

Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers



Plealey

July 2006

Shrewsbury & Atcham
Borough Council
www.shrewsbury.gov.uk



CONTENTS

Introduction	2
Location and Population	2
Origins and Development of Plealey	3
Form and Layout of Village	4
Archaeological Significance and Potential	6
Architectural and Historic Qualities of the Village	6
Contribution made by listed buildings	6
Contribution made by key unlisted buildings	8
Prevailing materials and local details	9
General features and other characteristics	11
Map 1: Principal Features of Interest in Plealey	12
Character of Setting and Topography	13
Contribution made by green spaces to the setting	13
Significance of spaces	14
Contribution made by trees	14
The extent of loss, intrusion or damage	15
Neutral Areas and Opportunities for Enhancement	15
Landscape proposals	15
Redundant buildings	15
Appendix 1: General Information	16
Policies for Plealey Conservation Area	16
Implications of Conservation Area status	17
Implications of new development	17
Article 4 Directions	18
Protection of trees in Conservation Areas	18
Grants for conservation	18
Role of the public	18
Design advice and guidance	19
Appendix 2: Listed Buildings in Plealey Conservation Area	20
Appendix 3: Map of Plealey Conservation Area	21



INTRODUCTION

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to determine which parts of their area are **“areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance, and shall designate those areas as Conservation Areas.”**

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications. It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area.

The Appraisal takes the form of written text and an Appraisal map. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site specific basis.

Plealey Conservation Area was designated on October 30, 1987 and covers an area of 19.5 hectares (48.1 acres). The Conservation Area is bounded by the solid green line indicated on the Map (Appendix 3) and comprises the majority of dwellings in the village. For the most part the boundaries run along existing fences, watercourses, walls or other property boundaries.

This appraisal of the Plealey Conservation Area follows its review in 2005 by Shrewsbury and Atcham Borough Council and explains what its designation means for those who live and work in the area.

LOCATION AND POPULATION

Plealey is an attractive village approximately five miles south west of Shrewsbury. It lies in the Parish of Pontesbury, just south of the A488 to Bishop's Castle.

The southern Parish boundary adjoins that of South Shropshire District Council. The other boundaries do not follow any major physical features. The village lies on rising ground at about the 400 foot contour and is sheltered by higher ground and foothills to the west and south. Fine views are given westwards across to Long Mountain, the Brieddens and further to the Berwyns. To the north and east the Shropshire Plain presents a great expanse of agricultural land. Plealey is on the edge of the Shropshire Hills Area of Outstanding Natural Beauty.

The population of Plealey is about 122 (2001 census).



ORIGINS AND DEVELOPMENT

There is no mention of Plealey in Domesday (1086), however on a map dated 1200 it is shown as a hamlet. In 1308 there were 27 tenants and by 1601, 14 tenants held 20 messuages (dwellings and related outbuildings) between them. The village is probably the least altered of all the settlements in the Parish of Pontesbury and retains substantial evidence of its early 17th Century layout and character. Traditionally it was a community of small independent farmers.

Most of the buildings in the village reflect the rural character of the area, being either farmhouses or agricultural buildings. These are mainly grouped around the ring road at the heart of the settlement. The cottages of the tradesmen and farm workers were to be found on the three roads radiating from the crossing just west of the older part of the village.

The earliest surviving buildings date back to the 14th and 15th Centuries and include The Old Farmhouse, Brookgate Farm (below) and Galliers Farm, all of which retain elements of cruck construction. These are found to the north east of the village, along the brook, and are thought to occupy the site of the original settlement.



The remaining farmhouses are notable for their Georgian fronts, though only the Red House belongs entirely to the 19th Century. Elsewhere the Georgian work encased timber framed construction of the 17th Century. This can best be seen at Plealey House (top right) and Spencer Lodge (centre right) where a substantial amount of timber framing remains exposed. In all cases alterations and additions were made in the 19th Century. A large number of timber framed barns built during the 17th Century also survive. These are generally



timber-framed with brick infill or brick casing.

Some 19th Century buildings also contribute to the character of Plealey. The Methodist Chapel (below) was founded by Richard France in 1828. Originally Congregational, it became a Baptist Chapel in the 1830s following its founder's change of religious views and for similar reasons it changed to a Wesleyan Methodist Chapel in 1851. It is a painted brick building typical of modest ecclesiastical design of the time. A memorial to France stands behind the Church. This is also listed and consists of a limestone chest tomb and railed enclosure.





Galliers Farmhouse (shown below) was occupied as a summer residence by Edward Waring, Lucasian Professor of Mathematics at Cambridge, c. 1788-98. The north front was added by Richard France in the early part of the 19th Century.



During the 17th Century a secondary settlement developed to the south west of the village. A cottage is first recorded here in 1626. An ale house is known to have existed between 1753-72 and may have stood at the crossroads. A smithy occupied the southern corner of the junction and is mentioned in 1698. This was acquired later in the 18th Century by the Bromley family and is now known as The Forge. The Den, shown below, is the sole surviving tradesman's cottage at the crossroads.



FORM AND LAYOUT

The village, as illustrated below, is arranged around a lozenge shaped ring road that encloses much of the settlement's historic core, comprising many fine farmhouses, barns and outbuildings. There is no common pattern to the buildings in Plealey and they appear randomly scattered within plots of irregular sizes.



The Conservation Area is centred on the historic core of the settlement and stretches out to the immediate field boundaries to the north, east and south. Fields immediately to the south are pictured below.



Plealey is a compact settlement comprising houses and outbuildings lining the roads, without back land developments. The back gardens of many of the houses in Plealey adjoin the surrounding countryside and are usually separated from the fields by traditionally laid hedges. This feature of the village is an essential characteristic.



West of the village the Pontesbury road crosses the road to Pulverbatch. The cottages of the tradesmen and farm workers were to be found on the roads radiating from the crossing during the 17th to 19th Centuries, however all that remains today is the small dwelling known as The Den. The old forge, located on the south west corner of the junction (shown above) is now obscured by later extensions. Houses from various periods of the 20th Century have been built either side of the road between the crossing and the rest of the village. Much of this housing is out of character with the buildings found in the Conservation Area and have been excluded because of this.

The village is bound to the east by a small natural watercourse, known simply as 'the brook'. This runs into the large pond at Sibberscote a third of a mile to the north east. The brook formerly ran across the lane as a ford but was diverted through a culvert during the early 20th Century.



The routes followed by the roads were not engineered but used the relief of the land to establish the most convenient course. This has resulted in an organic configuration of roads that yield a rich diversity of vistas. Farmbuildings, outhouses or boundary walls of brick or stone often define the edges of roads within the village.



ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL

The chief archaeological interest in Plealey is the eastern part of the village where the settlement originally developed. The buildings in this vicinity comprise Brookgate Farm, Galliers Farm and The Old Farmhouse, all of which retain elements of cruck construction. Further investigation may help to establish the original extent and function of these buildings and yield useful information regarding Plealey's medieval history and development.

The secondary settlement in the vicinity of the crossroads west of the village was first recorded in 1626 and is also of some archaeological interest. The number, extent and location of the various cottages and workshops has yet to be established, with the exception of The Den (pictured below) which survives intact.



ARCHITECTURAL AND HISTORIC QUALITIES

Plealey is an excellent example of a medieval hamlet whose existing form, layout and overall size were well established by the early 17th Century. The character and appearance of the settlement has altered little since 1800.

Contribution Made by Listed Buildings

Listed buildings and their adjacent curtilage account for about 80% of the buildings in the Conservation Area. All of the listed farmhouses are

prominently sited in relation to the public highways and hence make a significant contribution to the character and appearance of the village. In the absence of a church of medieval origin it is the domestic and agricultural buildings which provide the architectural and historic interest in Plealey.



The oldest of the houses is Brookgate Farmhouse (above), a timber-framed building from the 14th or 15th Century and partially of cruck construction. The spere truss has been dendro-dated to 1490. The original building was a two bay open hall with a service bay at the lower end. This was floored over around 1600 and extensive remodelling work subsequently took place. From this period survives a cast-iron fireback dated 1638 and initialled 'R.P.E.' in commemoration of Richard and Eleanor Peers. Much of the original building was encased in red brick and uncoursed limestone rubble in the late 19th Century with further features added in the 20th Century. To the north the house presents a handsome elevation with much exposed timber framing consisting of close studding and box framing to the asymmetrical gabled wings.

The farmhouse and its outbuildings were successfully restored during the 1990s and augmented by a timber framed building that formerly stood adjacent to Sibberscote Manor. This barn (shown below) was originally a hall house and was reconstructed in Plealey about 2000.



There are four remaining listed farmhouses of 17th Century origin, though only Plealey House (below, top) gives an impression of that era of vernacular construction. Spencer Lodge (centre photo), The Old Farmhouse (bottom) and Galliers Farmhouse were encased in brick during the late Georgian or Regency period. The resulting elegant frontages are symmetrical and harmoniously proportioned, with sash windows, doorcases and brick detail.



emphasis on the central bay, which projects slightly. The handsome doorway has a fanlight above and is flanked by half columns supporting an open pediment.



Two timber framed barns are also listed. The oldest of these, shown below, is adjacent to Galliers Farmhouse and contains cruck construction possibly dating to the 14th Century, but was later clad in red brick and limestone. The second barn is part of an extensive range of outbuildings south of Spencer Lodge, and incorporates a substantial amount of original timber construction. These buildings have undergone a conversion to domestic use.



The Red House (top and centre right) is a splendid example of an early 19th Century villa farmhouse. It has a symmetrical three bay frontage with

The non-conformist Chapel at Plealey (below) has an intriguing history and stands in a conspicuous position in relative isolation on the north western side of the settlement. The detail is plain, in keeping with its modest scale, and typical of an early 19th Century date of construction.



The former smithy attached to The Old Farmhouse (below) incorporates various building materials, including brick and two types of local stone: purplish mudstone and the harder wearing grey gritstone.

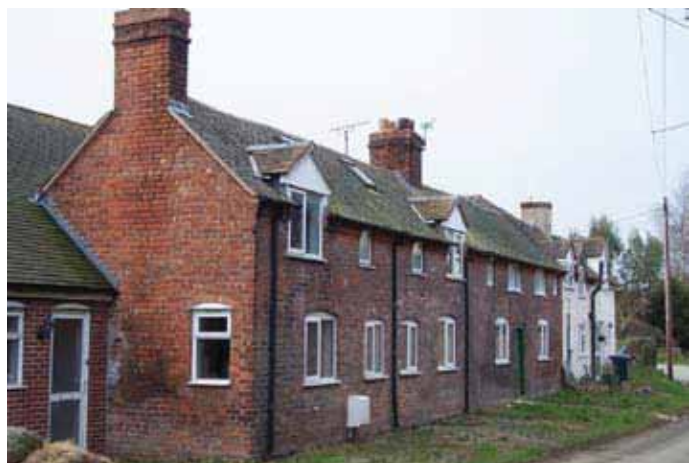


Contribution Made by Key Unlisted Buildings

The contribution made by key unlisted buildings is significant because they maintain homogeneity within the village through the use of local building materials such as local brick, stone or timber and Welsh slate. These buildings include Rose Cottage (top right), Nos. 5-7, No. 9 (top centre right) and Nos. 10-11. The character of the mid 19th Century terraces (bottom centre right) has been undermined recently through the introduction of inappropriate UPVC casement windows.



There are several ranges of agricultural buildings in the village that combine brick, timber framing and various types of stone to good effect. Many of these traditional farm buildings have now been converted to residential use, avoiding the creation of unsightly gaps in the village. These complexes, such as those to the Red House (bottom photo), The Old Farmhouse and Brookgate Farmhouse provide compact outlines that would be difficult to reproduce in a modern building.



Prevailing Materials and Local Details

In villages throughout Shropshire, locally available materials have determined the main method of construction and the main architectural features. Apart from the general use of local clay bricks, in Plealey this meant the use of a locally quarried purplish or yellow/grey gritstone. The purple variety is very similar in character to stone found at nearby Church Pulverbatch. The material is hard wearing but has a tendency to shale, limiting its use to random stone walling, as illustrated below. Although the local quarry is no longer worked there is a supply of stone available from dismantled or derelict buildings and walls.



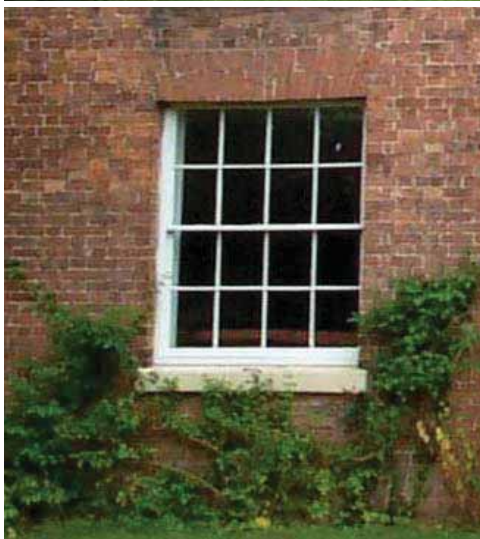
In Plealey there is little evidence of coursed or dressed masonry. The most frequent use of stone is as a random, roughly shaped wall, with small window openings using timber lintels, or brick on edge segmental arches. Reveals and corners are usually expressed as undressed, roughly cut blocks, as shown below.



Half-timbering is characteristic of the village, although much of it is now concealed by brickwork and subsequent alterations. The occasional half-timbered elevation merges with the brick or stonework and in a number of cases all three building styles merge into one form. Brick is the most common building material, occasionally used in combination with stone, but usually on its own. There is some fine brick detailing in some of the agricultural buildings, such as the farm buildings to the Red House (below) and the Dovecote range to Spencer Lodge (bottom).



The following images illustrate some typical local details that can be found in Plealey, including windows, doorcases, gates and wall furniture.



General Features and Other Characteristics

Acting as the unifying elements of all the varying built forms are the brown tiled or slate roofs and the use of brick or stone boundary walls to the front of the properties. Many of these boundaries meet the highway without a pavement, though a narrow grass verge is also typical. Walls are often augmented by hedges.



The complete absence of pavements, extraneous road markings and traffic signs, as well as the variation of width and alignment of carriageways all contribute to a sense of repose and a slower pace of life. The approaches to the village are all similar in that the lanes are low set, almost sunken, hemmed in by traditionally laid deciduous hedges that are closely cropped.



Other features of interest include an integral mounting block adjacent to the stable at Plealey House, a picturesque garden seat or arbour and a 19th Century ice house at Galliers Farmhouse, all pictured below.



Apart from the metalling of the lanes there is little to suggest the passing of a horse-drawn age. Houses front directly onto the roadway and buildings are sited often on the very corner of a lane so as to close a vista effectively and, on passing, reveal a completely new aspect of the village. Additional interest is provided by continuous changes in level along each of the lanes as they weave through the undulating topography.

MAP 1: PRINCIPAL FEATURES OF INTEREST IN PLEALEY

KEY

- Conservation Area Boundary
- Focal Point
- Significant Tree Groups
- Significant Trees
- Listed Buildings
- Views
- Significant Hedges
- Opportunities for Enhancement
- Prominent Walls or Railings
- Footpaths

CHARACTER OF SETTING AND TOPOGRAPHY

Plealey lies on a gentle northward-facing slope above the Rea Valley and is sheltered to the south and west by a chain of foothills that culminates with Earl's Hill, the site of an important Iron Age hill fort. The latter, which rises to 1,050 feet, is a conspicuous object from vantage points throughout the village.



To the east and north the undulating land slopes down to the Severn valley and opens up expansive views across the Shropshire Plain and towards the Wrekin in the east, the Breiddens in the north west (centre below) and the Cambrian mountains beyond.



Contribution Made By Green Spaces To The Setting



Although Plealey is a small, compact settlement, the Conservation Area includes many valuable green spaces that help to define the character of the village. Within the settlement there are large gardens to each of the farmhouses in close proximity to one another. These long established plots remain well defined and effectively preserved. The prominent boundary wall to Plealey House is pictured above.

The fields to the north, east and south of Plealey are also included in the Conservation Area because they form the foreground to the village as it is approached from the surrounding area, by road or on foot. These tracts of open land are used chiefly for grazing and give Plealey its distinctive rural character. They should be retained within the Conservation Area so that the appearance of any potential development can be properly controlled. Plealey is not a designated settlement and therefore additional housing is not currently supported under the Local Plan. The size of the village and poor provision of local services would mean that sustainable development would be difficult to achieve.



The green spaces outlined above are integral to the character of the Conservation Area because they help to maintain the soft boundary that exists between village and countryside. These areas of undeveloped land permit excellent views both in and out of the Conservation Area as they allow the countryside to penetrate and break up the pattern of the settlement. As outlined in local policy HE8, the Council will seek to preserve important views and areas of open space that are significant in relation to the setting of the Conservation Area.



Significance of Spaces

Within the Conservation Area the chief public spaces are formed by the roads that enclose much of the village. The sinuous highways vary in width and provide much interest and variety to the character of Plealey. The road layout provides strong definition to the setting of the listed buildings and other structural curtilage as well as allowing a high level of visibility throughout the settlement.



Contribution Made By Trees

The importance of trees, hedges and shrubs within the Conservation Area should not be overlooked.

Whether for their aesthetic value such as foliage, fruit or shape or for practical reasons (for example providing shade, shelter, screening, enclosure or privacy) the use of flora helps to enhance and thus create a pleasant neighbourhood. Trees, hedges and shrubs that contribute to the character of the area are identified on Map 1 on page 12.

The contribution made by trees within the Conservation Area is moderate, with a lack of



mature indigenous trees in much of the village. This is perhaps characteristic of the upland area where Plealey is situated. Large individual specimens and handsome groups are to be found in the grounds to Plealey House, Spencer Lodge and Brookgate Farmhouse, in the form of relatively isolated instances of Sycamore, Yew or Ash. There is also a splendid Walnut tree in the garden of Galliers Farmhouse.

Adjacent to much of the village there are mature hedging trees, notably Oak, Ash and Sycamore. Other prominent species throughout the Conservation Area include Horse Chestnut, Eucalyptus, Silver Birch, White Poplar and Lombardy Poplar.

NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT

Landscape Proposals

The character and setting of Plealey may be improved through the execution of environmental works to various features within the Conservation Area, in particular the removal of prominent overhead wires which have a detrimental impact on the villagescape. The position of the Borough Council in respect to overhead wires is noted below in Appendix 1 - Conservation Area Policies.

Redundant Buildings

Owing to the great deal of activity involving the conversion of agricultural buildings to residential units during the previous fifteen years there is no longer a significant problem regarding redundant buildings in Plealey. Those that are currently considered to be vulnerable include several small outbuildings adjacent to the Red House (below). Also of some concern is The Den at the western crossroads of the village. The building lies just outside the Conservation Area but is important as an unaltered example of one of the many cottages that formerly stood in this part of the village. It is an objective of the Borough to have the building re-thatched and repaired in its current form, and to retain it as a rare survival of a distinct but now obsolete building type.

The Extent of Loss, Intrusion or Damage

Intrusion in the form of new development within the Conservation Area has been effectively regulated since designation in 1987. Several detached properties of the early 1990s are sympathetic to the character of the village through the use of materials, architectural details and vernacular features such as dormer windows and timber porches, as illustrated below. Little physical loss or damage to historic fabric has arisen since designation, though a large amount of improvement work has been undertaken (notably Brookgate Farmhouse and the Red House farm complex). The reinstatement of original timber casements that were replaced prior to 1987 ought to be encouraged in unlisted buildings of special local interest such as Nos. 5-7 and Nos. 10-11.



APPENDIX 1: GENERAL INFORMATION

POLICIES RELATING TO PLEALEY CONSERVATION AREA

The broad objectives of the local planning authority for the Conservation Area will be to safeguard and where possible add to and enhance the basic character and appearance of Plealey.

In particular it will:

- Endeavour to safeguard those buildings and structures statutorily listed as being of Special Architectural or Historic Interest. (HE4, HE5)
- In the control of new development, have special regard to the external appearance, scale and siting of the new building so as to ensure a continuity of local building. Proposals likely to have a material effect on the character of the area will be published and representations made to the Borough planning authority will be considered when determining the application. (HE7, HE8)
- Preserve important views and vistas within, into and out of the Conservation Area including vistas and views outside the boundary of the Conservation Area or adjacent to and affecting the setting of Plealey. (HE8)
- Encourage the renovation, retention and reuse of any dilapidated or empty buildings or damaged walls that make a contribution to the maintenance of the visual unity, sense of enclosure and basic character of Plealey. Wherever practical the re-use of sympathetic second-hand building materials will be encouraged.
- Seek the retention of and endeavour to safeguard those special features of the village such as stone boundary walls, the absence of pavements or road markings, decorative railings, fenestration, pumps and other features of interest. The close juxtaposition of buildings to highways, small access courtyards and entrance roads are also prevalent and help to provide an informal, small-scale layout amongst the buildings.

- Seek the retention of and endeavour to safeguard important hedgerows, trees and open spaces within the Conservation Area. (HE8)
- Promote the maintenance of the existing fine stock of trees and shrubs by the making of Tree Preservation Orders where appropriate and encourage the planting of new specimens where losses occur.
- As and where possible and in co-operation with the statutory bodies concerned, endeavour to secure the removal of unsightly overhead wires and supporting structures.

The local planning authority when considering any proposal within the area will actively encourage:

- The correct use of appropriate natural stone and brick for boundary walls.
- The use of pitched roofs in extensions to existing pitched roof buildings.
- Careful study and analysis of existing buildings; their form, materials, scale and treatment of openings and detailing of fenestration, so that new building work can be designed to match and complement its surroundings.
- The careful siting and positioning of new buildings of the correct scale and grouping so as to prevent new development seeming obtrusive or suburban in character.

In addition the local planning authority will, when it thinks it necessary, seek approval of the Secretary of State for the Environment to bring under control particular classes of development otherwise permitted by the Town and Country Planning General Permitted Development Order 1995 (see section on Article 4 Directions below).

The local planning authority will not grant planning permission in respect of an outline application unless satisfied that the development proposed will be of the requisite standard. The powers available under the Town and Country Planning (Control of Advertisements) Regulations 1990 (and subsequent amendments) will be used as necessary to prevent the display of inappropriate advertisements.

The Borough planning authority will welcome the

co-operation of the Parish Council, local Associations and members of the public in implementing these policies.

The character and appearance of the village of Plealey could be affected detrimentally by development taking place in the surrounding countryside immediately next to the edge of the village. This area of related open space is essential to the setting of the village. The way in which this land flows simply to the outer buildings provides an important contrast and should be safeguarded. Accordingly the Borough Planning Authority will endeavour to ensure that the existing relationship between the village and landscape setting is maintained.

Implications of Conservation Area Status

Designation as a Conservation Area has the following implications:

Conservation Area status does give additional planning protection from unsympathetic development which might otherwise spoil an area's special character. From a planning point of view this designation means that there is a duty placed on the Council to preserve or enhance the special character and appearance of each Conservation Area and its setting. In practice, this means that all development proposals are extremely carefully considered to ensure that every scheme either improves the existing situation, or at least make it no worse. Proposals which would spoil the special character will be resisted. Therefore, the scale of a proposal, the quality of its design, and the suitability of its materials will all be important issues in the consideration of any development scheme. These additional controls, which operate in conjunction with ordinary planning restrictions, are summarised as follows:

- The demolition of certain buildings, walls, fences and structures within Conservation Areas requires the submission of a formal application for Conservation Area Consent to the Borough Council.
- The range of "Permitted Development Rights" (which allow certain works and alterations to properties without the need for Planning Permission) is more limited within Conservation Areas. Hence, planning applications can be

required for things like extensions, satellite dishes, dormer windows, and outbuildings where ordinarily they would not be necessary

- Similarly, applications for Advertisement Consent can also be necessary for signs which might not otherwise need formal approval.
- Planning permission is required to change the exterior of buildings with either stone, artificial stone, timber, plastic or tiles.
- Owners are required to give at least 6 weeks notice in writing to the Borough Council of any intention to cut down, lop or top any tree with a trunk over 75 mm in diameter (measured at a height of 1.5 m above ground level). A criminal offence would result if such notice is not given.

As the planning legislation is constantly being revised and updated, you are advised to contact Shrewsbury and Atcham Borough Council to establish whether your proposals require formal approval. In fact, it is strongly recommended that pre-application advice is first sought, to avoid unnecessary time and expense in producing unacceptable plans.

Implications of New Development within Conservation Areas

As every development must either preserve or enhance the appearance and character of a Conservation Area, the local planning authority will only permit new development that:

- achieves a high standard of design sympathetic with the character of the area
- is compatible with the scale, mass and form of adjacent buildings and their settings
- uses appropriate materials
- includes appropriate, good quality landscaping that compliments the area
- does not result in the loss of important open spaces or features of interest, and
- does not impinge upon views, into, out of, and within the Conservation Area.

Article 4 Directions

The character of Plealey Conservation Area is little changed since its initial designation in 1987. Its historic buildings and spaces continue to prevail and there has been little to no obtrusive development. The following measures have been proposed in order to help preserve and enhance its special character.

Article 4 Directions are a means of regulating changes made to the frontages of unlisted buildings facing a public highway. This may include front walls, railings and hard landscaping as well as the façade itself. The mechanism of the Article 4 involves the removal of certain permitted development rights, such as the right to replace doors, windows or apply cement render to brickwork without planning permission.

The aim of making an Article 4 Direction is to assist in the retention or reinstatement of original features like external joinery and to promote the sympathetic replacement of damaged components. It is details such as these that are fundamental to the special character of a street or built up area. A Conservation Area Enhancement Grant scheme is operated by the Council to support the kind of works that concur with this objective.

Protection of Trees in Conservation Areas

The importance of trees is recognised in the Town and Country Planning Act 1990, which makes special provision for trees in Conservation Areas. Under Section 211 of the Act anyone proposing to carry out any works to trees at a property situated in a Conservation Area are required to give the Council six weeks notice of their intentions, in writing. Those who own trees that are located in a Conservation Area but covered by a Tree Preservation Order are not affected, as they are already required to obtain permission from the Local Authority before any works are carried out to their protected trees.

The notification of intent to carry out work should give the location and species of the tree/s and state exactly what works are proposed. An officer from the Local Authority will then inspect the tree/s and assess the proposal. If the tree/s have a high amenity value and the proposed work would be detrimental to the tree/s, the Council may decide to protect them with a Tree Preservation Order. If no Order

is made by the time the six week period expires, however, then the Local Authority has no objection to the proposal and work may commence.

There are some exemptions from the requirement to submit a notification. Works can be carried out without prior notification to trees that are dead, dying or dangerous, and saplings or young trees with a trunk diameter of less than 75 mm when measured at 1.5 m above ground level. In the case of dead, dying or dangerous trees, however, proof that the tree was in an adverse condition may be required by the Local Authority. It is recommended that, except in emergencies, the Local Authority is given five days notice prior to carrying out the work. If there are any queries or concerns the Tree Officer will be able to assist you.

Grants for Conservation

The Borough Council operates a number of grant schemes which offer financial assistance towards the cost of repairing listed, and other historic buildings throughout the District.

Funds for the Conservation Area Enhancement Grants scheme are provided by the Borough Council and a 40% contribution, up to a maximum of £3,000 per application, can be offered towards the repair and enhancement of unlisted buildings or structures that are of architectural or historic interest, or make a contribution to the historic environment. The type of projects which may be eligible under the scheme are:

- The repair and restoration of architectural features of prominent buildings, for example, the roof or external joinery and also free standing structures, such as waterpumps, summerhouses etc.
- The renewal or introduction of paving schemes and landscaping, for example around a public building.
- The replacement of existing or the erection of new items such as Parish notice boards, dovecotes, village clocks, fountains, sundials, seats, etc.

Priority will be given to properties within the Conservation Area and properties covered by Article 4(2) Directions restricting the installation and replacement of windows, doors, porches and front garden walls.

The Role of the Public

Much can be achieved if everyone is aware of the advantages of Conservation Area status. Positive protection of Plealey's attractive features and improvements in the physical and visual amenities of the area is a priority for the Borough Council. Ensuring that the process of incremental repair, decoration and maintenance continues will contribute to the quality of the environment in this area.

Design Advice and Guidance

Shrewsbury and Atcham Borough Council's Planning Services is always happy to give information, advice and guidance on the care of conservation areas, listed buildings and trees.

Guidance notes, 'A Guide to Conservation Areas' and 'A Guide to Listed Buildings' are available

from the Conservation and Design Team or online at <http://www.shrewsbury.gov.uk/public/yourcouncilatwork/planning/conservation>.

For further information contact the Conservation and Design team, Planning Services.

address: Planning Services
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

tel: 01743 281000.

email: planningconservation@shrewsbury.gov.uk

Acknowledgements

Much of the historical information contained in this document has been derived from the Victoria County History for Shropshire, Volume VIII.



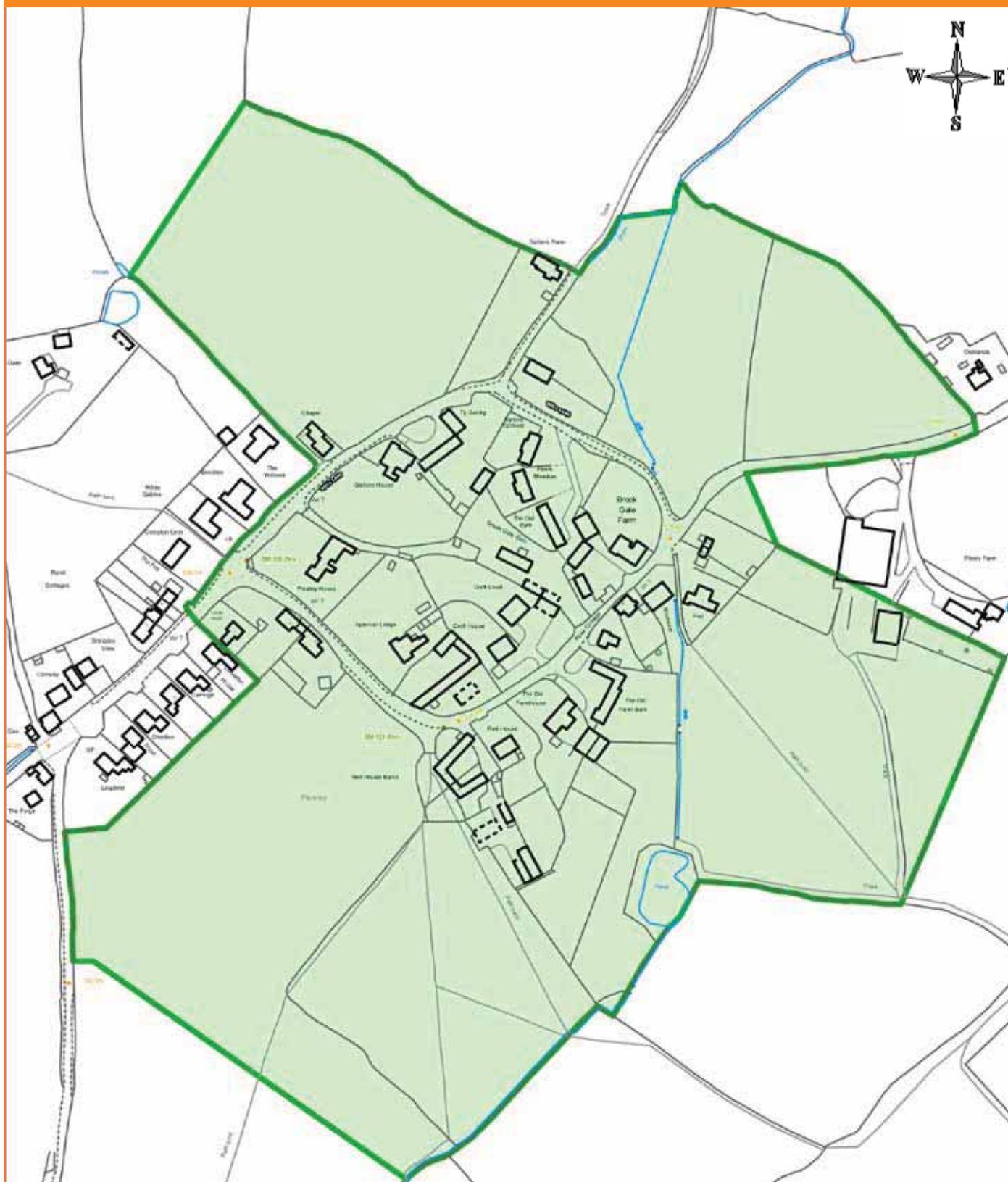
APPENDIX 2: LISTED BUILDINGS IN PLEALEY CONSERVATION AREA

The Den	II
Plealey House and attached stables	II
Galliers Farmhouse	II
Barn approx. 30m north east of Galliers Farmhouse	II
Plealey Methodist Church	II
France memorial and railed enclosure approx. 2m north west of Plealey Methodist Church	II
Brookgate Farmhouse	II*
Barn approx. 80m west of Brookgate Farmhouse	II
The Old Farmhouse	II
Spencer Lodge	II
Barn approx. 30m east of Spencer Lodge	II
The Red House	II

FURTHER READING

Planning Policy	<i>Shropshire County Structure Plan</i>, copies available from Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, SY6 2ND. <i>Shrewsbury and Atcham Borough Local Plan</i>, copies available from the Planning Policy Section, Shrewsbury & Atcham Borough Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ.
Government Guidance	<i>PPG15: Planning and the Historic Environment</i> , copies available from the Department of Communities at www.communities.gov.uk
Design Guidance	Shrewsbury and Atcham Borough Council Residential Design Guide
Village History	The most authoritative source on the village is the relevant volume of <i>The Victoria History of Shropshire</i> . This is found in major libraries.

APPENDIX 3: MAP OF PLEALEY CONSERVATION AREA



Maps are reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Shrewsbury and Atcham Borough Council , Licence Number 100019678-2007

The Ordnance Survey mapping included within this publication is provided by Shrewsbury and Atcham Borough Council under licence from the Ordnance Survey in order to fulfil statutory duties to provide information to the public. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping for their own use.

**A Summary of this document is available on request in Braille, tape,
large print and various computer formats and community languages.
For further advice and information please contact**

**Planning Services Manager
Planning Services
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ**

**Produced in 2008 by the SABC Conservation & Design team
Conservation Area Appraisal**

MAP 2 – Showing the principal features of interest in Plealey

