

**Committee:** Development Control

**Date:** 19 December 2007

**Title:** Newport Conservation Area Appraisal and  
Draft Management Proposal

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Item for  
decision

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### Summary

This report has been prepared and discussed with the Newport Parish Council who supports its general content. A public meeting has been held, chaired by the Chair of Development Control, attended by officers who presented the issue and answered questions. The meeting was on 25 July 2007 and was attended by 38 people. This report summarises the representations received at the meeting and subsequent to it in the consultation period which lasted until 22 August 2007 and comments on them.

A number of representations from residents and the Parish Council has been made calling for the retention of conservation area boundary as existing at Gaces Acre, Gilbey Green, Meadowford and School Lane.

Newport Parish Council whilst making a number of detailed comments welcomes the Conservation Area Appraisal in principle and considers it a worthwhile document which is likely to strengthen the control of development. This comment is valuable and is one shared by the officers who trust that resources will become available to pursue or implement proposals. The experience of the so far undertaken Conservation Area Appraisals indicates that the process is both important and popular with the local communities.

### Recommendations

That the report be approved and used to inform the determination of planning applications; the Management proposals be implemented; that the Newport Conservation Area boundary is formally amended; and that additional planning controls in the form of Article 4 Directions be initiated as described below.

### Background Papers

The Newport Conservation Area Appraisal and Draft Management Proposal document together with notes of the public meeting held on 25 July 2007 and all representations received.

## Impact

Communication/Consultation	Full consultation undertaken
Community Safety	Not affected
Equalities	Not affected
Finance	The reports recommendations if implemented will have some limited const implications to UDC, both capital and revenue. There would be and advertising cost to publish amendments to the CA boundary. If Article 4 Directions are introduced, any planning applications submitted in respect of these will not generate fees. Capital costs will be incurred by a range of partners if they voluntarily implement recommend management proposals.
Human Rights	Not affected
Legal implications	If implemented as proposed, various existing Permitted Development Rights will be removed
Sustainability	The report focuses on environmental issues seeking to preserve the environment of the village including its quality buildings and open spaces.
Ward-specific impacts	Various proposals as set out in report
Workforce/Workplace	Modest increase in workload for Development Control and Conservation staff.

## Situation

The principle issues and recommendations set out in the document are:

**Changes to existing conservation area boundary.** These proposed for inclusion are as follows :

- Minor realignment to the rear of the White House

- South east section of Bridge Street to include Fuchsias, an important small building which should be protected in this prime location.
- Two sections of trees on Bury Water Lane presently unprotected.
- Station platforms and associated buildings and important trees on the north side of the station car park.

The main areas propose for exclusion are:

- Large area of late C20 developments which includes Gaces Acre, Gilby Green, Meadowford which make no special historical or architectural contribution to the conservation area.
- Small section of Barnard Close which incorporate two C20 buildings.
- Other minor adjustments where boundaries have previously been drawn in an arbitrary manner.

**General planning controls and demolitions of buildings.** In addition to listed buildings, many other buildings that make an important architectural or historic contribution to the conservation area have been identified and any applications for their demolition will be refused.

**Potential redevelopment sites.** Premier Garage provides a useful service which may indeed continue for some time. However this small but highly important site could become a subject of possible future redevelopment.

**Listed buildings.** There are many quality listed buildings which are particularly diverse in their appearance and use of materials and development affecting them must be sympathetic.

**Additional controls to non listed buildings.** Article 4 Direction should be introduced to remove the permitted development rights to alter windows, doors and roofing materials on selected buildings that make important contribution to the conservation area.

**Open spaces and trees.** Areas of important open spaces including land in private ownership has been where development should not occur, are identified.

**Additional controls to boundary walls and railings.** The high importance of walls and railings has been noted which call for the introduction of the Article 4 Directions to remove permitted development rights for selected walls and railings beyond the cartilage of listed buildings.

**Archaeological assessment.** Because development sites in Newport may be important in this respect, an archaeological field assessment should be carried out in advance of development.

**Detracting elements.** Number of detailed elements which detract from the quality of the conservation area have been identified and enhancement proposals have been suggested.

Comments received:

The comments received are set out in the table arranged in the subject order above. In total there were 13 representations made.

Issue	Representations made	Officer comment
Changes to conservation area	<p>7 of the representations including Parish Council object to the removal from CA the large area of late C20 developments which includes Gaces Acre, Gilby Green and Meadowford.</p> <p>One representation of support for the remove of the above areas from the CA</p> <p>Concerns that the Vicarage would be removed from CA.</p> <p>Area behind White Horse PH should be included in CA</p>	<p>It is a difficult issue to resolve in view of the strength of local feeling. However, Officers considered that the revised boundaries of the CA are drawn appropriately in this location as the existing C20 housing development is of no outstanding architectural quality. Elsewhere modern housing developments with limited architectural qualities have been removed from the CA boundaries.</p> <p>Gaces Acre recreation ground is protected under the policy ENV3 of the adopted Local Plan.</p> <p>Agreed</p> <p>The Vicarage and the properties fronting Wicken Road will remain in CA as indicated on the map for area 6.</p> <p>White Horse PH and area behind it is included in conservation area see map for area 3.</p>

	<p>Area behind the Bridge End properties towards the river to be included in CA.</p> <p>Suggestion to include ECC Depot in CA, opportunity to improve the roadway and provide a footpath.</p> <p>School Lane should be protected</p>	<p>This area is outside development limits and therefore protected from development.</p> <p>Designation of CA takes place in recognition of its current special qualities. ECC Depot is a site of no attractive qualities what so ever and its inclusion would devalue the whole process and would be detrimental to general high value of Newport CA.</p> <p>Improvement of highway and provision of footpath is a matter ECC Highways</p> <p>Removal of School Lane from the CA is a logical continuation of the removal of the C20 unremarkable development which backs onto it.</p>
General planning controls and demolition of buildings	No representations made	
Listed buildings	No representations made	
Additional controls to non listed buildings in conservation area.	No representations made	
Open spaces and trees	Land opposite the Crown House does not contain semi mature trees.	The site has been identified as a pleasant area, positively contributing to the quality of CA and the setting of listed buildings nearby. For that reasons should be protected from any development

Additional controls to boundary walls and railings.	No representations made	
Archaeological assessment	No representations made	
Detracting elements.	No representations made	

### Officer recommendations

1. With immediate effect, the document be used to inform the determination of planning applications. Once the Local Development Framework is in place, to adopt it as a 'Supplementary Planning Document' to support relevant policies in the new plan.
2. As resources permit, the management proposals as set out in the document be implemented.
3. An Article 4 Direction be introduced to remove the permitted development right to alter windows, doors and roofing materials on elevations fronting highway, waterway, public footpath or open spaces. This direction will be subject to separate consultation.
3. Similarly, an Article 4 Direction be introduced to control the demolition of non listed boundary walls and railings fronting a highway, a waterway, public footpath or open space identified in the appraisal document.
4. Changes are made to the conservation area boundary as recommended. In this respect it will be necessary to inform the Secretary of State and English Heritage and place an advert in the London Gazette and local newspapers.
5. Discussions commence with owners of 'detracting elements' with an objective of seeking a voluntary solution unless the matter can properly be resolved by planning enforcement.

### Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Resource and staffing implications	Inevitable if proposals are implemented.	Some effect on very limited Conservation staff resources. Expenditure: modest but nevertheless significant implications due to the current difficult financial circumstances facing the Council	Potential need to reorganise staff resources.