

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Conservation Advisory Group
Conservation, Sustainability &
Community Planning Portfolio Holder

AUTHOR/S: Conservation Manager

25th January 2005

PROPOSED NEW CONSERVATION AREA AT LITTLE GRANSDEN

Purpose

1. To advise members of the Conservation Advisory Group on the outcome of the public consultation exercise on the proposed new conservation area at Little Gransden, together with the draft Conservation Area Appraisal, and seek support to recommend the designation of a new conservation area in accordance with the suggested boundaries and adoption of the appraisal document as Council Policy.

Effect on Corporate Objectives

2. Quality, Accessible Services	The Conservation Area Appraisal will be used as a local design guide and therefore assist in achieving the Council's aim of improved design standards and the delivery of a high quality planning service. Conservation Area Appraisals are now a Best Value Performance Indicator for all District Councils.
Village Life	The Conservation Area Appraisal will have a significant impact on the enhancement of village life by ensuring that new development in the historic environment is both appropriate to its context and of demonstrable quality.
Sustainability	The Conservation Area Appraisal will provide a valuable resource in ensuring the delivery of new sustainable development.
Partnership	The Conservation Area Appraisal will be a useful resource for both the District Council and the relevant Parish Councils.

Background

3. In 2004/05 consultations were undertaken with Little Gransden Parish Council with a view to establishing a Conservation Area in the village. Following discussions on a provisional boundary for the proposed Conservation Area a draft Appraisal was prepared in the autumn of 2005.

Considerations

4. The draft Appraisal was issued for public consultation on Monday 7th November 2005 and the consultation period concluded on 3rd January 2006. A copy of the draft Appraisal was published on the Council's web site, and copies were circulated to the local District and County Council Members, the Parish Council, The County Council Highways and Archaeology Depts, English Heritage, the Wildlife Trust, Cambridge Preservation Trust, CALC, CPRE, and Go-East. Copies were also circulated to relevant officers within the Development Services Dept. In addition, a leaflet was distributed to every household within the proposed Conservation Area.

5. 3 responses were received and these are summarised in the attached appendix.

Options

6. The Conservation Advisory Group are requested to either:
 - a) Recommend that the Conservation, Sustainability and Community Planning Portfolio holder presents a report on this matter to Cabinet seeking approval for the designation of a Conservation Area at Little Gransden, together with the approval of the draft appraisal (subject to the incorporation of the changes outlined in the attached appendix);

Or
 - b) To require officers to bring a revised draft appraisals to a future meeting of the Conservation Advisory Group incorporating revisions to the proposed boundary;

Or
 - c) To decide not to designate a Conservation Area at Little Gransden.

Financial Implications

7. None specific.

Legal Implications

8. The Conservation Area Appraisal is to be adopted as Council Policy. Following adoption of the new LDF (due March 2007) the Conservation Area Appraisal will be reviewed and cross-referenced to the relevant policies contained within the LDF. A sustainability appraisal will be prepared and the appraisal (together with the sustainability appraisal will then be issued for public consultation prior to adoption as a Supplementary Planning Document (SPD).

Staffing Implications

9. None specific.

Risk Management Implications

10. Adopting the Appraisal as SPD will ensure Planning Inspectors give the Appraisal due consideration when undertaking planning appeals for sites located within or affecting the Conservation Area.

Consultations

11. Residents of the proposed Conservation Area, local District Council Members, the Parish Council, The County Council Highways and Archaeology Depts, English Heritage, the Wildlife Trust, Cambridge Preservation Trust, CALC, CPRE, and Go-East.

Conclusions/Summary

12. The consultations received in respect of the draft Conservation Area Appraisal (including the proposed boundary) are as set out in the attached appendix.

Recommendations

13. That the Conservation Advisory Group recommend that the Conservation, Sustainability and Community Planning Portfolio Holder presents the draft appraisal to Cabinet to seek its approval to designate a new Conservation Area at Little Gransden and adoption of the Appraisal as Council Policy, subject to the incorporation of the changes outlined in the attached appendix.

Background Papers: the following background papers were used in the preparation of this report: Summary of Consultations on Proposed Conservation Area for Little Gransden and Conservation Area Appraisal.

Contact Officer: David Grech– Conservation Area and Design Officer
Telephone: (01954) 713177

Appendix : Little Gransden Proposed Conservation Area

Summary of Consultations on Proposed Conservation Area, Boundaries and Appraisal

<i>Consultee</i>	Nature	Representation	Assessment	Recommendation
1. Little Gransden Parish Council	Support	The Parish Council support the designation of a Conservation Area at Little Gransden and the Appraisal document	Noted	No change
2. Dr S Sullivan	Comment	The description of 3 Primrose Hill in the appraisal is slightly inaccurate in that it describes the property as having timber casement windows. While the property has some timber casement windows, others are of metal and uPVC.	Noted	Revise paragraph 7.19 to read as follows: <i>'No 3 Primrose Hill (map:E) is a two-storey, timber-framed cottage set gable-on to the road, with rendered walls under a Welsh slate roof with a ridge stack and original timber casement windows plus some replacement metal casement and uPVC windows.</i>
3. Dr Valerie Scott English Heritage	Support and comment	<ol style="list-style-type: none"> 1. The village has a distinctive local character and considerable architectural interest, and EH support the proposed designation. 2. The introduction makes reference to duties under Section 71 of the 	<ol style="list-style-type: none"> 1. Noted 2. Noted. Revise the introduction to include reference to both Section 69 and 71 of the Act. 3. Given the relatively small area of the proposed 	<ol style="list-style-type: none"> 1. No change. 2. Revise paragraph 1.1 to read as follows: <i>'South Cambridgeshire District Council has a duty under</i>

		<p>act, but reference should also be made to the requirement to designate conservation areas under section 69 of the act.</p> <ol style="list-style-type: none"> 3. The townscape analysis is descriptive rather than analytic, and perhaps too detailed and particular. Instead building types could be identified as characteristic of the area with a list of examples. 4. Section 8.0 Key Characteristics could be expanded and added to. 5. Section 9.0 Boundaries. Given the irregular nature of the proposed boundary, an account of the reasons for the boundary would be useful. 6. Enhancement and Preservation should be on a new page and clearly identified as different sections, given that they have SPD status whereas the character appraisal does not. 	<p>Conservation Area and the limited number of buildings within it, it is felt to be worthwhile to include a brief description of each building (and a photo) to give a 'snap shot' of the Conservation Area at the time of designation. Identification by type would not do this.</p> <ol style="list-style-type: none"> 4. Noted. Consideration to be given to expanding this section. 5. Noted. An explanation for the boundary to be included. 6. At this stage the document is to be adopted as Council Policy and not SPD. It therefore appears unnecessary to subdivide this relatively small document into two halves, especially as the Enhancement and Preservation Sections lead out of the appraisal. 	<p><i>Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider and designate new Conservation Areas. This document....aims to fulfil the District Council's duty under Section 71 to draw up.....</i></p> <ol style="list-style-type: none"> 3.No change. 4.Expand Key Characteristic section in line with recommendations made by EH. 5.Include account of reasons for boundaries. 6.No change.