

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

AUTHOR/S: Conservation Manager

26th April 2006

TEVERSHAM CONSERVATION AREA DESIGN GUIDANCE (INCORPORATING CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS)

Purpose

1. To advise members of the Conservation Advisory Group on the outcome of the public consultation exercise on the Teversham Conservation Area Design Guidance (incorporating a Character Appraisal and Management Proposals), and to seek support to recommend the adoption of the document as Council Policy, and including the proposed changes to the boundaries of the Conservation Area.

Effect on Corporate Objectives

2. Quality, Accessible Services	The village specific Conservation Area Design Guidance 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 and Management Plans are now a Best Value Performance Indicator for all District Councils.
Village Life	The Conservation Area Design Guidance 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 Design Guidance will provide a valuable resource in ensuring the delivery of new sustainable development.
Partnership	The Conservation Area Design Guidance will be a useful resource for both the District Council and the relevant Parish Councils.

Background

3. In 2005 a draft Character Appraisal and Management Proposals was drawn up for the Teversham Conservation Area (including a recommendation for boundary revisions). This was considered by a working party of Members of the Conservation Advisory Group and officers of the Conservation Section before being issued for public consultation.

Considerations

4. The draft Appraisal was issued for public consultation on Monday 6th February 2006 and the consultation period concluded on 27th March 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 Archaeology Depts, English Heritage, 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 existing and proposed Conservation Area.

5. 4 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 uses her delegated powers to agree the revisions to the Teversham Conservation Area as set out in the Design Guidance, but amended to include the revision requested by the Parish Council set out in the attached appendix, and to request that the Portfolio Holder presents a report to Cabinet seeking adoption of the Design Guidance as Council Policy (subject to the incorporation of the changes outlined in the attached appendix);

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

Financial Implications

7. None specific.

Legal Implications

8. The Conservation Area Design Guidance is to be adopted as Council Policy. Following adoption of the new LDF (due March 2007) the Conservation Area Design Guidance will be reviewed and cross-referenced to the relevant policies contained within the LDF. A sustainability appraisal will be prepared and the Design Guidance (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 Design Guidance 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 Design Guidance (including the revised 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 uses her delegated powers to confirm the revised boundaries for the Teversham Conservation Area and presents the draft Design Guidance to Cabinet to seek its adoption 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 Conservation Area Design Guidance for Teversham (incorporating Character Appraisal and Management Proposals).

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Summary of Consultations on Conservation Area Design Guidance (incorporating Character Appraisal and Management Proposals including Boundaries Revisions)

<i>Consultee</i>	Nature	Representation	Assessment	Recommendation
1. Teversham Parish Council	Support and Comment	<ol style="list-style-type: none"> 1. The Parish Council support the proposal to include Allens Farmhouse and Alwyns Barn into a revised Conservation Area. 2. The Parish Council support the proposal to include No 6 and No 8 High Street into a revised Conservation Area (though a minority of members thought No 8 to be of no architectural significance and it should not be included). 3. The Parish Council agreed that there was no longer a need to retain Lady Jermy Way within the Conservation Area. However, the Parish Council wish to retain those houses fronting Church Road within the Conservation Area as that is the main entrance into the village and as the north side of this road is within the Conservation Area these houses impact on it. 	<ol style="list-style-type: none"> 1. Noted 2. Noted 3. There is some logic to the suggested retention of the dwellings fronting Church Road within the Conservation Area, though even if they were removed, PPG 15 and the policies in the Local Plan would still allow consideration of the impact on the adjacent Conservation Area to be considered as part of consideration of any planning application in this area. If these properties are to be retained within the Conservation Area, I would recommend that only the front gardens and the dwellings are included, leaving the erection of sheds etc in the rear gardens free of Conservation Area restrictions. 	Adjust boundary for the revised Conservation Area to retain the front gardens and dwellings (but not rear gardens) of 23, 25, 27, 29, 31, 33 Church Road and 1 Lady Jermy Way within the Conservation Area.

<p>2. Dr H Harris 8 High Street</p>	<p>Objection to inclusion of No 8 High Street in revised Conservation Area</p>	<ol style="list-style-type: none"> 1. The house is not excessively old (just over 100 years), it is not typical of the street scene and the frontage has already been modernized. 2. The pan-tiled garage suffers from flooding and the foundations are being affected. It may be necessary to undertake structural operations that may affect the frontage. 	<ol style="list-style-type: none"> 1. While a house of this age may not be considered for listing, it is of local interest and is a similar age to other Victorian buildings already in the Conservation Area. The loss of original windows etc on the front elevation are to be regretted, but these might be reinstated at some stage in the future. 2. Including the house and adjacent garage in a revised conservation area will not prevent repairs and appropriate re-building form being undertaken (subject to obtaining the necessary permissions). 	<p>No change</p>
<p>3. K A Hardy 1 Thulborn Close</p>	<p>Comment</p>	<ol style="list-style-type: none"> 1. There is a negative vista from Thulborn Close to the Teversham Garage. 2. Request that the Council issues a development brief for the garage and shop site to encourage appropriate redevelopment. 3. The poor floorscape to the public house car park could be addressed by landscaping of the boundary. 	<ol style="list-style-type: none"> 1. The garage has been identified as a negative building and therefore all views of it will be negative. 2. This garage and shop area outside of the Conservation Area and the drafting of a development brief for this site is beyond the scope of this document. 3. There are a number of 	<p>No change</p>

			ways in which the public house carpark might be improved, and these include landscaping and boundary treatment.	
4. Jonathan Barker Alwyns Barn, 10 Church St	Objection	<p><i>'I refer to the proposal to include my house in an expanded Teversham Conservation Area. I object to this as I do not believe that the area is of sufficient quality to meet the criteria for a Conservation Area.</i></p> <p><i>There are two unattractive industrial complexes within the area and a garage adjacent to it. The only attractive building within the area is the Church. However a Church on its own does not in my opinion justify an area being designated as a conservation area, as on this basis, nearly every village within South Cambs would have a conservation area.</i></p> <p><i>I do agree that the Lady Jermy Way housing estate does not justify conservation area status, although it is an attractive modern housing estate. However, its removal does compromise the continuation of the Teversham Conservation Area.....I would therefore request an overall review of the Teversham Conservation Area as well as the recommendation to include both 8 and 10 Church Road within this area.'</i></p>	<p>Mr Barker would appear to be suggesting that aside from the church there are no buildings of sufficient interest to merit a Conservation Area in Teversham, but this is contrary to the conclusions reached in the appraisal.</p> <p>The recommendation to include 10 Church Road has come from an overall review of the Teversham Conservation Area and this review reach the conclusion that 10 Church Road is a building of local interest that merits inclusion in the Conservation Area.</p> <p>The removal or Lady Jermy Way from the Conservation does not compromise the continuation of the Teversham Conservation Areas.</p>	No change