

## **Cabinet Deputation – Talbot Village Character Appraisal**

In my deputation to the LDF meeting on Monday I said that the Talbot Village Appraisal was good. Whereas the whole thrust of the Management Plan is the potential development of Talbot Village, classified by the magic word “enabling”.

In recent years the Board of Talbot Village Trust has modified its charitable objectives solely to donate to deserving causes, which they do very well, using the sales proceeds and investment income from the sale of their land.

I raised the matter as to whether White Farm is a listed building. Figure 3 – Local Plan Policy designations in the Appraisal does not show White Farm as listed.

Several points were established at the LDF meeting:

- 1) Landowners in a conservation area have responsibility to maintain their trees and this applies as much to Talbot Village Trust with their trees in Talbot Woods, as to property owners in any conservation area.
- 2) Nearly all the buildings in the conservation area are owned by Talbot Village Trust and have been well maintained by them. White Farm is not included in this group.
- 3) Mr Henshaw, Planning Consultant for Intelligent Land acting on behalf of TVT described in his deputation White Farm buildings as dilapidated and that a very large sum of money would be needed to restore them and to put them to a new use.
- 4) Mr Henshaw also made clear that the current charitable objectives of TVT only allow for the support of vulnerable people.
- 5) Therefore he says there is a legal impediment to TVT spending money to enhance the conservation area.
- 6) At the LDF meeting the imminent sale of the listed White Farm by its owner, Bournemouth Council, back to TVT was confirmed.

I quote from the Management Plan Section 5.6 – Proactive Planning – White Farm

*“The majority of the buildings within the Conservation Area are well maintained, however, the buildings at White Farm require significant attention. A plan for the short term protection and repair and medium term re-use of these buildings needs to be prepared and implemented as a matter of urgency to safeguard these important listed buildings.*”

**Action 9**     *The Local Planning Authority should proactively seek the repair and re-use of the buildings and land associated with White Farm to ensure a viable future for this important farm group.”*

My concern is this:

Bournemouth Council by selling the listed but dilapidated White Farm back to Talbot Village Trust, is thereby enabling Talbot Village Trust to apply to Bournemouth Council, the Local Planning Authority, for planning permission for enabling development in the Conservation Area, to enable it to restore and renovate the White Farm buildings.

It would appear that White Farm was listed in August 1972 although as I have previously said it is not shown as such in the Appraisal at Figure 3 – Local Plan Policy Designations. Although the Council is keen to encourage the proper and regular maintenance of listed buildings (see the Repairs Section in the Council's Listed Buildings pamphlet) such repairs to Grade II buildings – the lowest category - are not a legal requirement. Is it worth permitting enabling development and its consequential potential damage to the rest of the Talbot Village Conservation Area for the restoration of White Farm?