

<b>Committee:</b>	<b>Development Control</b>	<b>Agenda Item</b>
<b>Date:</b>	<b>19 December 2007</b>	<b>8</b>
<b>Title:</b>	<b>Proposed new Conservation Area at Bentfield Green, Stansted</b>	
<b>Author:</b>	<b>Barbara Bosworth, Conservation Officer Telephone 01799 510462</b>	Item for decision

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### Summary

- This report has been prepared following the recommendation in Conservation Area Appraisal for Stansted Mountfitchet that Bentfield Green be designated as a separate Conservation Area. The notion of such designation has been discussed with Stansted Parish Council which supports it. A full consultation programme has been undertaken. All the residents affected by the designation received hand delivered explanatory letter on 10 July 2007. This report summarises the representations received in the consultation period, which lasted until 6 August 2007.
- In total 9 representations were received, 7 of which supported the designation while 2 objected. Bentfield Green is an attractive area of considerable environmental merit with various buildings of historical and architectural interest, green spaces, trees and ponds. The Parish Council and majority of the residents welcome the designation in principle. This sentiment is shared by the officers.

### Recommendations

- That the report is approved and that the members resolve to designate new Conservation Area at Bentfield Green.

### Background Papers

Stansted Conservation Area Appraisal and Draft Management Plan which can be viewed in Council's website

<http://www.uttlesford.gov.uk/planning/conservation+area+appraisals.htm>

#### Impact

Communication/Consultation	Full consultation undertaken
Community Safety	Not affected
Equalities	Not affected
Finance	The report's recommendation if implemented will have some limited cost implications to UDC. There would be an

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	advertising cost to publish the designation of new CA.
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	Designation of new conservation area in Bentfield Green
Workforce/Workplace	Modest increase in workload for Development Control and Conservation staff.

**Situation**

The principle issue and recommendation set out in this report are:

Uttlesford has a responsibility to designate Conservation Areas and in the course of undertaking the Conservation Area appraisal at Stansted Mountfitchet, it was suggested that Bentfield Green be designated as a separate Conservation Area.

Designating a Conservation Area means that certain additional controls are introduced. For example, buildings cannot be demolished without consent and works to trees cannot be undertaken without first notifying the Council. Additionally, various developments that do not require consent outside a conservation area will require planning permission within one.

Comments received:

The comments received are set out in the table below.

<b>Issue</b>	<b>Representations made</b>	<b>Officer comment</b>
Designation of conservation area at Bentfield Green	Uttlesford is deciding too many things without the consent of residents such as this new conservation area. The area is very well preserved by residents	Section 69 of the Planning (Listed

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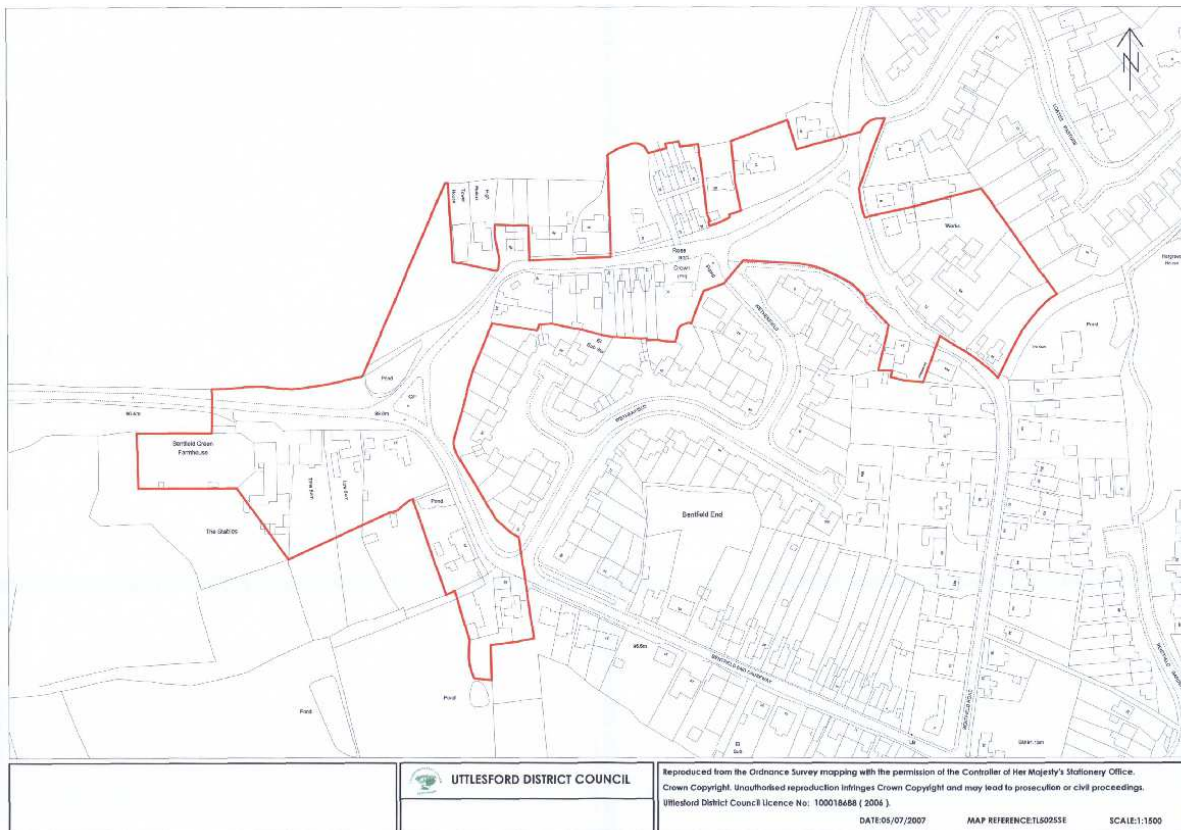
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	<p>and therefore we should not be dictated to about what we can and can not do.</p> <p>The greens and area has lost its looks. The new conservation area does not include a lot of old houses i.e. those in Bentfield Road and the Causeway. Picking out a few houses and a factory is a very silly idea.</p> <p>Bentfield Green is an attractive area with many items of architectural interest, which a large amount of modern development has not yet destroyed completely. We believe that what remains is worth preserving.</p> <p>In general, support having a conservation area in Bentfield Green but want to extend it to include the whole of Bentfield Green</p> <p>Wishes to include The Tower House in the proposed conservation area as it has unique features.</p>	<p>Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate areas of special architectural quality or historic interest the character of which it is desirable to preserve or enhance as conservation areas.</p> <p>Part of Bentfield Road and Bentfield End Causeway is already designated as a Conservation Area.</p> <p>Agreed</p> <p>The area has been carefully considered and the identified boundary would maintain the high standard of conservation areas through Uttlesford</p> <p>This dwelling is of insufficient architectural or historical interest to be included in the conservation area. The officer has visited the owner to discuss the rational of conservation area designation.</p>
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**Officer recommendation**

That the Bentfield Green Conservation Area be designated as indicated on the attached map.

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**Risk Analysis**

Risk	Likelihood	Impact	Mitigating actions
None identified			