

**Committee:** Environment

**Date:** 16 March 2010

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

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Item for  
decision

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### Summary

1. This report has been prepared and discussed with Stebbing Parish Council who support its general content. A public meeting has been held chaired by the Director of Development and attended by officers who presented the issue and answered questions. The meeting was on 26 March 2009 and was well attended. This report summarises and comments on the representations made at the meeting and subsequent to it in the consultation period which lasted from 3 March 2009 until 17 May 2009.
2. Stebbing 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 appreciated. The experience of the Conservation Area Appraisals so far undertaken indicates that the process is both important and popular with the local communities.

### Recommendations

**That the report be approved and used to assist in the process of determining planning applications and to encourage the implementation of Management Proposals, that the Stebbing Conservation Area boundary is formally amended and that additional planning controls in the form of Article 4 Directions be sought as described below.**

### Background Papers

The Stebbing Conservation Area Appraisal and Draft Management Proposal document together with notes of the public meeting held on 26 March 2009 and all representations received.

### Impact

Communication/Consultation	Full consultation undertaken
Community Safety	Not affected
Equalities	Not affected
Finance	The report's recommendations if implemented would have some limited cost implications to UDC, both capital and revenue, provided that they could be delivered with existing levels of staff resource. There would be an advertising Page 1 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 recommended 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

3. The principal issues and recommendations set out in the document are:

### **Changes to existing conservation area boundary.**

These proposed for inclusion are as follows :

- An extension to the boundary to the east of 'Seringa' to include some large trees which should be protected.
- An extension to the conservation area on the north side of the recreation ground taking in a group of large and dominant trees including 5 mature oaks.

The area proposed for exclusion is:

- Minor realignment of the boundary south of Littles and Church Lodge, following changes to property boundaries relating to new development.

### **General planning controls and demolitions of buildings.**

In addition to listed buildings, some 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.

### **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 (the removal of permitted development rights) should be introduced concerning alterations to 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 have been identified where development should not occur.

**Additional controls to boundary walls.**

The high importance of walls has been noted which call for the introduction of the Article 4 Directions to remove permitted development rights for selected walls beyond the curtilage of listed buildings.

**Detracting elements.**

A number of detailed elements which detract from the quality of the conservation area have been identified and enhancement proposal have been suggested.

4. **Comments received:**

The comments received are set out in the table arranged in the subject order above.

Issue	Representations made	Officer comment
Changes to conservation area	<p>No representations made to changes indicated in the document.</p> <p>Suggestions made to consider Stebbing Green and Bran End as new conservation areas.</p>	<p>Stebbing Green is outside development limits and protected from development. Designation of CA takes place in recognition of its special qualities. This area like many other pleasant rural areas in Uttlesford has a selection of listed building interwoven with modern development. To designate all such areas would devalue the concept. The existing listed buildings within these areas enjoy adequate protection. The more modern properties do not warrant inclusion in conservation area.</p>

<p>General planning controls and demolitions of buildings</p>	<p>No representations made</p>	
<p>Listed buildings.</p>	<p>No representations made</p>	
<p>Additional controls to non listed buildings in conservation area.</p>	<p>No representations made</p>	
<p>Open spaces and trees</p>	<p>No representations made</p>	
<p>Additional controls to boundary walls</p>	<p>No representations made</p>	
<p>Detracting elements.</p>	<p>Offer has been made by a local resident to pay for a bench in the play area.</p> <p>Concerns expressed about the ability to implement suggested improvements.</p>	<p>PC could pursue this offer.</p> <p>The document does not suggest easy fix especially in current economic climate. PC and the community itself could consider these improvements.</p>
<p>Observations</p>	<p>Additional observations have been made relating to historical facts, misprints and inaccuracies. Also suggestion made to include a more complimentary photograph of Congregational Chapel.</p>	<p>Officers to amend the document in line with the observations where appropriate.</p>