

**Committee:** Cabinet

**Agenda Item**

**Date:** 18 June 2015

**12**

**Title:** Conservation Area Appraisal, Quendon and Rickling

**Portfolio Holder:** Cllr S Barker

Key decision: **No**

---

## Summary

1. This report has been prepared and discussed with Quendon and Rickling Parish Council who support its general content

The draft Conservation Area Appraisal for Quendon and Rickling was made available on the Council's website and as printed copies. A public exhibition on 21 February 2015 was attended by the fieldworkers who 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 13 February to 27 March 2015.

2. The Parish Council have 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. This is the final appraisal of a project that has run since 2007 and has proved both popular and informative for 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 Quendon and Rickling Conservation Area be formally amended.

## Financial Implications

5. The recommendation would require the advertising of the designated boundary 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 21 February 2015 and all representations received.

## Impact

- 7.

Communication/Consultation	Full consultation undertaken.
----------------------------	-------------------------------

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	Newport - various proposals as amended and as contained in the report.
Workforce/Workplace	Existing staff resources.

## Situation

8. 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.**

- a. To extend the boundary to include the entire rear gardens of White House, Aster House and the property itself, Lavender Hill and the remainder of the property not already in the Conservation Area, the rear gardens of Bramble Cottage and Squirrels.
- b. Revision to follow the rear property boundaries of The Thatched Cottage to Talbots.
- c. To extend the boundary to include the entire rear gardens of Norbury and The Priory.
- d. To extend the boundary to better follow the extent of tree cover to the east of Manor Farm and at the eastern extent of the plot of land to the north of Manor Farm.
- e. Revision to follow the rear property boundaries of Pond Cottage to Old Pottery House.
- f. To extend the boundary to follow and include the grounds of Rose Cottage, to the north-west of The Green.
- g. To amend the boundary to the west of the Pavillion to follow the clear boundary line with the adjacent field and the clearly defined hedge boundary of Laundry Cottage.
- h. To extend the boundary to the south of Mace's Farm to follow the triangular section of verge that spans Brixton Lane up to the village sign.

- i. To amend the boundary which currently runs to the south of Dell Cottage. The revised boundary will follow the hedgerow line to the north, excluding Dell Cottage and encompassing the southern-most section of green including the pond and the verges to either side of Belcham's Lane.
- j. Revision to follow the rear property boundaries and extent of gardens of Holly House to Rickling C of E school and to include the entire school building and paved play area to the west.
- k. To extend the boundary to the rear of the gardens of Rickling Green Cottages, to follow the boundary line with Hallfield and boundaries to the rear of Buckden Cottage to Tudor Cottage.
- l. Minor amendment to move the boundary so as to not pass through the bowling green pavilion.

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.**

A number such unlisted buildings that make a positive contribution to the character of the Conservation Area have been identified. The Council will seek to ensure that these are retained. These are as follows: Rose Bush Cottage and The Cottage, Pond Cottage, the 19th century village fountain under its octagonal pagoda-like roof, Quendon and Rickling Village Hall and Nos. 1-4 Red Brick Cottages, all on Cambridge Road. Flint Cottage, The Old Post Office and Snowy Cottage on Rickling Green Road, Candle Mass Cottage, Rickling C of E School, 1 and 2 Rickling Green Road, 1, 2 and 3 Lacey Cottages and The Old Parish Hall.

**Proposed Article 4 Directions.**

There are other distinctive features that are integral to some of the unlisted buildings identified in the previous paragraph that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. The associated legislation is complex. 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 earlier 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 several features including walls around the Church of St. Simon and St. Jude, that fronting Talbots and running from The Norden down to Norbury Cottage and the section of walling that forms the boundary of 1 and 2 Rickling Green Road, and 1 to 3 Lacey Cottages. All make a particular contribution to the character of the Conservation Area. Some walls are protected from demolition without prior consent by virtue of exceeding the specified heights relevant to Conservation Area or by Listed Building legislation. Any proposal involving their demolition is also unlikely to be approved. Additionally, the post box mounted into the wall of the corner of the White House and two the historic cast-iron finger-posts located on the grass verges to the west of The Green should all be retained.

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

The open spaces as identified being principally the grounds of the Church of St. Jude and St. Simon, the wide verge to the front of Rickling House, the verged areas present along Rickling Green Road and The Green. All represent landscape features that materially contribute to the character and appearance of the Conservation Area that must be protected.

Only the most significant trees are shown very diagrammatically. 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. The quality trees around the church and in the many properties bordering Cambridge Road define that part of the village. Notable specimens around The Green add scale and interest as well as forming part of the important historic landscape. Additionally hedges on the periphery, particularly to the south of the village serve as a transition into the open fieldscape beyond.

#### **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.

<b>Issue</b>	<b>Representations made</b>	<b>Officer comment</b>
General	<p><b>A Quendon and Rickling resident</b> suggests that some mention should be made in the appraisal of the pioneer radiographer Ernest Wilson who was a former notable resident of the village.</p> <p><b>A Quendon and Rickling resident</b> notes that the boundary [as shown on the mapping] of Wisteria House is incorrect.</p>	<p>Details of Ernest Wilson have been added to the draft appraisal</p> <p>Base layer mapping is supplied by the Ordnance Survey. Officers will investigate if any revision is required.</p>
Character analysis of Quendon and Rickling	<p><b>Natural England</b> welcomes the references to open land and open spaces under paragraphs 2.10 and 2.11 as they provide a valuable landscape setting to the proposed Conservation Area and add to the biodiversity value.</p> <p><b>Natural England</b> further suggests that the Council should also look at the fragmentation of open spaces</p>	<p>Noted</p> <p>Noted</p>

	<p>and the linking of them back to paths and other sites as a benefit to both sustainable transport and biodiversity.</p> <p><b>A Quendon and Rickling resident</b> considers that too much poor planning has been allowed in this area which has lost its original rural character.</p>	<p>The Conservation Area has provided protection since its designation in 1977. Permitted development, where it has taken place, has been subject to the application of appropriate planning policies.</p>
<p>Designation of the Conservation Area Boundary</p>	<p><b>Quendon and Rickling Parish Council</b> supports the proposed revisions to the Conservation Area and have submitted a number of suggested minor boundary revisions, vis a vis:</p> <ol style="list-style-type: none"> <li>1. Revision to follow the rear property boundaries of White House to Squirrels</li> <li>2. Revision to follow the rear property boundaries of The Thatched Cottage to Reids Barn</li> <li>3. Revision to follow the rear property boundaries of The Priory to The Old Barn</li> <li>4. Revision to follow the rear property boundaries of Pond Cottage to Old Pottery House</li> <li>5. Revision to include the bowling green clubhouse</li> <li>6. Revision to follow the rear property boundaries and extent of gardens of Holly House to Rickling C Of E Primary School and including the entire extent of Foxley House.</li> <li>7. Revision to include the entire</li> </ol>	<p>Noted. Officers thank the Parish Council for their help and support during the course of this Appraisal.</p> <ol style="list-style-type: none"> <li>1. This is considered an appropriate amendment to make the boundary coherent and better defined on the ground.</li> <li>2. As above.</li> <li>3. This is considered an appropriate amendment in part. The existing boundary from Wayside Cottage to The Old Barn is defined and the area of trees proposed for inclusion is not of sufficient quality.</li> <li>4. As response 1. Above.</li> <li>5. The bowling green clubhouse would not contribute significantly to the fabric of the Conservation Area. The present boundary runs through the front of the building and a minor revision is proposed to follow the extent of the bowling green itself.</li> <li>6. This is considered an appropriate amendment in part, however, Foxley House is not considered to be of sufficient value to warrant inclusion within the Conservation Area.</li> <li>7. Maples, Westcote and</li> </ol>

	<p>extent of Maples, Westcote and Grey Russetts</p> <p>8. Revision to follow the rear property boundary of Rose Cottage</p> <p><b>A Quendon and Rickling resident</b> notes that current eastern boundary runs through the gardens of Buckden, Honeymead, Kerries and Fortuna, The Thatch and Tudor Cottage. It would be sensible to move it eastwards to encompass the gardens completely and follow the boundary of the Development Limits.</p> <p><b>Quendon and Rickling residents</b> suggest that the boundary should be extended to enclose the field adjacent to the north side of the church.</p> <p><b>A Quendon and Rickling resident</b> proposes that the revised boundary to the south of Maces Farm should cross the road in line with the village signpost.</p> <p><b>A Quendon and Rickling landowner</b> suggests that the boundary be re-drawn to exclude a parcel of land adjacent to the public</p>	<p>Grey Russetts are not considered to contribute significantly to the fabric of the Conservation Area and therefore, their inclusion lacks adequate justification. However, their proximity to the boundary will require that any future development should preserve and enhance the character of the Conservation Area.</p> <p>8. This proposal has been reflected in the Conservation Area Appraisal documents.</p> <p>Officers agree to follow the property boundaries to the rear of Buckden, Honeymead, Kerries, Fortuna, The Thatch and Tudor Cottage. Foxley House is not considered to be of sufficient value to warrant inclusion within the Conservation Area.</p> <p>Officers have re-surveyed this part of the Conservation Area and the abutting landscape and conclude that the field does not properly relate to or support the interpretation of the nearby historic buildings and is essentially part of the open landscape beyond the edge of the settlement. The existing Conservation Area boundary is considered to be properly drawn at this location.</p> <p>Officers agree to amend this detail as the village sign provides a clear demarcation boundary on the road.</p> <p>Officers have visited the site and conclude that this area,</p>
--	--	--

	<p>footpath and north Manor Farm.</p> <p><b>A Quendon and Rickling resident</b> asks why the suggested revisions have not been applied to all rear property boundaries in Quendon.</p> <p><b>A Quendon and Rickling resident</b> notes that buildings in Quendon are already well protected as most are listed but that in Rickling Green the issue of any being either inside or outside of the Conservation Area seems to afford little protection.</p> <p><b>A Quendon and Rickling business</b> opposes the extension of the Conservation Area boundary to the south of Maces Farm.</p>	<p>historically associated with Manor Farm, though now separate, makes an important contribution in giving enclosure and also serves to define the local setting. A small revision to the Conservation Area boundary at this location is suggested to run in line with the rear property lines of adjacent sites so as to make local interpretation on the ground easier.</p> <p>Revisions have been made where thought appropriate. In other cases the boundary may still be considered definable if it follows the extent of a building or other fixed structure.</p> <p>Within Conservation Areas there are additional planning controls relating to buildings, trees and other features. These controls apply equally to the relevant parts of Quendon and Rickling Green.</p> <p>Officers consider that the amendment will make the Conservation Area boundary more coherent and easily definable on the ground.</p>
<p>Open spaces, trees and hedges</p>	<p><b>A Quendon and Rickling resident</b> suggests that that the hedge that runs along the east side of the B 1383 between The Old Rectory and Quendon Cottage should be properly identified as a collection of small trees infilled by undergrowth and is thus not worthy of note.</p> <p><b>A Quendon and Rickling resident</b> suggests that some information should be included in the appraisal on the early history of cricket on Rickling Green.</p>	<p>Officers have re-surveyed this area and agree that it is not worthy of note as a hedge. It is observed that, given the prominent position adjacent to the main thoroughfare, the trees and undergrowth would benefit from suitable management.</p> <p>Officers welcome the additional information and agree to update the appraisal accordingly.</p>

	<p><b>A Quendon and Rickling resident</b> is concerned about the implications for future management of including a number of elm trees within the proposed boundary revisions.</p>	<p>Elm trees which are affected by disease but are then permitted to re-grow would not be subject to a Tree Preservation Order and owners would be free to carry out works.</p>
<p>Management Actions</p>	<p><b>The Hundred Parishes Society</b> suggests that rather than criticising the provision of benches and bins on the Cricket Green that perhaps sympathetically styled bins might be installed</p> <p><b>A Quendon and Rickling resident</b> states that they will only accept boundary revisions at the northern end of the village if issues relating to the speed, vibration and noise of traffic are addressed. They note that they see no evidence of where key service providers such as Essex County Council and Essex Police have agreed to commit resources to ensure that the area is properly protected.</p> <p><b>A Quendon and Rickling resident</b> suggests that a new motorway junction giving access to the M11 should be considered just to the north of the village.</p>	<p>The management proposals put forward in the appraisal are intended to highlight opportunities for enhancement within the Conservation Area, should the opportunity arise. However, should the Parish Council choose to replace the existing litter bins or signage, the District Council would be willing to advise on suitable alternative locations and designs.</p> <p>Engagement with the Highways department at Essex County Council can help to identify traffic management designs that are sympathetic to the historic environment. An approach will be best made by the Parish Council.</p> <p>The Conservation Area management plan can only suggest actions based on the current character and appearance of the area. Any decision on the siting of a future M11 junction would be taken by Highways England.</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 designation of 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 Historic England and place an advert in the London Gazette and local newspapers.

## 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 Historic England.	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 statutory bodies, Quendon and Rickling Parish Council and local 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.