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| PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE | AGENDA ITEM No. |
| 17 MARCH 2009 | PUBLIC REPORT |

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|--------------------------------|-------------------------------------------------------------------------------|----------------------------------------|
| Cabinet Member(s) responsible: | Cllr W. Fitzgerald - Cabinet Member for Environment | |
| Contact Officer(s): | Barry Fagg Interim Head of Planning Services Jim Daley - Planning Services | Tel: 01733 453475 Tel. 01733 453522 |

THE UFFORD CONSERVATION AREA APPRAISAL

| R E C O M M E N D A T I O N S | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| FROM : Jim Daley - Planning Services | Deadline date : |
| That Committee: | |
| <ol style="list-style-type: none"> 1. notes the outcome of the public consultation on the Ufford Conservation Area Appraisal 2. recommends that the Cabinet Member for Environment considers and approves the proposed boundary changes (Appendix 1) 3. supports the adoption of the Ufford Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Ufford Conservation Area | |

1 ORIGIN OF REPORT

- 1.1 A review of the Ufford Conservation Area was carried out in 2008 as part of the Council's on-going review of all 29 of Peterborough's designated Conservation Areas. A detailed Appraisal has been prepared for the Area and, following public consultation and subsequent amendment, it is now proposed that the Ufford Conservation Area Appraisal is formally adopted as the Council's planning guidance and strategy for the Area.

2 PURPOSE AND REASON FOR REPORT

- 2.1 This report is submitted to the Committee for approval of the Ufford Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Ufford Conservation Area Appraisal and Management Plan and proposes amendments to the Conservation Area boundary.
- 2.2 This report is for the Committee to consider under its Terms of Reference No. 2.6.1.5 to be consulted by and comment on the Executive's draft plans which will form part of the Development Plan proposals at each formal stage in preparation.

3 TIMESCALE

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|---------------------------------------------|-----------|----------------------------------------------------------------------------------|-----|
| Is this a Major Policy Item/Statutory Plan? | NO | If Yes, date for relevant Cabinet Meeting | N/A |
| Date for relevant Council meeting | N/A | Date for submission to Government Dept (please specify which Government Dept) | N/A |

4 BACKGROUND

- 4.1 The draft Appraisal commenced public consultation on 28th November 2008 and the consultation period concluded on 19th January 2009. A copy of the document was published on the Council's website, and copies were provided to Ward members, English Heritage and Go-East. A letter and summary leaflet was sent to nearly all properties in the village and other interested parties, including planning agents and Peterborough Civic Society.
- 4.2 7 representations were received and these are summarised together with the Conservation Officer's response in Appendix 2. Replies have been sent to all who made representations. The Appraisal has been revised to take account of various representations received and the approved version will be available on the Council's web site.

5 ANTICIPATED OUTCOMES

The Ufford Conservation Area Appraisal fulfils the Local Planning Authorities obligations under the Planning (Listed Buildings & Conservation Areas) Act 1990 to 'draw up and publish proposals for the preservation and enhancement of conservation areas. The Appraisal identifies the special character of the Ufford Conservation Area and confirms that it merits designation as a conservation area. It also includes a Management Plan (as required by regulations) which identifies works and actions to secure the preservation and enhancement of the conservation area.

The adoption of Conservation Area Appraisals and Management Plans for all Conservation Areas are Best Value Performance Indicators (BVPI 219b & 219c). Adoption of the Ufford Conservation Area Appraisal and Management Plan will ensure that the Council meets its target for these BVPI's

6. REASONS FOR RECOMMENDATIONS

Adoption of the Ufford Conservation Area Appraisal as the Council's planning guidance and strategy for the Area will:

- fulfil the Local Planning Authorities obligations under the Planning (Listed Buildings & Conservation Areas) Act 1990 to prepare and publish proposals for the preservation and enhancement of Conservation Areas.
- provide specific Conservation Area advice which will be used as local design guidance and therefore assist in achieving the Council's aim of improved design standards and the delivery of a high quality planning service.
- have a significant impact on the enhancement of the Conservation Area by ensuring that new development in the historic environment is both appropriate to its context and of demonstrable quality.

7 ALTERNATIVE OPTIONS CONSIDERED

- Do nothing – this would be contrary to Government guidance (Planning (Listed Buildings & Conservation Areas) Act 1990) and the requirements of BVPI 219b & 219c would not be met.

8 IMPLICATIONS

- 8.1 There are no specific financial implications for the City Council identified in this report.
- 8.2 The Appraisal and Management Plan identify works to conserve and enhance the Conservation Area. The implementation of some of these works will however require the involvement of the City Council, specifically in relation to future works to the public realm.

This may have cost implications but these cannot be quantified at this time. Works will also involve co-ordination across Service Departments of the Council

- 8.3 Potential public sector funding partners may emerge for some works, depending on the grant regimes and other opportunities that may exist in the future. Other works, such as the replacement of non-original features, may be carried out entirely by private owners without public funding.
- 8.4 The City Council will seek to attract additional resources in partnership with other interested parties and funding bodies to help implement works identified in the Conservation Area Appraisal and Management Plan.

9 BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)

Ufford Village Design Statement 2002

Guidance on Conservation Area Appraisals, English Heritage 2005

Guidance on the Management of Conservation Areas, English Heritage 2005

APPENDIX 2

SUMMARY OF COMMENTS ON UFFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

- English Heritage

- 1 Support presentation of Appraisal information
- 2 General comments on additions to text and content.
- 3 No objection to extension of the conservation area. Question the justification and benefit to include properties to Marholm Road in conservation area.

Response

- 1 Comments noted
- 2 The appraisal has been amended to incorporate this advice
- 3 Noted. Proposal to include properties to Marholm Road in conservation area is not justified.

- Ufford Parish Council

1. Support the Appraisal and Management Plan.
2. Support extension of Conservation area with exception of including 20th century properties to Marholm Road.
3. Corrections and amendments to text advised.

Response

1. Comments noted
2. Comments noted. See E.H. comments above. Extension to Marholm Road to be deleted.
3. Noted and text amended and corrections made.

- Peterborough Civic Society

Welcome the Appraisal. Putting into practice proposed policies will be the test of the success of the work. All conservation area boundary extensions supported.

Response

Noted.

- Richard Hillier Peterborough Library
Suggested detail and commentary to text.

Response

The appraisal has been amended to incorporate this information.

- Cllr Over

Supports appraisal and its objectives. Would support wider extension to cover the whole area. Particular note should be given to local building styles / details. Building materials should follow the guidance in the Ufford Village Design Statement. Replacement signs, highway furniture should be appropriate to the setting.

- Resident

Objection to inclusion of properties on Marholm Road in extended conservation area.

Response

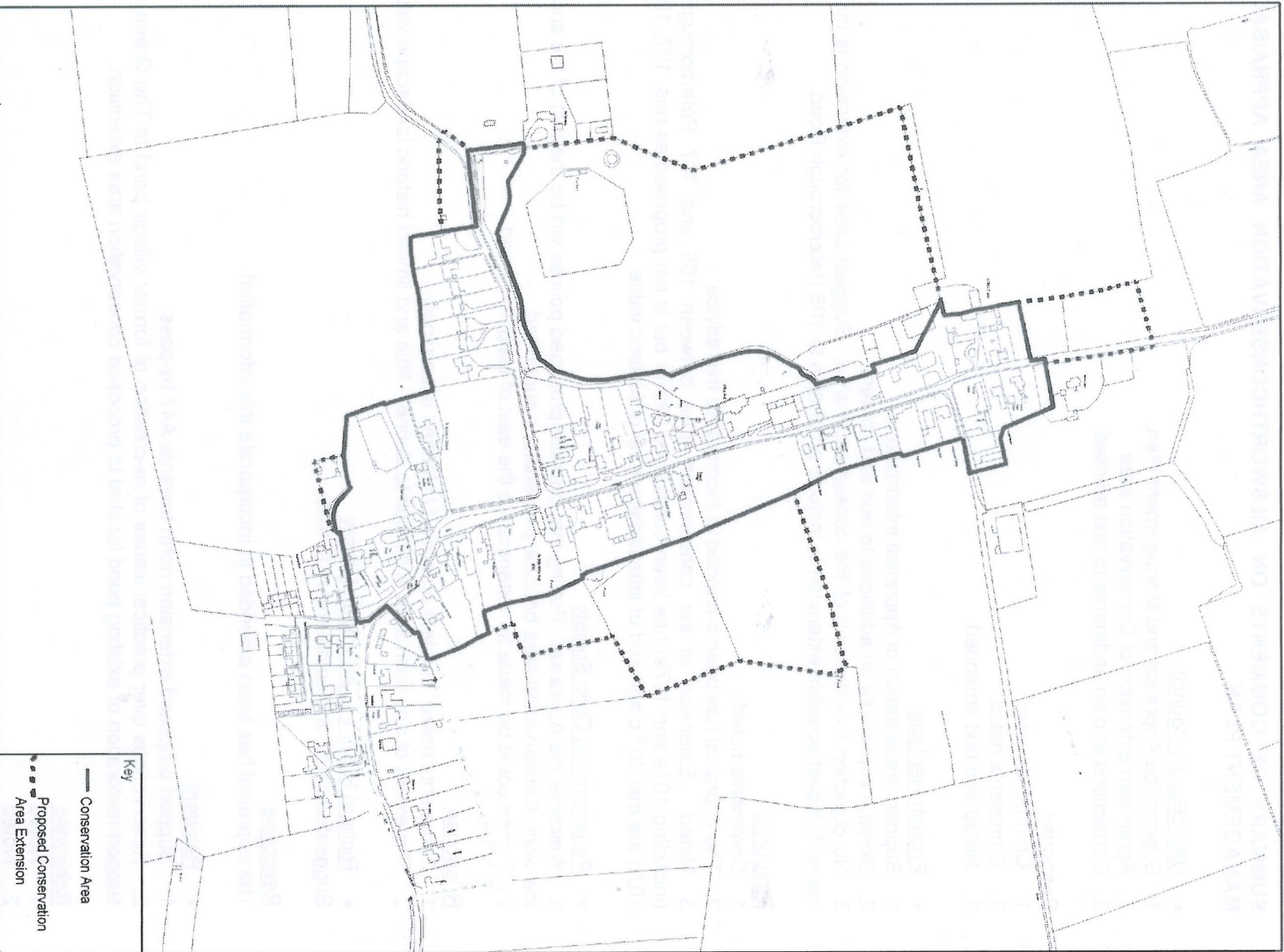
Noted. See E.H. comments above

- Resident

Concern with proposed extension to include properties to Marholm Road. These buildings have no historical or archaeological merit. Imposing restrictions on owners.

Response

Noted. See E.H. comments above.



Key

- Conservation Area
- - - Proposed Conservation Area Extension

Title Appendix 1 Conservation Area Boundary and Proposals Map

Department Planning Services

Drq. No. N/A

PCC GIS

Scale 1:5000

Date 4th November 2008

Name LRM



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