

Shirley

Conservation Area Appraisal

10. Conservation Area Boundary Review



BOUNDARY REVIEW

Background

As noted in Section 1 in 'Context' Shirley was originally designated a Conservation Area by West Derbyshire on 13th October 1981. There was no definitive statement produced for Shirley as to the special characteristics and/or appearance that promoted its designation, other than a letter from the Parish Council to the District Council, which identified concerns in respect of the traditional historic core of the area being affected by modern development and the desire to preserve a village of character.

In 1981 when the Conservation Area was initially designated, the boundary was tightly drawn around the historic core of the village. Twentieth century development had already occurred at St. Michael's Close and along Back Lane and planning permission had been granted in 1980 for the construction of a detached property known as 'Mayflowers' adjacent to 'Swallows Flight'. Following designation of the Conservation Area, further development occurred at Meadowside Close in the late 1980s.

Boundary – As Existing

The northern boundary of the Conservation Area follows the northern perimeter of Rushmore House, Swallows Nest and the Old School.

The eastern boundary of the Conservation Area follows the rear boundary of the Old School and Old School House and the eastern boundary of the Churchyard. In 1981 the Conservation Area boundary aligned with the boundary of the churchyard as existed at that time. However in 1993 permission was granted to extend the churchyard into adjacent land which also abutted the rear boundary of the Old School House (*See Figure 12*). The Conservation Area boundary continues along the rear boundary of The Old Rectory and then due south along St. Michael's Close to Derby Lane, which it crosses, to include the eastern boundary of Rose Barn.

The southern boundary of the Conservation Area includes The Old Farmhouse, Derby Lane Cottage and the Old Post Office. It then crosses Church Lane and includes Thirwell Farm, following the southern boundary of land associated with Blake House Farm.

The western boundary follows the hedgerow/footpath to the west of Blake House Farm and the Thatched Cottage, where it then follows the rear boundary of Rectory Cottage and Rushmore House.

Proposed Extension

As the boundary was drawn quite tightly around the core of traditional / historic properties in 1981, it is not recommended that this boundary be extended to include any further residential properties, which in the main, are of mid to late twentieth century construction. Neither is it proposed to remove any parts of the existing Conservation Area.

In 1993 the parcel of land to the north-east of the churchyard was granted planning permission to be assimilated into the wider churchyard to extend the area available for burials. A condition of the permission was that a boundary hedge/fence had to be planted/erected prior to the burial ground being brought into use.

The Conservation Area boundary as approved in 1981 did not include that additional parcel of land. The assimilation of this land into the wider churchyard, is now recommended for inclusion in the Conservation Area as it forms part of the greater 'whole' of churchyard associated with the Church, the village and its local community.



ADDENDUM

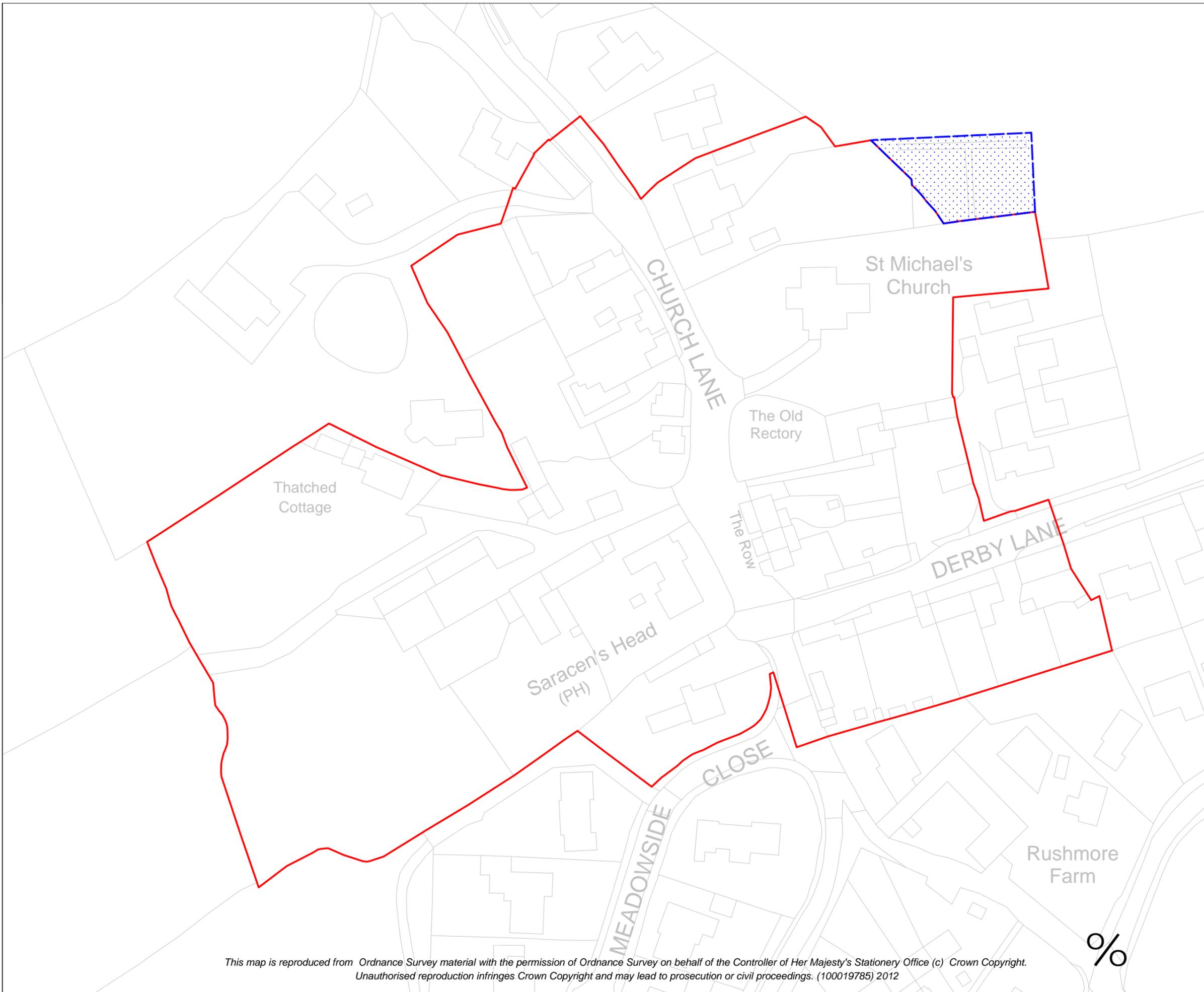
A comprehensive public consultation on the Draft Shirley Conservation Area Appraisal and the proposed alteration to the boundary (to include the remainder of the burial ground at the Church of St. Michael) was held for a period of 6 weeks between 6th September and 18th October 2012. A public advisory meeting was held at the Church of St. Michael in Shirley on the 11th October 2012. Following the public consultation period no written representations were received by the District Council. A report was taken to the Environment Committee of the Council in November 2012 who approved the Conservation Area Appraisal including the revised boundary.

The approved boundary of Shirley Conservation Area can be viewed at Figure 13.

KEY

 Shirley Conservation Area

 Proposed Extension



SHIRLEY
CONSERVATION AREA

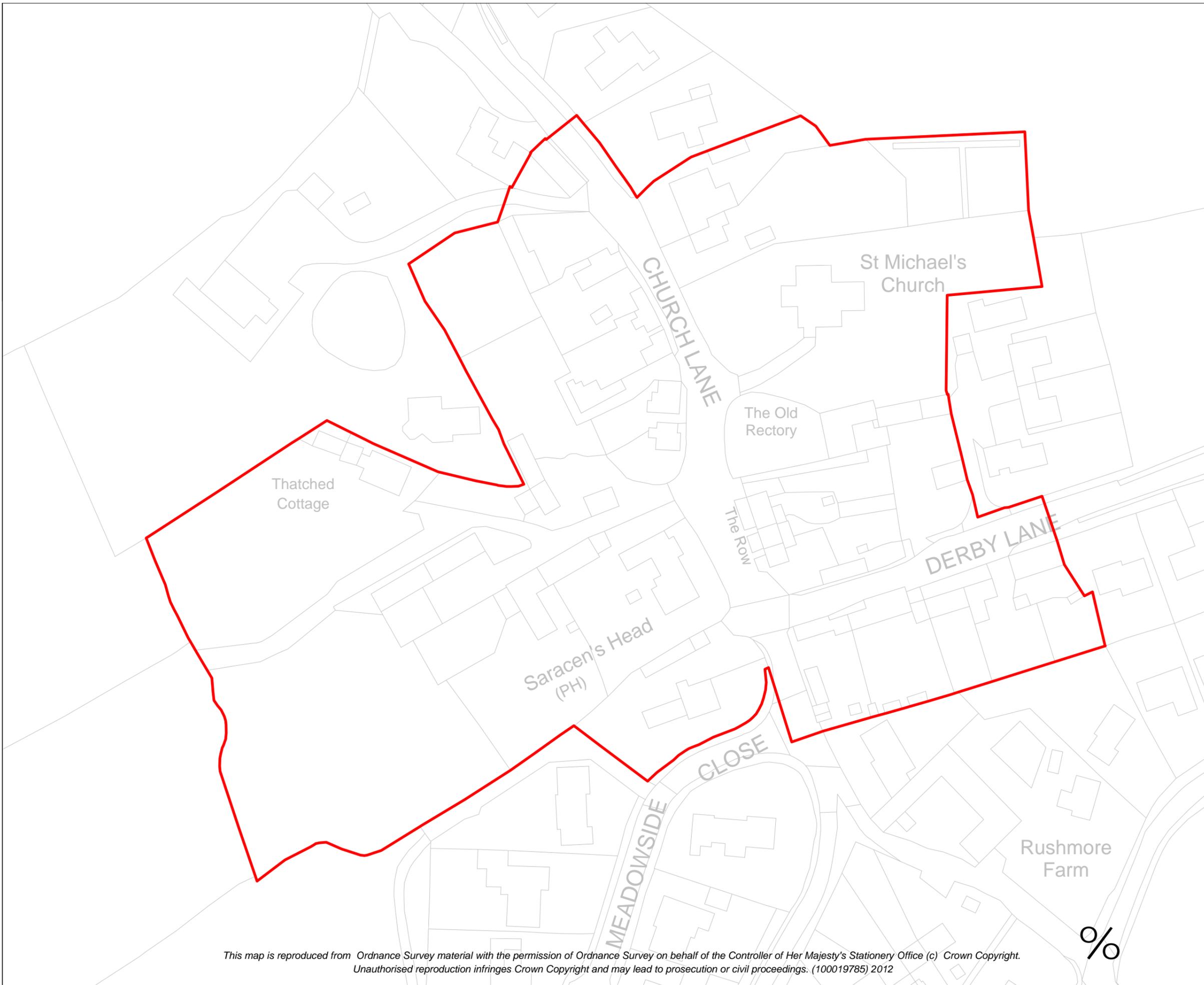
Boundary Review

FIG 12

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KEY

 Shirley Conservation Area
November 2012



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SHIRLEY
CONSERVATION AREA

APPROVED CONSERVATION
AREA BOUNDARY

NOVEMBER 2012
FIG 13