

# Consultation

# Midsomer Norton and Welton Conservation Area

**Draft character appraisal**

**Draft management proposals**

**Proposed boundary changes**

## Introduction

The views of the local community are being sought on the draft Midsomer Norton and Welton Conservation Area Character Appraisal and accompanying management proposals as well as eight proposed changes to the conservation area boundary.

A conservation area is defined as an “area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance.” The historic core of Midsomer Norton and Welton was designated as a conservation area in April 2004.

The Council has a duty to preserve and enhance the character and appearance of conservation areas in exercising its planning powers, and to periodically re-appraise its boundaries to provide a consistent and sound basis on which planning and other applications are determined in the area.

As part of this process local planning authorities are encouraged by government to carry out character appraisals of their conservation areas.

An appraisal reviews boundaries and identifies features which contribute toward the special interest and character of the area, and those that detract from it. This provides a base for developing management proposals for preservation and enhancement.

The following display panels illustrate the key findings of the draft appraisal, including suggested boundary changes.

**The full version of the appraisal is available on line by going to:**

**[www.bathnes.gov.uk/caca-midsomernorton](http://www.bathnes.gov.uk/caca-midsomernorton)**

**Hard copy versions can be viewed at the Town Hall or Library in Midsomer Norton.**

**It is the quality and interest of the area rather than that of individual buildings which is the prime consideration in identifying a conservation area.**

**Conservation area designation provides the basis for planning policies designed to preserve or enhance all the aspects of character or appearance that define the area's special interest. This is reflected in the council's local planning policies which require a higher degree of design management in conservation areas.**

**Conservation areas have stricter planning controls than other areas. Planning permission is needed to:**

- clad any part of the exterior of a building
- add to or alter the shape of a roof
- construct a two storey rear extension or an extension or outbuilding at the side(s) of the property
- demolish a building with a volume of more than 115 cubic metres
- demolish a gate, fence, wall or railing over 1 metre high next to a road, footpath or public open space
- demolish any gate, fence, wall or railing over 2 metres high

*The need for planning permission for the above works in a conservation area may vary, depending on individual circumstances. Prior to works commencing, if there is any doubt it is advisable to check with the council's planning service if permission is required or not.*

**Conservation area designation also introduces control over:**

- demolition of some unlisted buildings/structures
- works to trees – all trees with a trunk diameter of 75mm or more measured at ground level are protected. To prune or fell protected trees, 6 weeks' notice must first be given to the council, giving it the opportunity to consider whether a tree preservation order should be made to further protect the tree.
- types of advertisements that can be displayed without consent



# Map of Midsomer Norton and Welton in the late nineteenth century

Bath and North East Somerset: District Online 



Date Created: 10-3-2017 | Map Centre (Easting/Northing): 366464 / 154472 | Scale: 1:14048 |



# Proposed boundary changes

Detailed justifications for the following proposals are included in page 1 of the appraisal document.

## Proposed additions to the conservation area:

### Area 1 – Station Road

The historic settlement of Welton is currently identified as a 'satellite' within the Midsomer Norton and Welton conservation area, separated from the main part of the area. To accord with conservation area designation best practice, this appraisal recommends linking the two together by including the small section of highway, verges and adjoining open space on Station Road that lies between them.



### Area 3 – The proposed Town Park and open space by the river – including the sports centre, the Somer Centre community building and doctor's surgery

The proposed park area is located on the former Norton Hill Colliery batch, and has significant historic connections with the mining heritage of the town. It makes an important contribution to the significance and setting of the conservation area.



### Area 2 – Radstock Road – including the primary school, Rock Road, Welton Vale, Lilac Terrace and Railway View Place

This area includes late C19 terraced housing at the west end of Radstock Road together with Rock Road, Welton Vale, Lilac Terrace and Railway View Place. It has a very similar character and appearance to other areas of such housing included in the conservation area which form part of the town's mining heritage. Approaching the town on Radstock Road, the school and terraces signify arrival at the historic part of the settlement. The area of open space to the south of this area adjoining the river could also be included to offer protection from inappropriate development. It offers potential for public riverside access and a footbridge access link to the Town Park.



The area includes the three community facilities set within the open space. Adjoining this area to the north of the river is undeveloped green land set below the hillside terraces of miner's cottages leading from Radstock Road. This combined area of green space close to the town centre plays a valuable role in the setting of the conservation area. Subject to owner agreement it could also provide the opportunity to create a new pedestrian link over the river from the Radstock Road area to improve pedestrian access to the public facilities

### Area 4 – No's 44 and 46 Silver Street

These two late Victorian detached properties group with the late C19 houses fronting on to Silver Street, and signify the built entrance to the conservation area from the south.



### Area 5 – Green open space at the Silver Street/Charlton Road junction

The two areas of green open space with mature trees on each side of the Silver Street junction with Charlton Road make a significant contribution to local character. When the station was first developed in the C19 it had surrounding open countryside. The green spaces are a vestige of this original appearance and character and it is suggested they are included within the boundary.



## Proposed removal from the conservation area:

### Area 6 – Priory Close

Priory Close comprises modern late C20 housing development inappropriate for inclusion in the conservation area. Number 37 is a listed building proposed for retention in the conservation area. The revised boundary is proposed along the road edge at the south west end of the cul-de-sac to ensure the mature trees in the close are retained within the conservation area, and offered protection.



### Area 8 – No's 1 to 5 Lynwood Close, Silver Street

This comprises a late C20 cul de sac of three large detached houses built in the grounds of No 4, a late C19 house now in use as a nursing home, which is an undesignated heritage asset. This recognition offers it a degree of protection. Due to the date and appearance of the modern housing it is proposed that the cul de sac should be removed from the conservation area boundary.

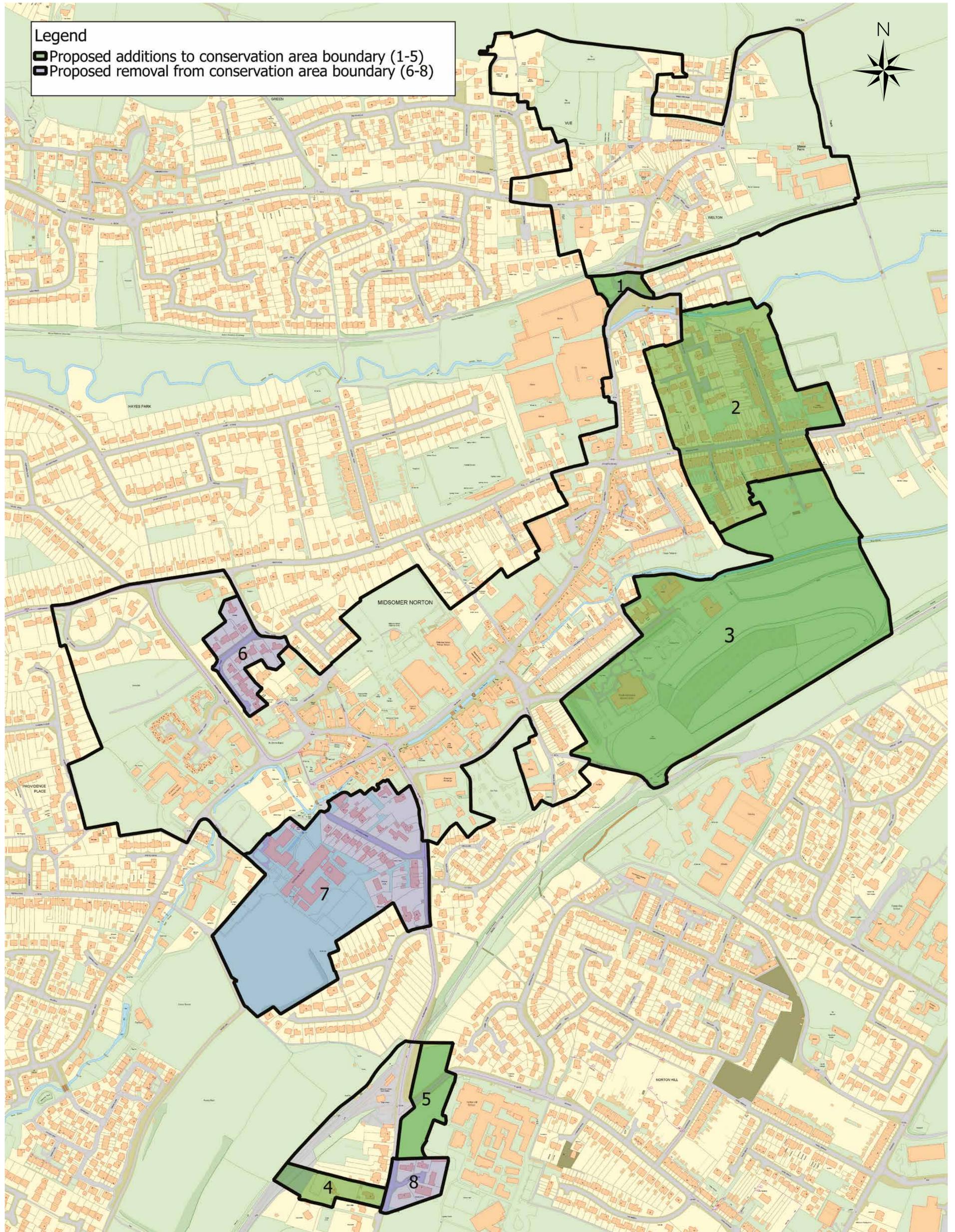


### Area 7 – Somervale School and St Chad's Avenue

The school is mid/late C20 and properties in St Chad's Avenue date from early to late C20. Such modern development does not meet the criteria applicable for conservation area status.



# Proposed boundary changes

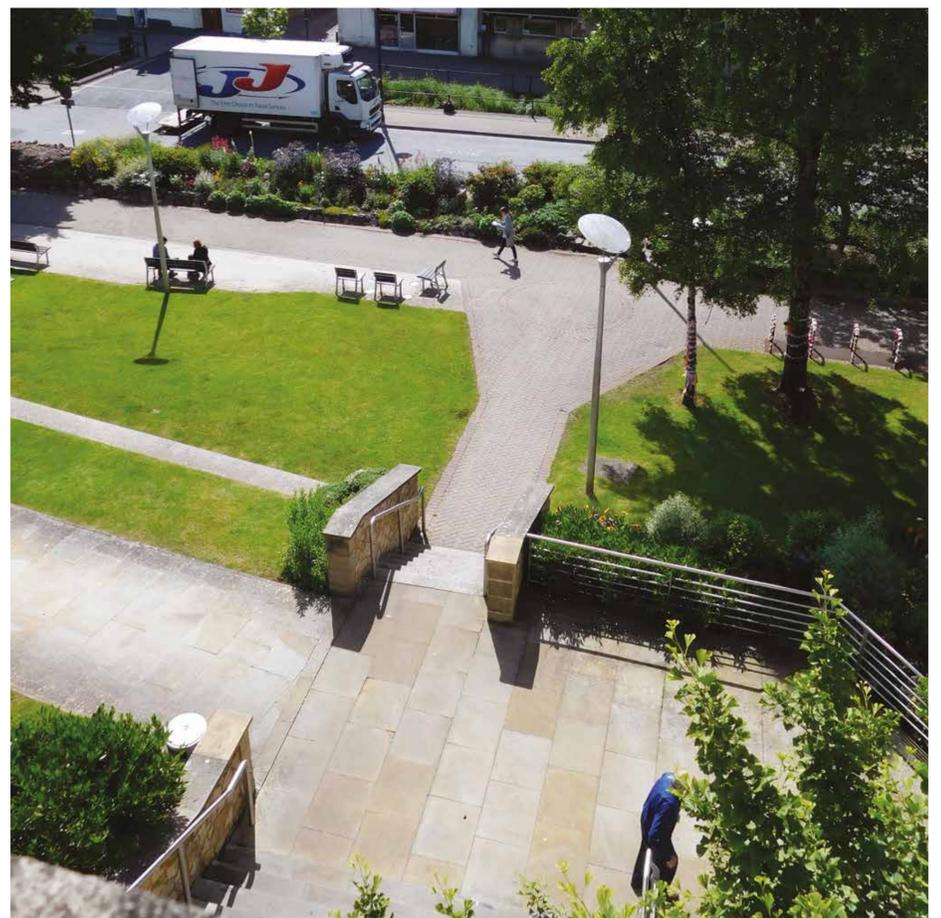


# The draft Conservation Area Character Appraisal

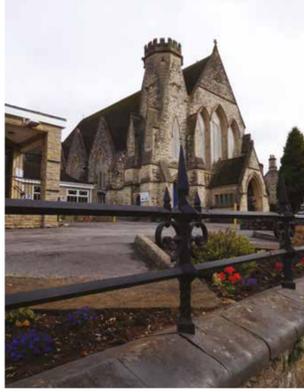
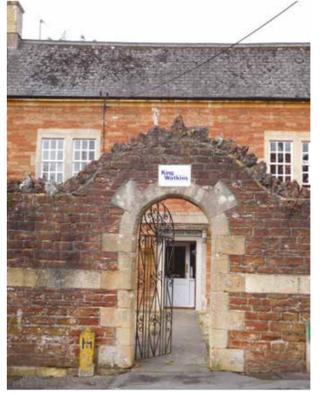
The detailed assessment of local character is included in the appraisal document, including its historic development, landscape setting, important buildings, spaces and views.

Key positive characteristics of the conservation area identified are:

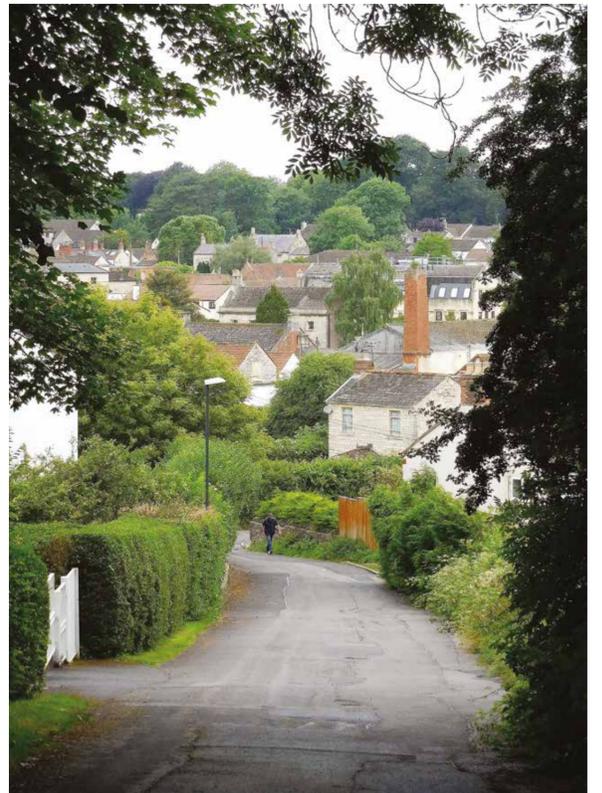
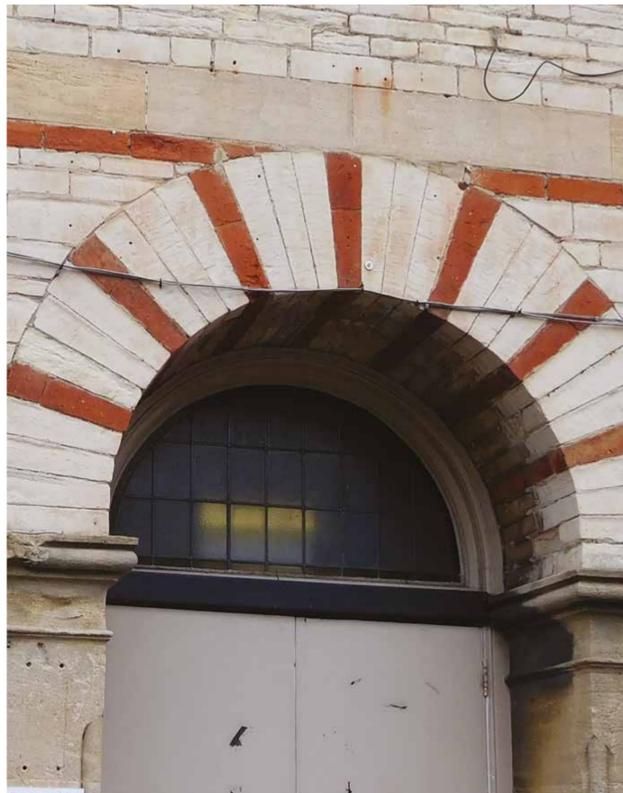
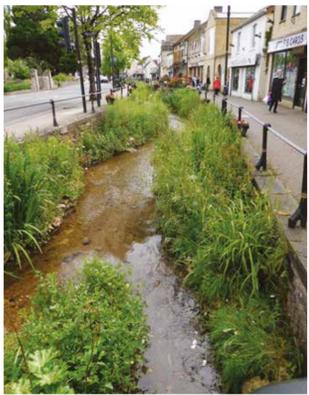
- historic settlements with high archaeological potential
- ancient fair town of medieval origins
- coal mining legacy dating from the early C17.
- distinct topography based on the two river valleys which contribute towards the important views within and to the area
- historic street pattern with a variety of historic listed buildings and other non-designated heritage assets
- range of historic buildings of varying status including the distinct rows of C19 terraced miner's houses
- consistent use of local lias limestone with oolitic limestone dressings and clay pantiles and natural slate for roofs. Occasional use of red sandstone and brick dressings
- stone boundary walls of various heights, typically of white lias limestone but also red sandstone
- River Somer – which is well 'treed' on entering and leaving the town centre and channelled along High Street. Together with Wellow Brook a former source of power for mills
- important trees and groups of trees which make a significant contribution to elements of the street scene and setting
- grassed and wooded batches and other significant green public open space



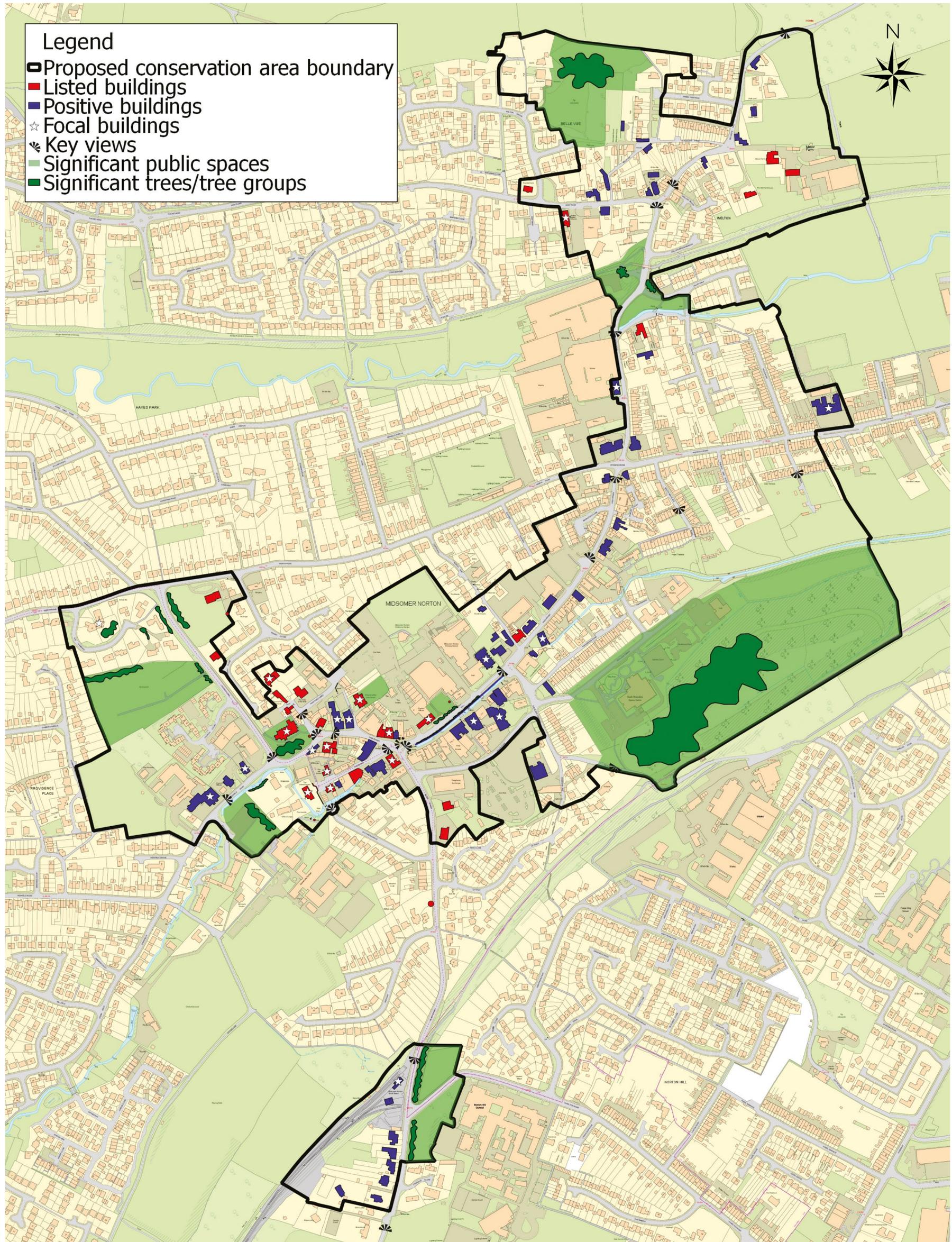
# Local Character



# Local Character



The appraisal has identified specific local characteristics as illustrated on the Conservation Area Character Appraisal Map below. More detailed information is included in the appraisal document itself (pages 7 to 31).



# Character areas

Eleven areas of distinct character make up the conservation area as identified below and shown on the Character Areas Map. A detailed description of each area is included in the appraisal document itself (pages 21 to 28).

**Character area 1:  
High Street,  
Church Square,  
The Island**



**Character area 7:  
Rackvernal Road  
and Excelsior  
Terrace**



**Character Area 2:  
Welton – Millards  
Hill and West Road**



**Character area 8:  
Middle High Street  
and South Road**



**Character Area 3:  
Station Road**



**Character area 9:  
The Dymboro and  
The Vicarage**



**Character Area 4:  
Radstock Road**



**Character area 10:  
Church Lane and  
Redfield Road**



**Character area 5:  
Stone's Cross/  
Upper High Street**



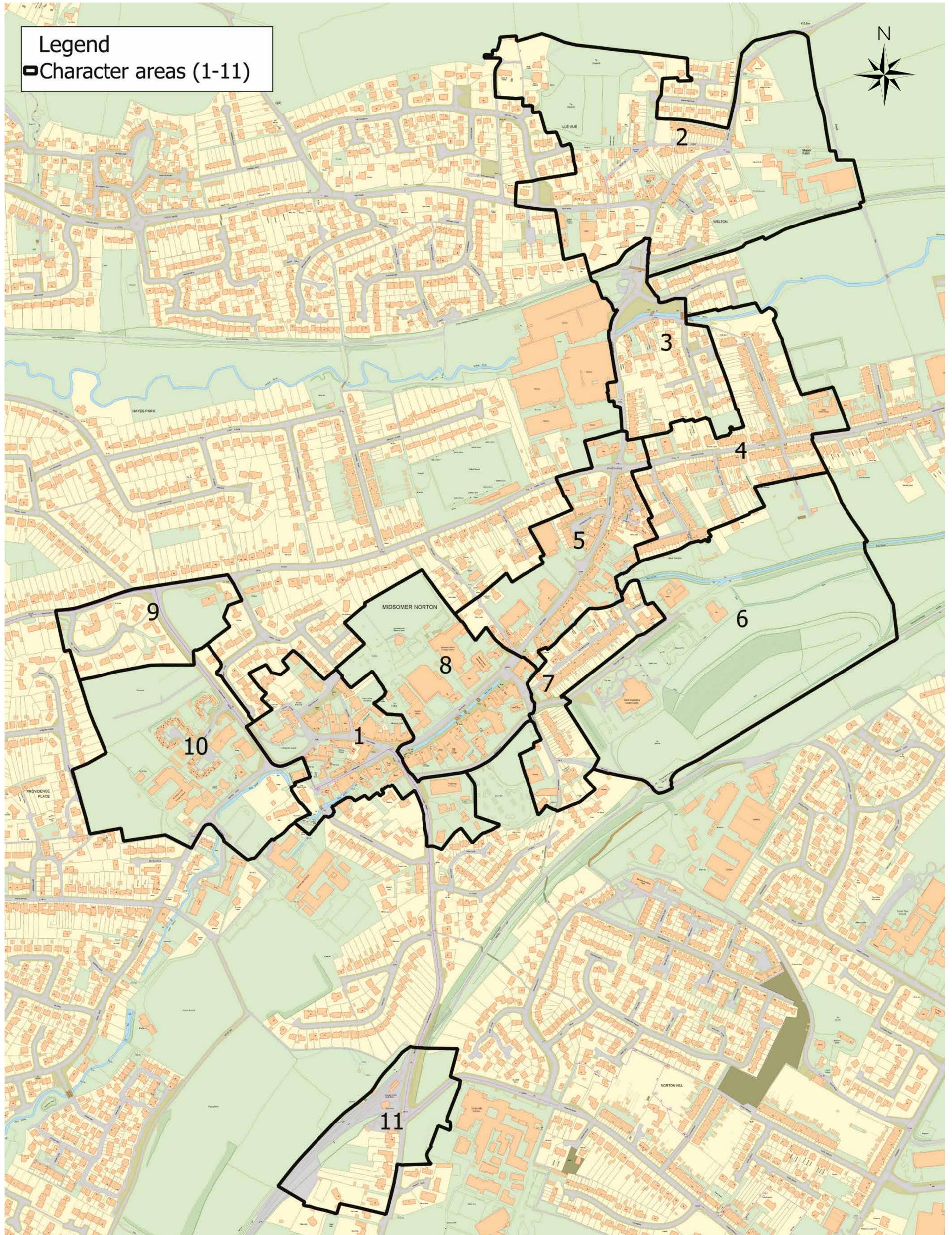
**Character area 11:  
Silver Street**



**Character area 6  
Proposed town  
park and riverside  
open space**



# Character areas



# Draft Conservation Area Management Proposals

The character appraisal has identified the special positive qualities of the Midsomer Norton and Welton Conservation Area which make it unique. The management proposals build upon the negative features which have also been identified, to provide a series of issues and recommendations for improvement and/or change. They address the following issues.

## Landscape setting:

- Protection of the setting and important views



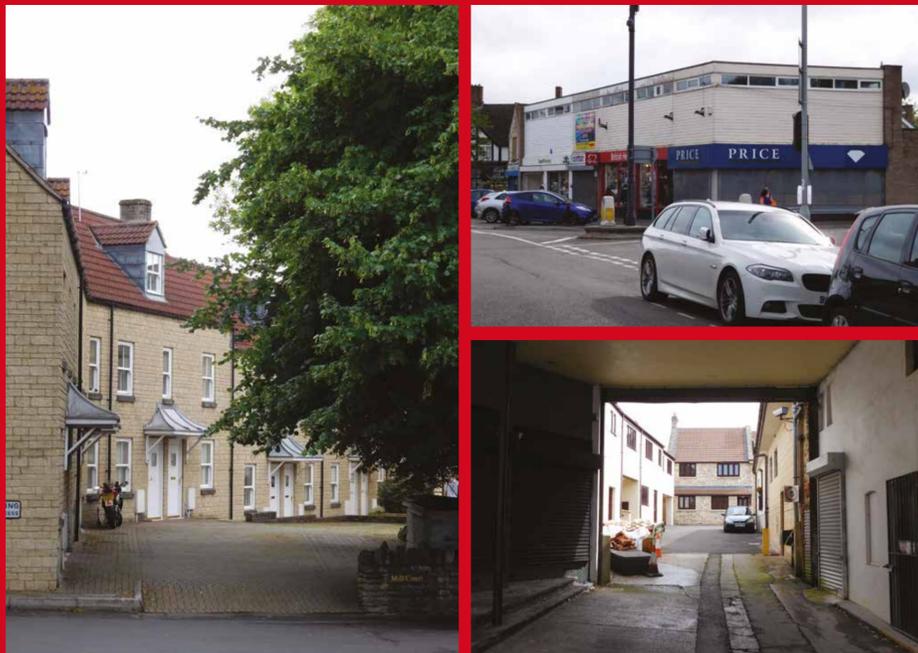
## Traffic, pedestrian movement and parking:

- Busy fast moving traffic at peak periods
- Enhanced pedestrian and cyclist movement
- Conversion of front gardens for parking
- Need for historic interpretation and visitor signage



## Control of new development:

- Pressure for new development
- Quality of new build (design guidance)



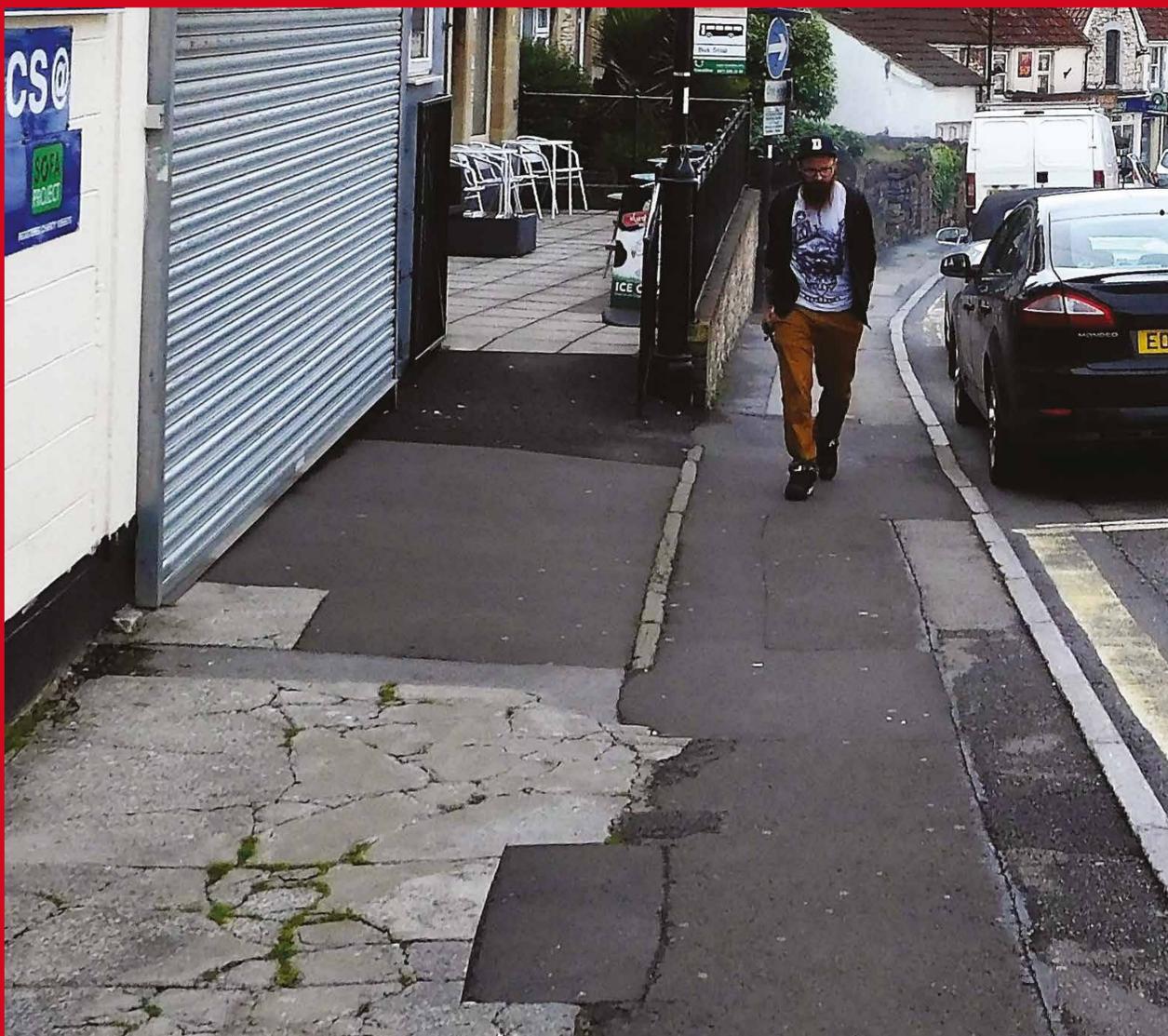
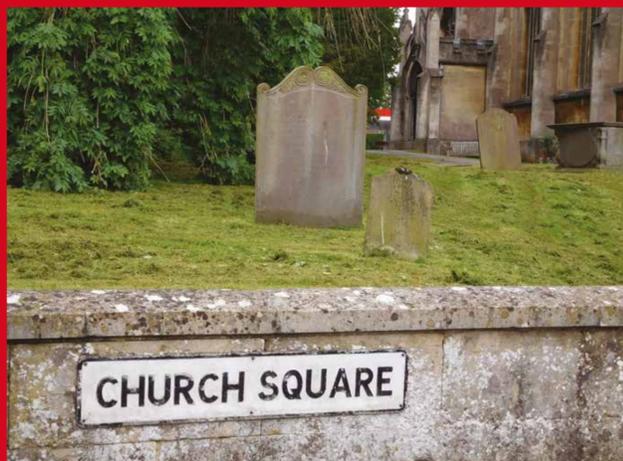
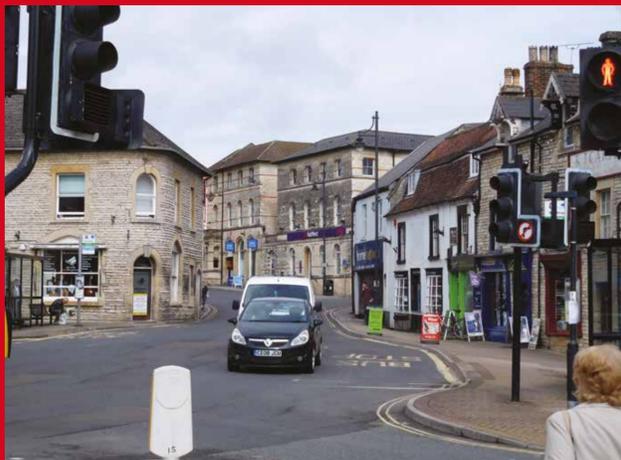
## Buildings:

- Looking after undesignated heritage assets
- Unsympathetic changes to historic buildings



**Possible enhancements include:**

- Opportunity for new town centre traffic management scheme
- Improved pedestrian and cyclist links
- Improving the appearance of South Road
- Addressing the poor condition of some sections of footpath in High Street
- Environmental improvement schemes, including the public space at The Island outside the Town Hall and Church Square
- Promoting a shopfront and signage improvement pilot scheme
- Planting schemes to screen and soften the appearance of car parks



# Please let us have your comments

This consultation runs from 30 May to 8 July 2017

**To comment on the draft appraisal, proposed boundary changes and management proposals you can either:**

- Complete the questionnaire at this display and post it in the collection box
- Leave hand written comments at the Midsomer Norton Town Hall or Library
- Email your comments to: [Conservation\\_planning@bathnes.gov.uk](mailto:Conservation_planning@bathnes.gov.uk)
- Go on line to [www.bathnes.gov.uk/caca-midsomernorton](http://www.bathnes.gov.uk/caca-midsomernorton)

## What happens next?

Following this consultation all comments received will be reviewed and the documents will be amended. The final character appraisal, conservation area boundary changes and management proposals will be used by the council to assist the development management of the area and its setting.

