

Policy CH19: Thurstaston Conservation Area

In relation to Thurstaston Conservation Area the principal planning objectives for the area will be to:

(i) preserve the character of a traditional English Village and the character of its historic agricultural buildings;

(ii) preserve the setting of the Village's "public" buildings including St. Bartholomew's Church, Thurstaston Hall, and the School House;

(iii) retain unifying features, such as building materials, stone walls, hedges and unmade tracks, and the layout of farm buildings of traditional form grouped around a central courtyard; and

(iv) maintain tree groups to the north of Thurstaston Hall, south-west of the Station Road/ Telegraph Road junction, and to the east of Station Road between the two lodges.

New development will not be permitted in the area of open land in front of St. Bartholomew's Church.

Reasoned justification:

Thurstaston Village Conservation Area was designated in February 1981. It is situated within the Dee Coast Area of Special Landscape Value. While originally a farming community, the settlement still retains the image of a traditional English rural village, with its Church, Hall, School House and surrounding farmsteads.

The character of the Area primarily derives from its topographical setting, the surrounding landscape including a number of important tree groups within the Village itself, and the character, design and layout of the remaining historic buildings and enclosures. Policy CH19, therefore, specifically provides for these historic features to be preserved.

Policy CH19 also provides for the setting and character of the historic "public" buildings of the Village to be retained and restricts development on open land at the entrance to the Church and Hall, which in visual terms serves the function of a village green.