church of All Saints (Stetley Chapel)**

## **Introduction**

Conservation areas are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

The Steetley Conservation Area was designated in February 1969 on the basis of the special architectural and historic interest of the area consisting, at the time of designation of Steetley Farm, a large traditional early 19<sup>th</sup> century farmstead, and the adjoining 12<sup>th</sup> century Church of All Saints, also referred to herein as Steetley Chapel.

As a result of this designation the Council is required to publish proposals for the preservation and enhancement of the conservation area. This Conservation Area Appraisal and Management Plan has been prepared in accordance with this requirement.

## **The Role of Conservation Area Appraisals and Management Plans**

Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover Local Development Framework documents.

In addition to this, Bolsover District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a determination is to be made under the planning Acts.

## **Public Participation in the Preparation of the Conservation Area Appraisal and Management Plan**

The preparation of this document commenced in October 2008 and has been carried out under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the Council's Statement of Community Involvement.

An initial stakeholder meeting was held at the Church of All Saints, Steetley on 27<sup>th</sup> November 2008. Local councillors, residents and other stakeholders were invited to the meeting to consider the issues to be included in this draft document.

This draft document has been issued for public consultation and written responses are invited. All responses will be recorded and considered prior to preparation of the final document and adoption by the Council.

## **Content and Document Period**

The document is comprised from two separate but complementary parts:

### **Part 1) Conservation Area Appraisal**

This part defines the character and appearance of the conservation area and identifies those elements which make important contributions to the character and appearance. It also identifies threats that could be detrimental to, and opportunities to enhance, the character and appearance of the conservation area.

As part of the appraisal process listed buildings, unlisted buildings of merit and other features which contribute to the special architectural or historic interest of the area have been identified and are listed in the Features of Interest section - omission from this list does not imply that other features are not of significance.

### **Part 2) Management Plan**

This part includes policies and proposals derived from the contents of the Appraisal that seek to preserve and enhance the character and appearance of the conservation area.

To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date. Bolsover District Council intends to review these documents every five years. Therefore, the period of coverage is five years from publication, although the Appraisal and Management Plan will remain relevant beyond this period until reviewed.



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**Bolsover**  
District Council

**Steeley Conservation Area**

# **PART 1: CONSERVATION AREA APPRAISAL**

## **Introduction**

The hamlet of Steetley is situated in the north east of the district of Bolsover in Derbyshire close to the county border with Nottinghamshire. It lies in the parish of Whitwell approximately 2 kilometres to the north east of Whitwell.

The conservation area is located immediately adjacent Steetley Lane, an unclassified road, which runs between the A619 and Worksop, some 5 kilometres to the north east. Scratta Lane branches off Steetley Lane and passes through the conservation area towards Thorpe Common to the northwest; the lane also delineates part of the contiguous county and district boundaries between Derbyshire and Nottinghamshire and Bolsover and Bassetlaw districts respectively.

To the west of Steetley Lane the landscape is predominantly agricultural with a few scattered residential properties, farmsteads and agricultural buildings visible in the wider landscape. By contrast the land lying to the east of Steetley Lane has been heavily disfigured by a legacy of mining, quarrying, tipping and industrial activities. Some parts of this former industrial landscape have naturally regenerated and are now of recognised nature conservation interest. Other areas, particularly in Bassetlaw are currently undergoing redevelopment as part of a major regeneration scheme of the former Steetley Works site.

## **Summary of Character**

The Steetley Conservation Area is compact, covering just 1.5 hectares. The boundary encompasses the small cluster of buildings forming the hamlet of Steetley and extends to the south of Scratta Lane to include the 12<sup>th</sup> century Steetley Chapel (Church of All Saints) which is listed Grade I. The eastern boundary of the conservation area is delineated by Steetley Lane.

The other buildings in the conservation area are predominantly residential properties comprising 20<sup>th</sup> century conversions of early 19<sup>th</sup> century farm buildings. Four of the buildings have Grade II listed status – Steetley Farmhouse, The Dovecote (listed as The Pigeon House), Cherry Tree Cottage (listed as The Cart Hovel), and The Barn. In addition, there are several other buildings which, although not listed, complement the overall composition of the group and display features of local architectural and historic interest.

The buildings are surrounded by a combination of stone boundary walls, mature hedgerows and wooden fencing. The church is set within an attractive churchyard with mature boundary vegetation on the edge of open countryside. Some of the properties have enclosed private gardens of a more formal nature.

Notwithstanding the current residential nature of the settlement Steetley retains a strong rural character, set within the context of a wider agricultural landscape of rolling arable farmland on the magnesian limestone plateau. The traditional farmstead arrangement is still evident in the composition and character of the buildings.

Key characteristics of the Steetley Conservation Area are:

- Important listed buildings comprising a 12<sup>th</sup> century Norman chapel and farm buildings formerly associated with Steetley Farm
- Other buildings of local architectural and historic interest important for their group value
- The wider historical/archaeological interest and context of the settlement
- The rural setting, composition and layout of the conservation area
- The display of traditional building materials and vernacular architecture
- Stone boundary walls, mature hedgerows and trees.
- Important open spaces
- Views of and from the conservation area.

## ASSESSMENT OF SPECIAL CHARACTER

### Historical Development

Steeley appears to be first documented as *Stiveleya* in Chancery Rolls dating from 1154 - 1167.<sup>1</sup> The name is thought to derive from the Old English conjugation 'styfic' and 'lēah', meaning 'stump clearing' in a forest – the surrounding area was heavily wooded until at least the mid-12<sup>th</sup> century when various scattered rural settlements began to appear. Other later derivations of the name also appear: *Stivedea* in the 1166 Red Book of Exchequer and *Styveteley* in the 1323 Assize Rolls.<sup>2</sup>

Whilst there is evidence of a medieval settlement at Steeley with a sizeable community the Domesday Book (1086) does not record a distinct settlement. If a settlement did exist prior to the Norman era it would appear to have been subsumed within the manor of Whitwell (*Witeuuelle*) for the purposes of the Survey. Whitwell itself was first mentioned in the Anglo-Saxon Chronicle of 942AD as *Hwitewylle*.

The manor of Steeley is known to have been held shortly after the Domesday Survey by Gley de Breton who had four sons one of whom was a witness to the foundation charter of Welbeck in 1154. None of the sons left an heir and so their sister Matilda inherited the property which then passed to the Vavasour family via marriage to Robert le Vavasour. The Vavasours, who are thought to have been under-tenants of the Frecheville family, held the lands until about the 1360s when they passed to the Frechevilles. The Frechevilles subsequently sold the manor to the Wentworth family in 1571. By the 18<sup>th</sup> century the land had become part of the Worksop estates of the Duke of Norfolk.

Steeley Farm dates from the early 19<sup>th</sup> century and displays a typical arrangement of farmhouse and farm buildings around a farmyard – an arrangement typical of other farmsteads in the district. The layout enabled a range of functions to be undertaken within a relatively compact area thereby minimising labour and the movement of materials around the farm. The 1875 Edition Ordnance Survey map of the farm also shows a large orchard and substantial pond feature to the north west of the farmhouse. The orchard has disappeared, although the pond remains and is possibly linked to a much earlier manor house that is believed to have once stood in the vicinity of the farm site.

While the area remained predominantly rural in nature the development of quarrying from the medieval period onwards had a lasting impact on the economy and environment of the area. The stone was used for many of the important houses of Derbyshire, Nottinghamshire and Yorkshire, as well as

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<sup>1</sup> Chancery Rolls were the administrative records, of varying types, created by the medieval office of the Chancery which originally operated as the royal secretariat.

<sup>2</sup> Source: Derbyshire County Council (1969) *Archivist Notes: Steeley*

the Parliament buildings at Westminster. The Industrial Revolution enabled the quarry to continue to prosper during the 18<sup>th</sup> and 19<sup>th</sup> centuries providing dolomite, another term for magnesian limestone, for the steel furnaces of Sheffield.

By the late 1800s coal mining had also developed - the Shireoaks Colliery Company purchased land from the Duke of Newcastle and sank the first deep shaft of Steetley Colliery in 1875-76. By 1950 Steetley Colliery had one of the most productive coalfaces in the area and provided employment for over 500 people. The colliery eventually closed in 1983.

The parish of Whitwell is also located along the ancient packhorse routes whereby salt was brought from Cheshire to the Trent and lead from Derbyshire to Worksop where it was unloaded at Lead Hill, Worksop. With the increase in industrial activity there was a consequent burden on the local 'road' network, so in the 18<sup>th</sup> century several toll gates were erected throughout the parish, including one at Steetley Corner. The 1875 Edition Ordnance Survey map shows a small building on the corner of Steetley Lane and the main Worksop Road (now the A619) – this building is not shown on the 1920 Edition Ordnance Survey map and there is now no sign of this building.

### **Steetley deserted medieval village**

It is known that a village existed at Steetley by the mid-12<sup>th</sup> century, although this became deserted in the later medieval period and very few traces have survived to the modern era.<sup>3</sup> It is thought that a manor house also existed, probably on or close to the site of Steetley Farm, but similarly no remains survive.

Hart reports that the deserted villages recognised on the magnesian limestone plateau of north Derbyshire, namely Blingsby, Elmton, Steetley, Palterton, and Tunstall tend to be small. However, prior to an outbreak of plague in 1349 there was a sizeable population living in Steetley (possibly up to 600 people), which at the time was almost as large as nearby Whitwell. After the plague abated the population was severely depleted.<sup>4</sup> This singular event may well account for the subsequent abandonment and eventual loss of Steetley village.

The location of the village is open to some degree of speculation due to the absence of definitive historical or archaeological evidence. However, the village is recorded by the Derbyshire Sites and Monuments Record (SMR) as lying both northeast and southwest of the current settlement. The discovery of medieval pottery in the early-1960s on the field to the south of Steetley Chapel is thought to give some indication as to the location of some of the plots.

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<sup>3</sup> Source: Hart (1981) *The North Derbyshire Archaeological Survey to AD 1500*

<sup>4</sup> Source: Whitwell Local History Group (1989) *Whitwell: A Parish History*

Similarly, there is no evidence to confirm whether the settlement extended to the east of Steetley Lane, although being a settlement of some size there is every possibility that it did. The former Great Cold Well located some distance to the east of Armstrong Quarry may have provided an important source of water for this settlement.

During the 19<sup>th</sup> and 20<sup>th</sup> centuries virtually the whole of the adjoining Armstrong Quarry was affected by quarrying which has effectively removed any archaeology in this area. The only area of what is thought to be undisturbed ground lies immediately to the east of Steetley Lane, outside the conservation area.

### **Steetley Chapel (Church of All Saints)**

The chapel was built by either Gley de Breton or one of his sons in the early 12<sup>th</sup> century. Historical records are inconclusive on the exact status and role played by Steetley Chapel over the many centuries since its initial construction. Writing in the late 1800s Cox commented that Steetley Chapel had for some time been considered as a chapel of Whitwell parish and had also been viewed thus after its first foundation. The Taxation Roll of 1291 does not mention Steetley separately, when it valued Whitwell with its chapel, "*Whitwell cum capella*", at £20 per annum.<sup>5</sup> Similarly, neither the *Valor Ecclesiasticus*, (church valuation) of 1535, carried out for Henry VIII, or the Parliamentary Survey of 1650 mentions Steetley as a separate entity.

However, in the 14<sup>th</sup> and 15<sup>th</sup> centuries it appears that Steetley was regarded as a parish and rectory in its own right. The Vavasours and Frechevilles who held the manor through the period made presentations to the rectory in 1348, 1355, and 1370. Cox also refers to a deed dating from the latter part of the reign of Edward III, probably the 1370s, which refers to a 'Robert de Smeton, rector of Steeteley.' Records also mention Lawrence le Leche who was associated as rector with Steetley Chapel during the period of the plague outbreak and is thought to have been buried close to the church.

The chapel is only 16 metres (52 feet) long and 4½ metres (15 feet) wide and consists of a nave, a slightly narrower and lower chancel, and a still lower and narrower apse. There are elaborately ornamented arches between nave and chancel and chancel and apse, and the apse is in addition vaulted. The apse receives light through three slender windows.<sup>6</sup>

Cox noted that the chapel is one of the most complete and beautiful examples of Norman work on a small scale to be seen in the country and draws attention to the similarities in style to the 12<sup>th</sup> century chapel of St. Julien at Petit Quevilly, near Rouen. More recently, Pevsner expressed the view that Steetley Chapel is the richest example of Norman architecture in Derbyshire and opined that the lavish display of mid-12<sup>th</sup> century decoration must have been connected with some special purpose, although so far manorial history

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<sup>5</sup> Source: Cox (1875) *Notes on the Churches of Derbyshire*

<sup>6</sup> Source: Pevsner, N (1986) *The Buildings of England: Derbyshire*, pp.328-329

has not confirmed this. This alludes to the idea that the chapel may have been built as a private chapel for the lord of the manor rather than a parish chapel.

The post-medieval period saw the chapel fall out of use and by the late-18<sup>th</sup> century and 19<sup>th</sup> century the nave and chancel were roofless with the structure being used as a shelter for cattle. Cox records that the apse had been carefully rebuilt, perhaps in about the 1830s, by the Earl of Surrey (later to become the Duke of Norfolk). Restoration works subsequently took place in 1880 to designs prepared by the architect J L Pearson – although the restoration was carefully undertaken a proportion of the work on view today is of Victorian rather than Norman heritage. In particular, a lot of work was undertaken on the south portal where the colonnettes surrounding the doorway had sustained much damage and the gable over the doorway dates from this period.

## **Archaeology**

No Scheduled Ancient Monuments (SAMs) are recorded within or close to the conservation area.

Two sites are listed on the Sites and Monuments Record, the principal source of information about unscheduled archaeological sites in Derbyshire and these are indicated on the Features of Interest map.

- Church of All Saints (formerly Steetley Chapel) (SMR No. 15154)
- Deserted/shrunken medieval village, Steetley (SMR No. 15155)\*

\*This feature lies almost completely outside but immediately adjacent to the Steetley Conservation Area.

**Reference:** Derbyshire Sites and Monuments Record

## **KEY ELEMENTS OF THE CONSERVATION AREA**

The Appraisal analyses the special character of the conservation area as a whole. However, it is possible to define key elements which contribute to the overall character of the conservation area thereby allowing a more detailed analysis of the specific threats and opportunities faced by each element and to assess how this might impact on the conservation area.

### **Key Element - Traditional Building Materials and Details**

The contribution that the buildings and other structures make to the character of the conservation area in large part relates to the consistency of the building materials and details, and their scale which reflect the local vernacular style of building.

It is very easy however to undertake inappropriate alterations and/or use materials that are not sympathetic to the existing building when carrying out repairs or alterations. This can detract from the character and appearance of the conservation area and can remove the historical narrative on display.

The addition of modern fittings, satellite dishes and aerials, CCTV camera systems, alarm boxes, external lighting and renewable energy devices can also detract from the intrinsic quality and value of historic buildings. In most cases these fixtures can be located in less conspicuous locations on the building.

Any repairs or alterations to historic buildings should generally be carried out using materials selected to match the original materials as closely as possible. Before undertaking repairs or alterations to existing buildings in the conservation area the following should be considered.

#### Building materials

The hamlet of Steetley lies on the band of magnesian limestone which runs along the Derbyshire and Nottinghamshire border and northwards through Yorkshire. The majority of the buildings in the conservation area are constructed of this stone, reflecting the influence that local geology has had on local architecture.

Magnesian limestone can vary in colour from pink to a creamy, buff colour, although the stone tends to weather to a pale grey colour. In most instances the buildings are constructed from coursed squared stone of varying sizes. As a general guide buildings constructed of narrow courses of magnesian limestone pre-date those where larger, more regular sized blocks are used. Due to the quality of the stone it was often used as a dressing material for architectural and sculptural detailing, such as lintels and quoins. Reflecting its status Steetley Chapel is constructed from squared, evenly laid ashlar blocks of magnesian limestone.



*Variation in colour of magnesian limestone wall*

The distinctive texture and colour of the magnesian limestone should be carefully considered when planning repairs or alterations to existing stone buildings and materials should be selected to match the originals as closely as possible.

From the 19<sup>th</sup> century onwards alternative materials such as red brick were more readily available from further afield, although there is very little evidence of its use at Steetley. The exception is a small, single-storey out-building to the rear of Steetley Farmhouse.

The boundary walls are of magnesian limestone construction. Stone boundary treatment helps to provide continuity in the streetscape and is a key characteristic of the area. However, some sections of wall along Steetley Lane are showing signs of damage and particularly erosion of the mortar joints, caused mainly by passing traffic washing water and salts against the structures.

**Threat**

If sections of the stone boundary walls were removed or replaced with non-traditional boundary treatment which was not in keeping with the character of the area this would detract from the overall value of the conservation area.

**Threat**

Loss of mortar in the boundary wall of Cherry Tree Cottage adjacent Steetley Lane could lead to its eventual collapse.

Traditional buildings and stone boundary walls will require re-pointing at some time. It is important to match the original mortar if at all possible. A lime-based mortar mix enables the wall to breathe and lengthens the life of the stone or brick. If no lime is used in the pointing mix, if excessive mortar is smeared over the surface of the stone, or strap pointing occurs, this can be detrimental to the structural integrity and appearance of the stone or brickwork and detracts from the character and appearance of the conservation area.



*Example of inappropriate pointing using cement-based mortar*

### Roofing and chimneys

The buildings in the conservation area are generally single or two-storey structures with simple pitched roofs. There is a mixture of both stone and brick-built chimneys on display with a variety of chimney pot designs. Some of the converted farm buildings have modern metal flues. Inevitably, some modern fittings, particularly television aerials, are on display although they do not detract significantly from the overall character of the area.

The predominant roofing material is red clay pantiles, although Steetley Farmhouse is roofed in traditional magnesian limestone slates and Steetley Chapel in plain red clay tiles. The colour of the roofing materials contrasts well with the magnesian limestone buildings and is a traditional feature in this part of the district. The roofs are considered to be an important feature of architectural and historic interest reflecting the building traditions of Derbyshire.

Generally the replacement of traditional roof coverings (slate or clay pantiles) with concrete tiles or other modern alternatives has an adverse effect on the character of the conservation area. Flattening roof slopes and adding incongruous features can also detract from the character and appearance of the conservation area.



*Contrast in roofing materials between Steetley Farmhouse and other buildings*

It is important to note however that magnesian limestone slates are no longer produced commercially within Derbyshire or indeed the wider magnesian limestone upland. Magnesian limestone slates are therefore extremely rare which has inevitably led in some instances to the replacement of magnesian limestone roofs with alternatives, some of which are more acceptable than others.

Sources of traditional stone slates which are likely to be an acceptable alternative are similarly of restricted supply. This will present a particular problem in the event that the roof of the Grade II listed Steetley Farmhouse requires replacement or significant repair work.

**Threat**

The loss of magnesian limestone roofing slate at Steetley Farmhouse would significantly affect the character and appearance of the building and the wider conservation area.

**Opportunity**

Identify possible sources of magnesian limestone roofing slates.

Rainwater goods

The efficient disposal of water is essential to the well-being of all buildings. Cast iron has traditionally been one of the most popular materials for the manufacture of rainwater goods (hoppers, gutters, downpipes etc). If they work correctly water should be prevented from penetrating the built fabric.

Rainwater goods on the buildings in the conservation area are generally fixed directly to the masonry on rise and fall brackets with no fascias or barge boards. Traditional cast iron rainwater goods remain in place at Steetley Chapel and Steetley Farmhouse but have generally been replaced elsewhere with modern alternatives.

Faulty rainwater goods should be repaired if possible to prevent problems escalating. If the original rainwater goods need to be replaced then this should be carried out on a like for like basis. Plastic rainwater goods should not be used to replace cast iron.

### Windows and doors

Windows and doors are key features which influence the overall appearance of a building. Where original windows and doors remain, or replacements are traditional in design and constructed of timber, they make a significant contribution to the character and appearance of the area. However, these are few in number and today there are a variety of window and door designs on display in the conservation area.

The converted farm buildings have a selection of modern wooden replacement windows and in some instances new window openings have been inserted. Several rooflights are evident at Cherry Tree Cottage, although they are situated quite low on the roof slope, and on the rear roof elevation of The Barn.

The introduction of different window designs, staining colour and glazing patterns affect the appearance of the building and of the area as a whole. Generally, modern windows do not replicate the thickness and moulding of traditional glazing bars, the size and arrangement of panes and the size of window frames. Therefore, decisions about window type and glazing need to be carefully considered.

The introduction of uPVC frames should be avoided in the conservation area as they are rarely effective in replicating that of the original style.

Where original doors and door furniture remain they should be retained and repaired if possible. Replacement doors should replicate the original in terms of materials, detailed design and paint finish. The introduction of uPVC doors should be avoided in the conservation area.

### **Threat**

The loss of traditional features through the replacement of roof coverings, rainwater goods, windows and doors with non-traditional materials and styles would be detrimental to the character and appearance of the conservation area.

### **Opportunity**

The re-instatement of traditional designs and materials for features such as windows, doors and roof coverings would enhance the character of the buildings and the conservation area as a whole.

## **Key Element – Contribution of the Buildings**

There are several buildings situated in the conservation area that have been listed – as such, they are recognised as buildings of historic or architectural interest.

There are also a number of other buildings that, whilst not listed, are of local historic and/or architectural interest and are classified as Unlisted Buildings of Merit.

### **Listed Buildings**

#### **Church of All Saints (Steeley Chapel):**

This building was listed Grade I in 1965.



*Steeley Chapel viewed from the churchyard*

It was initially constructed in the 12<sup>th</sup> century with restoration works undertaken, principally in 1880 under the guidance of architect J L Pearson. The building is constructed of coursed, squared magnesian limestone with ashlar dressings. The roofs are covered with plain clay tiles.

The chapel is relatively small measuring just 16 metres (52 feet) long and 4½ metres (15 feet) wide. The main architectural elements consist of the nave with south porch, chancel and semi-circular apse. Also evident is a gabled bellcote at the east end of the nave, with a single round arch.

At ground level there is a moulded plinth and a corbel table with carved figures at the eaves. The apse displays a band of scrolly ornament linking the sills. There is a shallow south porch, the gable breaking above the eaves line. The porch was heavily restored by Pearson in 1880, following a period when the building was roofless and overgrown.

The portal has four orders of colonettes with carved medallions and foliage scrolls, although these are significantly weathered. The arches are decorated with zigzag and simplified beakhead decoration. The latticework gable above dates from 1880.



*Detail of south porch*

The south side of the nave has one tiny round-arched window. The south-side of the chancel has a three-light window with geometrical tracery. The apse has three round-arched windows with nook shafts, cushion capitals and roll-moulded arches. The north side of the chancel is blind and the north side of the nave has a blocked round-arched doorway and a broad round-arched

window set high up. At the west end of the nave are two narrow round-arched windows set one above the other.

The interior of the chapel displays elaborately ornamented arches between nave and chancel and chancel and apse. The apse vault is supported on half-columns with carved capitals. The font has a tapering square bowl on a square base with colonettes. Two scratch dials have been found within the chapel, one at the south east corner of the choir, the other on the south east corner of the nave. There is also an Anglo-Norman grave slab decorated with a chalice and paten resting on an altar and a blessing hand.

### **Steetley Farmhouse:**

This building was listed Grade II in 1982.

It comprises a two-storey farmhouse and attached outbuilding dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries. The buildings are constructed from coursed squared magnesian limestone with dressings under magnesian limestone slate and pantile roofs. There are stone coped gables displaying plain kneelers and two brick ridge chimney stacks.



*Steetley Farmhouse (photograph courtesy of Claire Littlewood)*

The east elevation of the house has four bays. There is a doorway with plain stone surround and plank door on the left and a two-light casement window to the right under flat arch. To the right again there is a doorway with a pair of 20<sup>th</sup> century glazed doors, and two further two-light casement windows. There

are four similar windows at first floor level positioned directly below the roof line.

There is a range of outbuildings attached to the left of the farmhouse. The lower range has a doorway with plank door and two two-light casements above. To the left is an external flight of stone steps up to a doorway into the adjoining building which is now a residential property converted in the 1980s.

### **The Barn at Steetley Farm:**

This building was listed Grade II in 1982.



*The Barn at Steetley (photograph courtesy of English Heritage)*

This building comprises an early 19<sup>th</sup> century barn constructed from coursed squared magnesian limestone with a pantile roof. The east elevation displays a central former cart entrance under a timber lintel. There are doorways to both the right and left with two window openings at first floor level. There are additional window and door openings at each gable-end. There are two tiers of slit breathers.

The building is now occupied as a residential property having undergone conversion in the late 1980s.

### **The Dovecote (formerly Pigeon House at Steetley Farm):**

This building was listed Grade II in 1982.

It comprises a former pigeon house and adjoining outbuilding dating from the early 19<sup>th</sup> Century. The building is constructed from coursed squared magnesian limestone under a pantile roof.

The elevation to the farmyard has a gabled pigeon house on left. There is a doorway under a flat arch and a flight of stone steps leading up to another similar doorway. Above again there is a similar but smaller doorway. There is a rectangular louvred opening in the gable and similar on the east elevation. These openings are surrounded by protruding metal spikes.



*The Dovecote above and detail of louvred opening with metal spikes below*



This building is now occupied as a residential property having undergone conversion in the late 1980s.

### **Cherry Tree Cottage (formerly the Cart Hovel at Steetley Farm):**

This building is listed Grade II. It is listed as a cart hovel dating from the early 19<sup>th</sup> century and is constructed from coursed squared magnesian limestone with a pantile roof. This building is now occupied as a residential property having undergone conversion in the late 1980s.

The building was included in the listing for group value only.



*Cherry Tree Cottage (photograph courtesy of Claire Littlewood)*

### **Unlisted Buildings of Merit & other Structures of Interest**

There are several other buildings within the conservation area that, whilst not of listable quality in terms of their architectural or historic interest, are considered to be important locally as Unlisted Buildings of Merit.

The buildings now comprise residential properties that have undergone conversion so incorporate a variety of modern fixtures and fittings. Notwithstanding this they form part of the overall ensemble and add to the appearance and character of the conservation area due to their group value and historical connection to Steetley Farm.

The identified buildings are:

- Steetley Farm Cottage
- Farm View
- 2 Steetley Barns

The value of the stone boundary walls has been mentioned in the previous section. These add considerably to the character and appearance of the conservation area and demarcate areas of the original footprint of Steetley Farm.

## **Key Element – Landscape Setting and Views**

Steetley has an intrinsic historical association with the agricultural landscape within which it sits and retains a strong rural character. The significance of the landscape component means it has a crucial role in setting the overall context for the buildings.



*View north from Steetley Lane towards Steetley*

The setting of the conservation area is framed by the wider magnesian limestone plateau which is sandwiched between the lower-lying Derbyshire coalfields to the west and the Nottinghamshire farmlands to the east. The Derbyshire Landscape Character Assessment defines the area as being strongly influenced by its underlying geology, forming a pleasant open, gently

undulating landscape often with distant and wide views. Occasional estate woodlands and small limestone villages are also characteristic features.<sup>7</sup>

The limestone plateau was once extensively covered by dense woodland, which was progressively cleared for farming from Neolithic times. Arable farming is now the dominant land use due to the fertile, free draining qualities of the limestone soil allied with the gentle topography. Where pockets of woodland remain they often form important remnant habitats or corridors for nature conservation.

The approach to Steetley and the views afforded across the open fields from local footpaths, lanes and roads to Steetley Chapel and the distinctive group of limestone buildings makes an important contribution to the character and appearance of the area. These frame the conservation area in the context of the wider surrounding landscape.

To the west and north of the conservation area there are open fields delineated by trees and hedgerows. There are also distant views of woodland on the horizon near Thorpe Common. There are few signs of development apart from intermittent residential development and agricultural buildings – the large-scale agricultural buildings associated with Dumb Hall Farm, which is situated about 400 metres north west of the conservation area, are particularly prominent in the landscape.



*Surrounding agricultural landscape looking towards Dumb Hall Farm*

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<sup>7</sup> Derbyshire County Council (2007) *The Landscape Character of Derbyshire*, pp.119-126

Also particularly visible, cutting across the landscape in several directions, are several lines of telephone posts and low-voltage pylons. These detract from the character and appearance of the conservation area due to their prominence and prevalence.



*Telephone and electricity cables crossing the landscape*

Steeley House, a large detached villa with adjacent outbuildings, which stands to the south of the conservation area, stands in marked contrast to the surrounding open fields and compact nature of the nearby conservation area.



*Steeley House and adjacent outbuildings*

Views within the conservation area are quite limited due to its relatively small size, layout, and the public realm being restricted to the churchyard, Steeley Lane and Scratta Lane which are both narrow and without pavements.

However, internal views of the street scene along Steetley Lane, bordered by mature trees, hedgerows and stone boundary walls makes an important contribution to the appearance and setting of the conservation area. Scratta Lane is enclosed by hedgerows as it passes the churchyard and leaves the conservation area before travelling up a slight rise towards Dumb Hall Lane.



*Scratta Lane looking north west*

By almost complete contrast the landscape to the east of Steetley has been significantly altered by historical mining, quarrying and industrial development and is once again being altered by contemporary redevelopment of parts of the former Steetley Works and Steetley Colliery sites.

Views into this area from the conservation area can only be intermittently obtained due to a band of existing mature trees and shrubs along the eastern side of Steetley Lane. However, the trees are mostly deciduous and therefore the visual impact will vary throughout the year.

It is recognised that large-scale development in close proximity to the conservation area has the potential to detract from the rural character and setting of the conservation area and will need to be carefully and sympathetically designed and located in order not to detract from the qualities for which the area is recognised.

Lighting and noise associated with such development can also detract from the rural nature of the local area and should similarly be sensitively designed in order to minimise any adverse effects of the development.

#### **Threat**

Development within the vicinity of the conservation area could have an impact on the character, appearance and wider setting and environment of the conservation area.

## Key Element - Important Open Spaces

Open spaces within or sometimes immediately beyond the conservation area, the way they are enclosed, and the visual contribution they make to the character of the place can be important elements.

The green open spaces between the buildings and the formal gardens and areas of undeveloped private land are an important feature of the conservation area. These spaces often have an attractive appearance created by trees and other vegetation which also often serves as natural boundary treatment, screening properties and enhancing the street scene.

Because the Steetley Conservation Area is compact, covering just 1.5 hectares, open spaces are limited and principally comprise:

- Steetley Chapel churchyard and adjacent church field
- private courtyard of Steetley Farmhouse and other adjacent properties
- the gardens and undeveloped private land of local residents

In addition, there are several areas adjacent the conservation area that are also considered to be important open spaces:

- the field between Steetley Chapel and Steetley House
- the field to the north east of the conservation area
- fields lying north west of the conservation area currently used for grazing up to and including the old pond

These areas are identified on the Features of Interest map.



*Field between Steetley Chapel and Steetley House*



*Fields lying north west of the conservation area looking towards the old pond*



*View from Steetley Lane across open field towards conservation area*

## Proposed Boundary Change to the Conservation Area

The existing conservation area was designated in 1969 and the boundary has remained unchanged since. The boundary was established to recognise the special historic and architectural interest of the area including the 12<sup>th</sup> century Norman church and adjacent buildings once associated with Steetley Farm, but now consisting primarily of residential properties.

It has been highlighted in preceding sections of this Appraisal however that the rural and undeveloped setting of the Steetley Conservation Area is also a significant feature adding considerable value to its overall character and appearance.

i) The area of land to the south of the existing conservation area was previously considered as a possible extension to the conservation area at the draft consultation stage of the Bolsover District Council Local Plan in 1997. It was concluded at that time that the area was worthy of further investigation as a possible extension to the conservation area.

Accordingly, it is now proposed that the Steetley Conservation Area is extended to include Steetley House, a large detached villa together with adjacent outbuildings lying to the south of Steetley, and the open field between this property and the boundary of the church. This would afford the setting of Steetley some degree of protection and includes natural landscape features with potential for archaeological remains associated with the deserted medieval village as recorded on the Derbyshire Sites and Monuments Record (SMR No. 15155). In addition, the SMR identifies that the large field to the north east of the conservation area is also a potential archaeological site associated with the medieval village. It is therefore considered consistent to include this area within the proposed extension.

It would also be consistent to include the area of land immediately north west of Steetley Farmhouse comprising an area of undeveloped fields, currently used as a paddock for horses. This area extends down a shallow slope to the pond feature that lies adjacent the administrative boundary. Although these fields are not recorded on the SMR it is possible that archaeology associated with the medieval village exists; according to local residents at the stakeholders' meeting, this area has never been subject to an archaeological investigation.

The areas of land being proposed for designation as a conservation area as an extension to the existing Steetley Conservation Area are shown on pages 29 and 30 and identified on the Features of Interest plan.

ii) At the stakeholders' meeting it was also suggested that the conservation area should be extended to the south east of Steetley Lane to include land within the former Armstrong Quarry. Whilst it is recognised that the quarrying works will have destroyed any evidence of the Steetley medieval village if it existed in this area, there is a narrow strip of partially wooded land adjacent the highway which has apparently remained undisturbed and could

be of archaeological interest. At this stage it is considered that insufficient evidence exists for the inclusion of this land within the conservation area but it is proposed that the County Council Archaeologist be specifically consulted on this aspect during the consultation exercise in order to inform further consideration of this matter.

iii) Finally, the extension suggested at the stakeholder meeting to include a wide area of land within the former quarry, to include much of the Site of Importance for Nature Conservation, and up to the line of the new access road, is considered inappropriate due to the lack of archaeological interest and the diluting effect it would have on the special architectural and historic character and appearance of the conservation area.

The proposed boundary change will be considered as part of the public consultation process and the views of the public and other stakeholders taken into account.

## **FEATURES OF INTEREST**

### **Defined Elsewhere**

#### Listed Buildings

- Grade I: Church of All Saints (Steetley Chapel)  
Date listed: 26/08/1965
- Grade II: Steetley Farmhouse  
Date listed: 30/03/1982
- Grade II: Pigeon House (now The Dovecote), Steetley Farm  
Date listed: 30/03/1982
- Grade II: Barn at Steetley Farm  
Date listed: 30/03/1982
- Grade II: Cart Hovel (now Cherry Tree Cottage) at Steetley Farm

#### Entries on the Derbyshire Sites and Monuments Record

- Church of All Saints or Steetley Chapel (SMR No. 15154)
- Steetley deserted/shrunken medieval village (SMR No. 15155)

### **Defined in the Appraisal**

#### Unlisted Buildings of Merit

The following buildings have been identified as buildings of special local interest:

- Steetley Farm Cottage
- Farm View
- 2 Steetley Barns

#### Important Open Spaces

The following areas of land have been identified as important open spaces:

- Steetley Chapel churchyard and adjacent church field
- private courtyard of Steetley Farmhouse and other adjacent properties
- the gardens and undeveloped private land of local residents

In addition, there are several areas adjacent the conservation area considered to also be important open spaces:

- the field between Steetley Chapel and Steetley House
- the field to the north east of the conservation area
- fields lying north west of the conservation area currently used for grazing up to and including the old pond

### Important Views

The following views have been identified as important to the character and appearance of the conservation area:

- Views across open landscape from local footpaths and lanes towards the conservation area
- Views within the conservation area, principally of Steetley Chapel and neighbouring buildings
- Views from the conservation area, principally to the west and north west of the surrounding rural landscape

### Important Natural Features

The following are considered to be important natural features in the conservation area:

- Mature trees and hedgerows, particularly in association with the setting of Steetley Chapel

## **Note on features identified in the Appraisal**

The Unlisted Buildings of Merit and Important Open Spaces will be added to the Local List part of the Historic Environment Record when this measure is introduced through the enactment of the draft Heritage Protection Bill.

## **FEATURES OF INTEREST PLAN**

(to be inserted)

## **PART 2: CONSERVATION AREA MANAGEMENT PLAN**

### **Introduction**

This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Steetley Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Management Plan is based on the contents of the Conservation Area Appraisal and sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.

The Management Plan aims to ensure that:

- appropriate policy guidance exists to inform the assessment process during the determination of development proposals;
- all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
- the planning legislation is effectively enforced and that change is monitored;
- buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
- enhancement schemes are prepared for buildings, sites or areas of land as required

The proposals and the key dates identified in the Management Plan will be added to the management plan programme in the Historic Environment Scheme. However, as further Management Plans for other conservation areas are prepared and completed the key dates for the proposals identified in this Management Plan may be varied if other proposals are given greater priority.

The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

# Protecting the Existing Historic Fabric

## Introduction

The special interest of a conservation area can be eroded through the loss of key features that make up its character and appearance. Given the architectural and historic interest of the Steetley Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing historic fabric. Therefore, this section sets out the tools that Bolsover District Council has at its disposal that it will use to achieve this.

## Legislation and Policy

Development is controlled by the Town and Country Planning Acts and when a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.

Where a decision (such as whether planning permission should be granted) relates to a site or building in the Steetley Conservation Area, before reaching a decision special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Equally, development which is proposed outside the conservation area but that would be likely to have a detrimental effect on the setting and/or the character and appearance of the conservation area will be assessed in accordance with the requirements of the development plan unless material considerations indicate otherwise.

Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

### The Development Plan

The Development Plan comprises –

- (a) the East Midlands Regional Spatial Strategy, and
- (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
  - the saved Derby and Derbyshire Joint Structure Plan Policies
  - the saved Bolsover District Local Plan Policies
  - the emerging Bolsover Local Development Framework documents

Until the Bolsover Local Development Framework has fully replaced the Bolsover District Local Plan, the saved policies contained in Chapter 8 - Conservation of the Historic and Built Environment relating to conservation

areas and listed buildings provide the most relevant policy framework for development within the Steetley Conservation Area.

#### The Need for Planning Permission

The legislation requires that in considering proposals for new development within conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of those areas.

Planning Policy Guidance Note 15 (Planning and the Historic Environment) emphasises that local planning authorities will often need to ask for detailed plans and drawings of new development before considering a planning application. This is so that proposals can be assessed adequately for the layout (to identify whether they preserve the historic settlement pattern, trees, important open spaces and views) and appropriate design (i.e. to identify whether they preserve or enhance the traditional building language, scale and materials).

#### Development Affecting Archaeology

The Appraisal identifies that there are significant areas of land lying adjacent the conservation area that have an important archaeological context. These areas are recorded on the Derbyshire Sites and Monuments Record (SMR No. 15155).

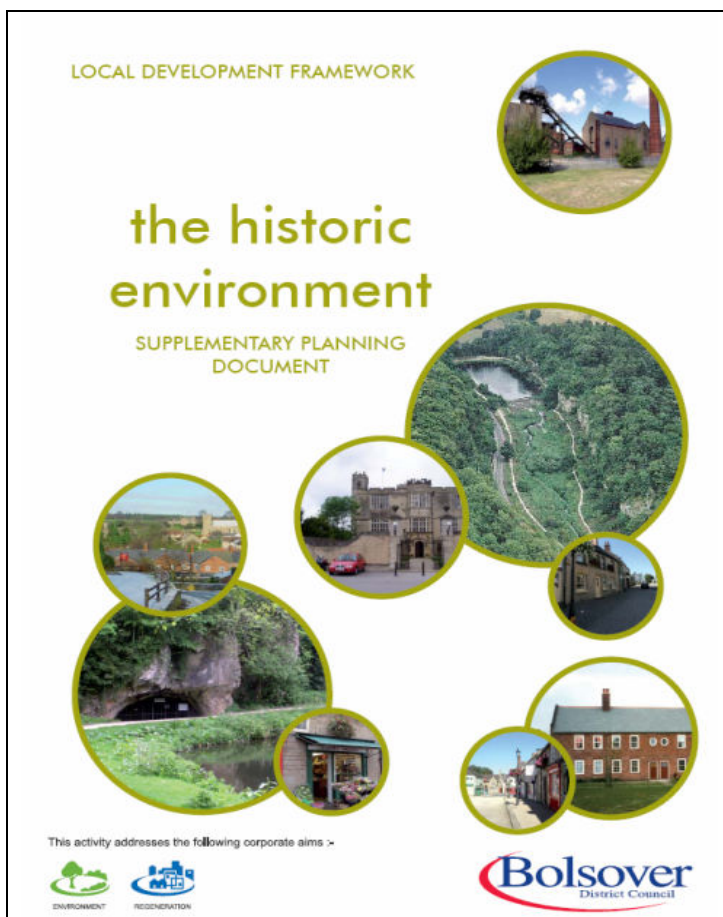
New development within the vicinity of the conservation area is therefore a potential threat to the archaeological interest of the area and will be required to be preceded by a scheme of archaeological investigation and recording prior to the start of development. The scheme of investigation and recording shall be carried out in consultation with and under the supervision of the County Council's Development Control Archaeologist and in accordance with the guidance given in Planning Policy Guidance Note 16 (Archaeology and Planning).

## Further Guidance on Development in Conservation Areas

The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document, published by the Council, which provides general guidance on development within conservation areas, work to historic agricultural buildings, listed buildings and archaeology.

As the whole of the Steetley Conservation Area is within the Open Countryside as defined by the Bolsover District Local Plan, the threat to the rural character of the area from normal urban development is considered to be low and limited to developments essential to the countryside.

In these exceptional cases, it is considered that sufficient general guidance on development in conservation areas and on development affecting listed buildings, historic agricultural buildings and archaeology is provided by the Historic Environment Supplementary Planning Guidance when taken together with the contents of the Appraisal.



## **Enforcement and Monitoring**

Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.

The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working. To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record. This will be undertaken on a three-yearly basis in order to identify any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.

If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

### **ACTION**

Carry out detailed survey, including a dated photographic record, of the physical environment within (and adjacent to in particular locations) the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

### **KEY DATES**

June 2009: Baseline survey

June 2012: Follow-up survey

## **Buildings and Structures Needing Urgent and Non-Urgent Repairs**

No buildings have been identified in the Appraisal as needing urgent or non-urgent repairs. All buildings appear to be in use and are generally well-maintained.

### **Proposal – Repair of stone boundary walls**

Some stretches of stone boundary wall have been identified as at risk of further damage, mainly as a result of erosion of the mortar joints caused by passing traffic along Steetley Lane washing water and salts against the structures.

These walls are an important element contributing to the character and appearance of the conservation area. It is proposed that their repair could be addressed through the Council's Historic Building Grant Scheme.

#### **ACTION**

Promote the availability of the Council's Historic Building Grant Scheme for the repair of stone boundary walls

#### **KEY DATE**

December 2011: Monitor the take-up of Historic Building Grants for repair works

### **Proposal - Historic Building Grant Scheme**

The Appraisal has identified the contribution that traditional building and roofing materials, as well as window and door designs, plus other traditional fixtures and fittings can make to the character and appearance of historic buildings and the conservation area as a whole.

It is therefore considered appropriate to make grants available to the owners of the identified listed buildings and unlisted buildings of merit within the conservation area through the Historic Building Grant Scheme. This scheme is operated by the Council at the standard rate. Further information and guidance is available on the Council's website ([www.bolsover.co.uk](http://www.bolsover.co.uk)) or by contacting the Council's Conservation Section.

#### **Window repair/re-instatement**

50% of total cost of works up to a maximum grant of £1,500

#### **Re-roofing works**

25% of total cost of works up to a maximum grant of £1,500

**ACTION**

Promote the availability of the Council's Historic Building Grant Scheme for the repair and restoration of historic buildings and other important structures in the conservation area.

**KEY DATE**

December 2011: Monitor the take-up of Historic Building Grants for repair and restoration works

## Enhancement Schemes

The Conservation Area Appraisal identifies the need and opportunity for a number of enhancement schemes within the conservation area.

### Proposal – Assessment of Archaeological Importance

The Appraisal identifies that the Steetley Conservation Area is surrounded by significant land areas that may hold potential archaeological remains associated with the Steetley deserted medieval village. New development proposed on these areas of land could be a potential threat to this interest.

While two of these areas are already identified in the Derbyshire Sites and Monuments Record, it is considered that other adjacent areas might also be of potential interest. The areas identified are:

- field to the south of Steetley Chapel
- field to the north east of Steetley
- fields to the north west of Steetley Farm

In addition, the strip of land to the east of Steetley Lane running along the edge of the former Armstrong Quarry is thought to be a potential area of archaeological interest.

It is therefore proposed that the Council will work with Derbyshire County Council's Archaeologist and the appropriate landowners to establish a programme of action in order to investigate the archaeological potential with a view to establishing an Area of Archaeological Importance.

**ACTION**

Prepare an action plan in partnership with Derbyshire County Council's Archaeologist and relevant landowners to investigate the archaeological potential of identified areas with a view to establishing an Area of Archaeological Importance.

**KEY DATE**

January/February 2009:

- i) request Derbyshire County Council to investigate the archaeological potential of the strip of land to the east of Steetley Lane

July 2009:

- ii) monitor progress regarding archaeological study

**Proposal – Magnesian limestone roofing slate**

The Appraisal has identified the contribution that traditional magnesian limestone roofing slate makes to the character and appearance of Steetley Farmhouse and the wider conservation area. However, there are currently no known sources of this type of roofing slate available for this extremely rare roofing material.

In the event that the roof of Steetley Farmhouse requires replacement or substantial repair this will therefore be of significant concern to the Council due to the potential for an inappropriate choice of alternative roofing material to be used that would detract from the character and appearance of the building and conservation area.

It is therefore proposed that in order to preserve the identified qualities of the building the Council will seek to identify a source of magnesian limestone roofing slate.

**ACTION**

Identify an appropriate source of magnesian limestone roofing slate.

**KEY DATE**

May 2009: monitor progress of current studies into sources of magnesian limestone roofing slate

## Monitoring Indicators

It is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area. This data will be used to assess the impact of the protection of the special character and appearance of the Steetley Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.

The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.

Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1<sup>st</sup> April 2010. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2011.

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings	5	First year
	A2	Number of Unlisted Buildings of Merit	3	First year
	A3	Number of entries on the Sites and Monument Record (not covered by other designations)	1	First year
	A4	Number of Tree Preservation Orders made covering trees within the conservation area	0	First year

*Based on value in proposed document*

Indicator	Ref.	Measurement	Value	Change
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works	0	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

*Based on value in proposed document*

Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	0	First year
	C2	Number of applications for listed building consent determined	0	First year
	C3	Number of applications for conservation area consent determined	0	First year

*Based on figures for financial year 07/08*

Indicator	Ref.	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes with actions achieved by stated key dates	0	First year

*Based on value in proposed document*

## References

Bolsover District Council, (2000) *Bolsover District Local Plan*

Bolsover District Council, (2006) *The Historic Environment: Supplementary Planning Document*

Cox, J C. (1875) *Notes on the Churches of Derbyshire*

Derbyshire County Council (1969) *Archivist Notes: Steetley*

Derbyshire County Council (2007) *The Landscape Character of Derbyshire*

English Heritage, (2007) *Agricultural Buildings Selection Guide*

English Heritage, (2005) *Guidance on Conservation Area Appraisals*

English Heritage, (2006) *Guidance on the Management of Conservation Areas*

Hart, C R. (1981) *The North Derbyshire Archaeological Survey to AD 1500*, The North Derbyshire Archaeological Trust.

Pevsner, N revised by E Williamson (1986) *The Buildings of England: Derbyshire*, Penguin.

Planning Policy Guidance Note 15 (1994), *Planning and the Historic Environment*, HMSO

Planning Policy Guidance Note 16 (1990), *Archaeology and Planning*, HMSO

Whitwell Local History Group, (1989), *Whitwell: A Parish History*

## PLANNING COMMITTEE

### AGENDA

Wednesday 7<sup>th</sup> January 2009

Item No.		Page No.(s)
<b>PART 1 – OPEN ITEMS</b>		
1.	To receive apologies for absence, if any.	
2.	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4 (b) of the Local Government Act 1972.	
3.	To receive declarations of interest in respect of business on the agenda and any urgent additional items to be considered at the meeting.	3
4.	To approve the minutes of a meeting held on 3 <sup>rd</sup> December 2008.	4 - 17
5.	Minutes of a site visit held on 28 <sup>th</sup> November 2008.	18
6.	Speeding the progress of documents produced under the Local Development Scheme.	19 – 21
7.	Proposed Notice under Section 215 in respect of derelict properties at 34 – 44 Welbeck Street, Creswell.	22 - 25
8.	Consultation on the Draft Airport Master Plan for Robin Hood Airport, Doncaster, Sheffield to 2030.	26 – 32
9.	Pleasley Park and Vale Conservation Area Appraisal and Management Plan – outcome of Public Participation and Proposed Adoption.  The Pleasley Park and Vale Conservation Area Appraisal and Management Plan, Adoption Plan, is a separate document to the agenda.	33 – 74
10.	Stetley Conservation Area Appraisal and Management Plan – Start of Public Participation.  The Stetley Conservation Area Appraisal and Management Plan, Consultation Draft, is a separate document to the agenda.	75 - 85

**SUPPLEMENTARY REPORT OF THE HEAD OF PLANNING**

**(9) OUTCOME OF PUBLIC PARTICIPATION AND PROPOSED ADOPTION –  
PLEASLEY PARK AND VALE CONSERVATION AREA APPRAISAL AND  
MANAGEMENT PLAN**

Since the Committee report was written, an updated Phasing Plan (page 54 of the document) showing the 10 cave / fissure sites identified in the Creswell Crags Conservation Plan has been received from Plann.IT Limited Planning and Conservation Consultants.

It is proposed that this plan should be substituted for the one in the document to reflect the comments and recommended response to the representation received from the Creswell Heritage Trust in Appendix 1.

**NO CHANGE TO THE RECOMMENDATION**

**(10) START OF PUBLIC PARTICIPATION – STEETLEY CONSERVATION AREA  
APPRAISAL AND MANAGEMENT PLAN**

Since the Committee report was written, correspondence has been received from the owners of Dumb Hall Farm, Steetley dated 5<sup>th</sup> January 2009. They have requested that the area of land in their ownership located adjacent to Steetley Chapel be removed from the conservation area.

This area of agricultural land forms part of the existing Steetley Conservation Area and, as such, is considered to be integral to the setting and character of the designated conservation area. The importance of the wider agricultural landscape surrounding the settlement of Steetley is defined in the Appraisal (pages 25 – 30 of the document).

In order to maintain the overall setting and integrity of the conservation area it is therefore considered appropriate to retain the area of land as part of the conservation area.

In addition, it is proposed to insert a Features of Interest Plan at page 35 of the document prior to the start of the public participation exercise.

**NO CHANGE TO THE RECOMMENDATION**