

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

**Report to the Portfolio Holder for Planning, Development and Property**

**23 October 2015**

<b>TITLE:</b>	<b>Addition of The Pickwood Recreation Ground, Leek to the Local Heritage Register</b>
<b>PORTFOLIO HOLDER:</b>	<b>Councillor Wain – Portfolio Holder for Planning, Development and Property</b>
<b>CONTACT OFFICER:</b>	<b>Gill Bayliss – Senior Conservation Officer</b>
<b>WARDS INVOLVED:</b>	<b>Leek East Ward</b>

**Appendices Attached  
Appendix A – Location Plan**

**1. Reason for the Report**

- 1.1 To add The Pickwood Recreation Ground, Leek to the Staffordshire Moorlands Local Heritage Register (the Local Heritage Register).

**2. Recommendation**

- 2.1 That The Pickwood Recreation Ground, Leek is added to the Staffordshire Moorlands Local Heritage Register.

**3. Executive Summary**

- 3.1 Supplementary Planning Guidance on the Local Heritage Register was adopted by the Council in February 2008. This enables non-designated heritage assets to be added to a list to acknowledge their contribution to the local distinctiveness of the Staffordshire Moorlands.
- 3.2 A request has been received to add The Pickwood Recreation Ground, Leek to the Local Heritage Register. The site is owned by the District Council.
- 3.3 The process to include a building/site on the local heritage register requires assessment against the published selection criteria of the Supplementary Planning Document (SPD), consultation, and reporting to Conservation Liaison Panel. The Conservation Liaison Panel considered the request on 11<sup>th</sup> August 2015 and recommended that the site be added to the local heritage register. Whilst the SPD provides for Cabinet to determine additions to the Local Heritage Register, it is equally an appropriate matter for delegated approval.

#### 4. **How this report links to Corporate Priorities**

- 4.1 This report reflects two of the Council's four key priority aims:
- To support economic development and regeneration - delivering "high quality development control";
  - To protect and improve the environment.

The Council's overarching vision is to achieve excellence in the delivery of services "that meet the needs and aspirations of our communities". There is strong community support and demand for measures to recognise the Pickwood Recreation Ground in Leek as a local heritage asset.

#### 5. **Options and Analysis**

##### Option 1

- 5.1 To include The Pickwood Recreation Ground, Leek on the Staffordshire Moorlands Local Heritage Register. Recommended. The Staffordshire Moorlands Conservation Liaison Panel considers and recommends that the building should be added to the Local Heritage Register.

**Risks:** There are not considered to be any direct risks to the Council as a consequence of this option.

##### Option 2

- 5.2 To not include The Pickwood Recreation Ground, Leek on the Staffordshire Moorlands Local Heritage Register. Not recommended. The site meets the Council's criteria for the Local Heritage Register and its addition is recommended by the Council's Conservation Liaison Panel. To not include on the Local Heritage Register would be to neglect a key means by which a Local Planning Authority can be expected to help safeguard a site of recognised local interest and acknowledged community value.

**Risks:**

If not accepted on the Local Heritage Register there would be criticism and dissatisfaction from the local community on the grounds that the Council had not used its powers in the public interest. The value of the heritage asset might not be recognised in future decision making.

#### 6. **Implications**

- 6.1 Community Safety - (Crime and Disorder Act 1998)  
None
- 6.2 Workforce  
None
- 6.3 Equality and Diversity/Equality Impact Assessment  
Compiled in compliance.

- 6.4 Financial Considerations  
None identified
- 6.5 Legal  
None
- 6.6 Sustainability  
Local Heritage Register is both an appropriate and a necessary means of achieving sustainability in Planning in accordance with the Core Strategy and the National Planning Policy Framework.
- 6.7 Internal and External Consultation  
The proposed addition to the Local Heritage Register has arisen from the public consultation accompanying planning applications at land at Milltown Way, Leek. The Pickwood Recreation Ground adjoins the application site and is owned by The District Council. Consultation has taken place with the Council's Asset Management Team and the Horticulture Service, and the Council's Conservation Liaison Panel.
- 6.8 Risk Assessment  
As considered at paragraph 5.1 and 5.2

## 7. **Background and Detail**

- 7.1 In February 2008 the Council adopted a Supplementary Planning Document (SPD) for the establishment of a Staffordshire Moorlands Local Heritage Register. Both the National Planning Policy Framework (NPPF) and Historic England encourage local planning authorities to set out a positive strategy for the conservation of the historic environment and to identify heritage assets to conserve the historic character and distinctiveness of their areas.
- 7.2 The request to add The Pickwood Recreation Ground to the Local Heritage Register has been made in response to recent planning applications for residential development at Milltown Way, Leek SMD/2014/0618 & SMD/2015/0407. The addition to the Register would highlight the importance of the site to the local community and confirm its historic connection with Pickwood Hall and its wider estate.
- 7.3 The site is owned by The District Council and internal consultations have taken place with Asset Management Team and the Horticulture Service. No objections were raised.
- 7.4 The Staffordshire Moorlands Conservation Liaison Panel considered the nomination to add the site to the Local Heritage Register at its meeting on the 11<sup>th</sup> August 2015. The Panel considered that the site met several of the criteria, assessed by reference to the SPD (section 3.2) and the English Heritage Good Practice Guide (May 2012):

- Age and Rarity: The site was gifted to the Town of Leek by The Challinor Family to celebrate Queen Victoria's Jubilee. The land was formerly part of of the historic Pickwood Estate.
- Group Value: The site forms part of the historic Pickwood Estate and forms part of its history and setting.
- Association: The site was granted to the town in 1887 by a prominent figure, William Challinor, on Queen Victoria's Jubilee. 500 scholars were entertained to tea and commemorative mugs were handed out.
- Archaeological Value: Site relates to Pickwood Hall and its wider estate.
- Landmark Buildings: It is a well frequented site for views out over Leek town and the Conservation Area. The skyline panoramic view includes many distinctive landmarks and roofscapes.

7.5 The Conservation Liaison Panel has concluded that the site should be added to the Local Heritage Register. The Council's SPD requires for additions to the Local Heritage Register to be determined by Cabinet and it is considered an appropriate matter for delegated approval.

Dai Lerner  
**Executive Director - Place**

**Web Links and  
Background Papers**

Good Practice Guide  
for Local Heritage  
Listing - English  
Heritage

**Location**

<https://content.historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/local-listing-guide.pdf/>

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