

Committee: Cabinet

Agenda Item

Date: 25 June 2014

12(1)

Title: Conservation Area Appraisal, Great Canfield

Portfolio Holder: Cllr S Barker

Key decision: **No**

Summary

1. This report has been prepared and discussed with Great Canfield Parish Council who support its general content and are now actively working to implement the management actions.

The draft Conservation Area Appraisal for Great Canfield was made available on the Council's website and as printed copies. A public exhibition on 4 March 2014 was attended by the Council's Conservation Officer and the fieldworker who had undertaken the appraisal, both of whom presented the findings and answered questions. This report summarises and comments on the representations made at the exhibition and subsequent to it in the consultation period which lasted from 22 February to 6 April 2014.

2. Great Canfield Parish Council welcomed the Conservation Area Appraisal in principle and considered it a worthwhile document which is likely to strengthen the control of development. This comment is valuable and is one shared by officers. The experience of the Conservation Area Appraisals so far undertaken indicates that the process is both important and popular with the local communities.

Recommendations

3. That the Conservation Area Appraisal be approved and used to assist in the process of determining planning applications and for implementing management proposals.
4. That the Great Canfield Conservation Area boundary be formally amended.

Financial Implications

5. The recommendation would require the advertising of the boundary changes which would cost in the region of £500 - 600. This can be met from existing budgets for Conservation.

Background Papers

6. The notes of the public exhibition held on 4 March 2014 and all representations received.

Impact

- 7.

Communication/Consultation	Full consultation undertaken.
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Community Safety	Not affected.
Equalities	Not affected.
Finance	Advertising costs can be met from existing budgets. The document will be disseminated through the website.
Health and Safety	Not affected.
Human Rights/Legal Implications	Not affected.
Sustainability	The report focuses on environmental issues seeking to preserve the environment of the respective communities, including their buildings and open spaces.
Ward-specific impacts	Takeley and the Canfields - various proposals as amended and as contained in report.
Workforce/Workplace	Existing staff resources.

Situation

8. The Great Canfield Conservation Area at Church End was designated in 1975. The Council has a duty within section 69 of the Listed Buildings and Conservation Area Act 1990 to consider the designation of Conservation Areas and to undertake periodic reviews. As part of this work the Council has undertaken a number of Conservation Area Appraisals of existing Conservation Areas.
9. This report sets out the key issues within the attached Conservation Area Appraisal and records the results of the consultation exercise and the changes proposed.
10. The principal issues and recommendations set out in the document are:

Changes to the existing Conservation Area boundary.

Remove area of open arable land to the north of farm buildings within the curtilage of The Hall, north west of Rose Cottage and west of The Gables and Cranbrook.

Note: As a result of the consultation a number of points were raised by respondents relating to issues raised in the Appraisal report. These representations are included in the table below with appropriate officer comment.

General notes:

Planning Controls and Good Practice in Respect of Other Buildings that Make an Important Architectural or Historic Contribution.

One such unlisted building that makes a positive contribution to the character of the Conservation Area has been identified, this being Rodingbourne.

Proposed Article 4 Directions.

There are other distinctive features that are integral to some of the unlisted buildings identified in the Conservation Area Appraisal for Great Canfield that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement of the general proposals set out in this Appraisal.

Planning Controls and Good Practice in Respect of Other Distinctive Features that Make an Important Architectural or Historic Contribution.

This Appraisal has identified the metal boundary fence to the churchyard that should be retained and repaired.

Planning Control and Good Practice, Important Open Spaces, Trees and Groups of Trees.

The open spaces as identified and as shown on the plans represent open landscape features that materially contribute to the character and appearance of the Conservation Area which must be protected. As marked on the plans these are: the churchyard, the smaller triangular green to the front of Rodingbourne and the pond, possibly part of a former moat complex to the south west of The Hall.

Subject to certain exceptions all trees in a Conservation Area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety.

Enhancement Proposals to Deal with Detracting Elements.

The Appraisal identifies a number of detracting elements together with a proposed course of action. It is recognised that such improvements will frequently only be achieved with the co-operation of owners and other bodies as appropriate.

10. Consultation results

The comments received at the public exhibition and during the consultation period are set out in the table arranged in the subject order above. Those responses which noted minor inaccuracies in the text of the Draft Conservation Area Appraisal, such as the misspelling of building names or attributed dates are not included here.

Issue	Representations made	Officer comment
General	Great Canfield Parish Council is supportive of the Conservation Area and suggestions included in the review, but notes that there are no finances or other resource available for the Parish Council to take direct action.	Officers are grateful for the input of the Great Canfield Parish Council in producing the appraisal document and appreciate the limitations on financial resources.

<p>Changes to the Conservation Area</p>	<p>Great Canfield Parish Council fully supports the proposal to exclude the field behind Rose Cottage.</p>	<p>Noted</p>
<p>Important buildings</p>	<p>Great Canfield Parish Council supports in principle an Article 4 Direction to provide protection for selected architectural features at Rodingbourne.</p>	<p>Noted</p>
<p>Management proposals</p>	<p>Great Canfield Parish Council supports repairs to the boundary wall and the railings surrounding the churchyard. The Parish Council sees this as the responsibility of Uttlesford to liaise with the Parochial Church Council.</p> <p>Great Canfield Parish Council strongly agrees with the suggested removal of utility poles and provision of underground services. As this is not an issue unique to the Great Canfield Conservation Area, the Parish Council suggests Uttlesford should contact the utility companies to discuss an overall approach to this problem.</p> <p>Great Canfield Parish Council note that the 'derelict and deteriorating ancillary building' to the north of the churchyard and the mount are both privately owned and suggests that Uttlesford District Council contacts the owners to discuss further</p> <p>The Great Canfield churchwarden of the parish church of St Mary is concerned at the management proposals in respect of suggested repairs to the derelict fencing to the churchyard.</p>	<p>Correspondence has already been received from the churchwarden as part of this consultation and officers are advising.</p> <p>Officers consider the electricity poles an unsightly element detracting from the character of the Conservation Area. Officers will support the local community and Parish Council should they wish to enter into discussions with utility companies.</p> <p>Preliminary discussion between the fieldworker and those believed to be the owners of the buildings to the north of the churchyard indicate that repairs may be possible.</p> <p>Officers are aware of the pressure on limited church funds and are more than happy to discuss a future course of action.</p>

11. Conclusion

The public consultation raised a number of useful points which have been incorporated into the Conservation Area Appraisal. The document should be amended to incorporate the above comments and use of the document should commence immediately to assist in the determination of planning applications and for implementing the management proposals as set out.

Formal changes to the Conservation Area Boundary will need to be advertised prior to them coming into force. It is necessary to inform the Secretary of State and English Heritage and place an advert in the London Gazette and local newspapers. The owners of affected properties will also be notified of the changes.

12. Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Revisions to the Conservation Area	1 There is some risk that revisions will be approved which cannot be justified by the guidelines provided by English Heritage.	2 If revisions to the Conservation Area are approved which the council cannot justify through good practice guidelines, the report and its recommendations will be unsound. Planning officers and applicants will then be without any up to date guidance and applications will be determined against out of date resources.	The report has been carefully produced and amended where any inaccuracies were noted. Consultation has been carried out with the Parish Council and Great Canfield residents and advice sought from specialist officers and experts to support the findings.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.