

## Directorate of Community Services



The Council of the Borough of  
OSWESTRY

Meeting and Date

Council  
17<sup>th</sup> February 2009

Item

9

Report Ref

C437

Portfolio Holder – Development Services:  
Councillor Keith Barrow

**PROPOSED CONSERVATION AREA – PANT GLAS AND  
BROGYNTYN PARK**

**Responsible Officer:**

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List of Appendices to this Report

Appendix A - Plan indicating the proposed Conservation Area boundary.

**NB:** A large scale plan showing the proposed Conservation Area and its extent, along with other supporting illustrative material, will be displayed at the meeting.

SUMMARY

To consider an area incorporating the settlement of Pant Glas and Brogyntyn Park for designation as a conservation area, and approve the defined area for the purpose of public consultation.

RECOMMENDATION

To approve for the purpose of public consultation the area identified on the accompanying plan (and described in the report) for consideration as the Pant Glas and Brogyntyn Park Conservation Area.

FINANCIAL/RESOURCE IMPLICATIONS (COMMENTS OF THE DIRECTOR OF  
STRATEGIC FINANCIAL SERVICES)

Costs associated with undertaking a consultation exercise will be met from within existing resources and budgets of the Forward Planning and Conservation Section.

REPORT1. BACKGROUND

- 1.1 This report proposes that the historic and architecturally important settlement of Pant Glas and its setting, combined with the Registered Parkland of Brogyntyn be considered for designation as a conservation area.

- 1.2 There is a historical and cultural linkage between Brogyntyn Hall and Park and the settlement of Pant Glas; the latter having been developed around a nucleus of working farms which existed prior to 1800 and which became the estate village serving the Brogyntyn Estate.
- 1.3 The Brogyntyn Estate forms an essential component of the historic and built fabric of Oswestry and it was the presence of this estate and its subsequent owners – the Harlech family – that gave rise to the evolution of the hamlet of Pant Glas as an Estate Village.
- 1.3 Both the Brogyntyn Estate and Pant Glas possess a special architectural and historic character and appearance that is considered important, and which it is felt desirable to preserve or enhance. Both locations are sensitive to inappropriate development and the additional protection conservation area status would afford should help to maintain that sensitivity of location.
- 1.4 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance – Section 69(1)(a) Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act).

## 2. COMMUNITY INVOLVEMENT

- 2.1 A number of residents living within Pant Glas have promoted the designation of their hamlet as a conservation area. They formed the Pant Glas Residents Association (PGRA), and ultimately produced an audit of the historic fabric of Pant Glas supported by funding from the Shropshire Community Council. This audit was published in August 2006 and helps define the unique and special character of Pant Glas.
- 2.2 A copy of the audit is available for reference and will be placed in the Members' Room for a week before the Council meeting.
- 2.3 The residents of Pant Glas confined themselves to an audit of their own settlement; however they have a broader interest in the surrounding historic environment which helps to define Pant Glas itself and some of the photographs in the publication are of the wider area.
- 2.4 Of critical importance however is the PGRA's involvement in providing a body of historical research which will help underpin a designation. The Council is indebted to the local residents who have contributed to this important research.
- 2.5 Despite this early and strong community involvement in and support for a conservation area there is still a requirement to undertake a public consultation exercise, particularly as the suggested designation encompasses a broader geographical place than Pant Glas. Including Brogyntyn Hall and Estate will however be complementary to the settlement of Pant Glas and designation will acknowledge that complementarity.

## 3. INITIAL CHARACTER ASSESSMENT

- 3.1 Pant Glas
  - 3.1.1 Pant Glas is a dispersed settlement whose buildings are principally strung along a valley bottom. There are however some buildings on the upper levels of the valley sides and some outlying properties which characteristically belong to the settlement.
  - 3.1.2 The narrow valley with high-sided slopes visually encloses the buildings, creating a remote and picturesque settlement whose buildings are located randomly along the

valley floor over a distance of approximately 1½ miles. The presence of a stream running along the valley bottom adds to the picturesque setting of Pant Glas.

- 3.1.3 Pant Glas is dominated by its landscape surroundings and it is this factor which gives the settlement its unique and visually attractive character. The buildings - of stone and brick, mostly with slate roofs - occur where a suitable space and orientation favoured their construction and there is sufficient variety of style, scale and form to make them architecturally responsive to their natural setting.
- 3.1.4 In its early days, serving the needs of Brogyntyn Hall, many of the properties housed particular workers or functions that an estate of the mid to late 19th Century required in order to function. These past associations are often retained in house names or field names
- 3.1.5 Many of the construction materials used to erect the buildings were obtained locally, so there is a real and distinct connection with their landscape surroundings. This in turn reinforces a natural 'local distinctiveness' which - in part - gives Pant Glas its strong identity. The surrounding deeply sunken lanes are rich in items such as stone gate posts, stone walls and traditional direction signs, all of which also add to this special character.

### 3.2 Brogyntyn Hall and Park

- 3.2.1 The Hall and Park represent a formal element of the proposed conservation area in contrast to Pant Glas itself. The Park is a Grade II registered historic park on the English Heritage Register of Parks and Gardens, while the Hall is statutorily listed at Grade II\*. Many ancillary structures within the park are themselves individually listed, and contribute to the formality of this historic estate.
  - 3.2.2 Although mostly contained by a stone wall, the registered park spills out at its north-western corner, but is visually linked by contour and landscape characteristics.
  - 3.2.3 Buildings within the defined estate vary from the formal and grandiose, such as the Hall and Stables, to the functional and utilitarian, such as Home Farm or the estate's ice house. This diversity exists, however, within a managed landscape of historic significance. Its character is distinct and creates a tension with that of Pant Glas, which underpins their architectural and historical relationship.
- 3.3 Once an area has been formally designated, a comprehensive Character Appraisal and Management Plan will be prepared which expands upon this initial assessment. This will establish, in greater detail, the character and appearance of the area which it will be important to maintain and enhance. A character appraisal and management plan is considered essential in terms of fully understanding what is important about the area, and is encouraged by Governmental Agencies.

## 4. SUGGESTED CONSERVATION AREA BOUNDARY

- 4.1 The proposed boundary, including Brogyntyn Hall and Park, follows the exact boundary of the register entry in English Heritage's Register of Parks and Garden mostly, but with the inclusion of Ty-Coch Cottages and Ty-Coch Farm. This contains all of the historically significant land and links to the settlement of Pant Glass.
- 4.2 As Pant Glas is a dispersed settlement of rural character where property boundaries are less important than the overall setting, the inclusive boundary here largely follows an appropriate contour value. It is necessary, however, at times to divert from this contour and rely on other features in the landscape. This allows the setting of the hamlet to be recognised and play its part in maintaining the character of the valley.

5. REASONS FOR RECOMMENDATION

- 5.1 Consideration of Pant Glas and Brogyntyn Park as a Conservation Area will acknowledge the importance of this architecturally and historically important part of Oswestry Borough. It will include key buildings and spaces, along with other structures that contribute towards the special significance of this part of Shropshire.
- 5.2 There are many buildings within the proposed area which significantly define the character of both Pant Glas and the historic parkland of Brogyntyn. These in turn reflect the former dependent relationship between the two. Recognising and conserving these elements will help prevent erosion of the area's special character.
- 5.3 Conservation Area designation will also permit greater consideration over proposals for new development helping to ensure it maintains or enhances the identified character of the area. Small incremental changes could also be managed through this designation, including works to trees.

6. IMPLEMENTATION DATE

- 6.1 Implementation can only follow once appropriate consultation has been undertaken and any views expressed reported back to Council. If, following consultation, a proposed area is recommended for approval, then the designation would be valid from the resolution of the Council meeting approving it.
- 6.2 Following any approval, it would then be necessary to advertise the designation as statutorily required.

List of Background Papers

The current Borough Local Plan establishes the policy basis for new designations or extensions to existing Conservation Areas through Policy HE7. Supporting paragraphs, particularly 10.78a), indicate the value of protecting acknowledged areas of special architectural and historic importance.

- The Oswestry Borough Local Plan.
- Pant Glas: A Shropshire Estate Village by Pant Glas Residents' Association; published August 2006
- Brogyntyn History - Compilation of Papers from various sources prepared by J.R. Pickstock circa 2001

Human Rights and Equality Act Appraisal

In implementing the proper planning of the Borough there are no known implications which would override the Council's statutory duties.

Environment Appraisal

None.

### Risk Management Appraisal

Risk	Probability	Impact	Action
In view of the Borough Council's statutory duty identified in the report, the level of risk is assessed as being very low, notwithstanding that designation is a key land-use policy decision.	Low		Consultation in line with current best practice.

### Community / Consultations Appraisal

There is currently no statutory requirement to consult over the designation of new or extended conservation areas; however, over the years consultation has become accepted best practice. Accordingly, approval to consult is now sought and this would include all properties within the extension, along with relevant external agencies. Consultation so far has been undertaken internally to include the Borough Council's Historic Environment Champion, Members of the Wards affected, and Portfolio Holder.

All consultation views will be reported back to Council following the completion of the broader consultation exercise.

### Legal Implications / Powers

1. Section 69(2) of the same Act imposes on local planning authorities a duty to review from time to time the extent of designation, and to designate further areas if appropriate.
2. Designation imposes a requirement for local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas whenever considering development proposals (S72 of the Act).
3. In addition, Section 71 of the Act imposes a duty for local authorities to formulate and publish from time to time proposals for the preservation and enhancement of conservation areas in their districts and submit them for public consultation.

### Local Member/s -

Selattyn & Gobowen Ward: Cllrs. T. Davies, R.T. Jones & D.G. Lloyd MBE  
Maserfield Ward: Cllrs. Miss B.Y. Gull & J.R. Evans

