

Wellesbourne Conservation Area

Information and advice for residents who live in the Conservation Area of the village



Do you live in the conservation area?
You can check by looking at the map on the back page.

Our conservation area extends over the historic parts of what were once the separate villages of Wellesbourne Hastings and Wellesbourne Mountford, which were located on opposite sides of the River Dene.

Wellesbourne contains many period properties, with a mix of differing styles and variety of construction materials, some having thatched roofs. There are 57 listed buildings within the Parish, almost half of which are located within the conservation area; these buildings are already subject to planning regulations aimed at protecting their character and appearance.

The purpose of designating the conservation area is to ensure that the historic part of our village can also be preserved from any inappropriate developments that might otherwise affect the overall character of our village.



Did you know?

Wellesbourne Conservation Area was originally set up by Stratford-on-Avon District Council in 1969 and expanded in 1993. It is one of 75 such areas within Stratford District



What does living in the Conservation Area mean for you?

Living in the Conservation Area means that if you wish to alter the outside of your property, you may need planning permission to make changes that would not require planning permission in other parts of the village. The kind of changes that are covered include, for example, altering the style and construction of windows, adding external cladding, changing roof materials, putting up a satellite dish or installing external vents.

Put simply, if you are planning anything that changes a building's external appearance, you should seek advice, and if necessary, planning permission, from the Stratford District Council Planning Officer **before starting work**.

You can find out more from the planning department on 01789 267 575 and on the Parish Council website at <https://www.wellesbournepc.com/>

What are the rules on trees?

Because you live in the Conservation Area you must give Stratford District Council at least six weeks' notice if you if you plan to do any work on any tree you own or if proposing work on a tree belonging to a neighbour. This applies to all species of tree, even if this is not already covered by a tree preservation order, and includes work

such as pruning, thinning, crown reduction or felling. The maximum fine for unauthorised destruction of a tree in the Conservation Area is £20,000.

You do not need to give notice before doing any work on shrubs or if the tree is less than 75mm in stem diameter, measured 1.5 metres above the ground.



Your questions answered

Q: My property isn't a listed building. Do the Conservation Area rules apply to me?

A: Yes, they apply to all buildings in the Conservation Area. If your property is listed, extra rules and constraints will apply to the whole of the building, inside and out.

Q: I own a business in the Conservation Area. Can I put up advertising and display signs?

A: Yes, but first seek advice from the District Council Planning Dep't about whether the signs, windows, lighting or boards you are planning are suitable for the Conservation Area.

Q: Do Conservation Area rules affect any other parts of my property, apart from the building?

A: Yes; other areas that might be subject to extra planning controls include boundaries such as walls, gates or fences.

Q: What are the penalties for breaking the rules?

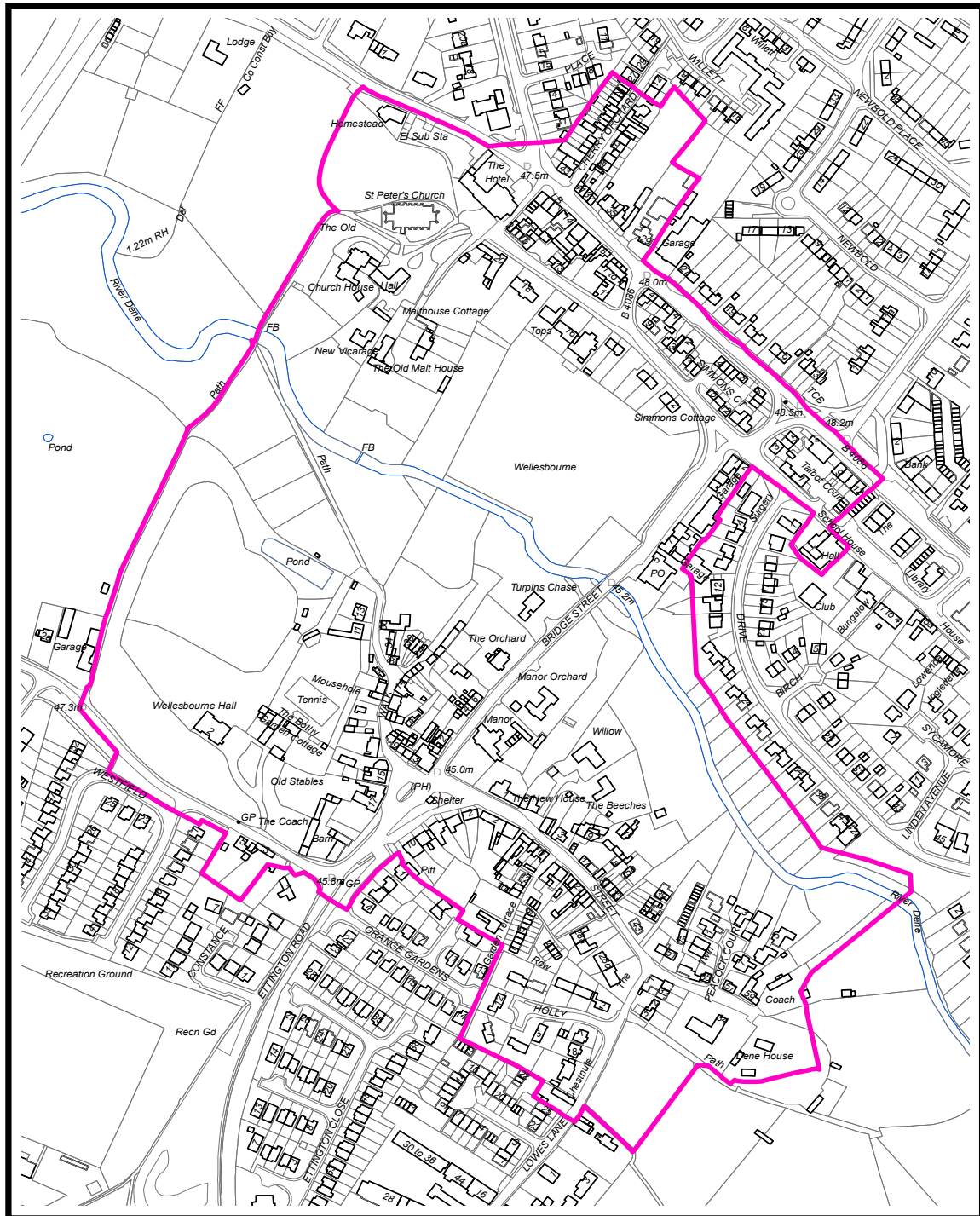
A: Carrying out illegal works in a conservation area is a criminal offence. To demolish a building or a boundary wall, erect a new building or make alterations to existing buildings and walls without permission could lead on conviction of up to two years' imprisonment and/or a fine.

Q: Where can I find more information and advice?

A: Contact Wellesbourne & Walton Parish Council on 01789 841434 or go to the Conservation Area section of Stratford District Council website at: www.stratford.gov.uk/planning-regeneration/conservation-areas.cfm



Map of Wellesbourne Conservation Area



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Published by Wellesbourne & Walton Parish Council

2, School Road CV35 9NH 01789 841434 clerk@wellesbournepc.com

www.wellesbournepc.com