

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 6
22 APRIL 2014	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Cereste - Leader of the Council and Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement	
Contact Officer(s):	Jim Daley Principal Built Environment Officer Simon Machen Director of Growth and Regeneration	Tel: 01733 453522 Tel. 01733 453475

THE ORTON LONGUEVILLE CONSERVATION AREA APPRAISAL

RECOMMENDATIONS	
FROM : Jim Daley - Planning Services	Deadline date : N.A.
That Committee:	
<ol style="list-style-type: none"> 1. notes the outcome of the public consultation on the Orton Longueville Conservation Area Appraisal (Appendix 1) 2. supports the adoption of the Orton Longueville Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Orton Longueville Conservation Area 	

1 ORIGIN OF REPORT

- 1.1 A review of the Orton Longueville Area was carried out in 2013 as part of the Council's on-going review of all 29 of Peterborough's designated Conservation Areas. A detailed written appraisal has been prepared for the area and, following public consultation and subsequent amendment, it is now proposed that the Orton Longueville 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 Orton Longueville Conservation Area Appraisal and Management Plan. A PDF file of the appraisal has been sent to members. This report provides an update on the outcome of the public consultation on the Draft Orton Longueville Conservation Area Appraisal and Management Plan.
- 2.2 This report is for the Committee to consider under its Terms of Reference No. 2.5.3.1 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

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 <i>(please specify which Government Dept)</i>	N/A

4 BACKGROUND

- 4.1 The draft Appraisal was subject to public consultation from 17 January to 28 February 2014. A copy of the document was published on the Council's website, and copies were provided to Orton Longueville Parish Council, Ward members and English Heritage. A letter and summary leaflet were sent to 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 1. The Appraisal has been revised to take account of some of the representations received and the approved version will be available on the Council's web site.
- 4.3 It is proposed to retain the existing conservation area boundary (Appendix 2).

5 ANTICIPATED OUTCOMES

- 5.1 The Orton Longueville 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 Orton Longueville 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.

6 REASONS FOR RECOMMENDATIONS

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

- fulfill 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 positive 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 Guidance on Conservation Area Appraisals, English Heritage 2005

8 IMPLICATIONS

- 8.1 There are no specific financial implications for the City Council identified in this report, at the present time.
- 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)

Guidance on Conservation Area Appraisals, English Heritage 2005

Guidance on the Management of Conservation Areas, English Heritage 2005

APPENDIX 1

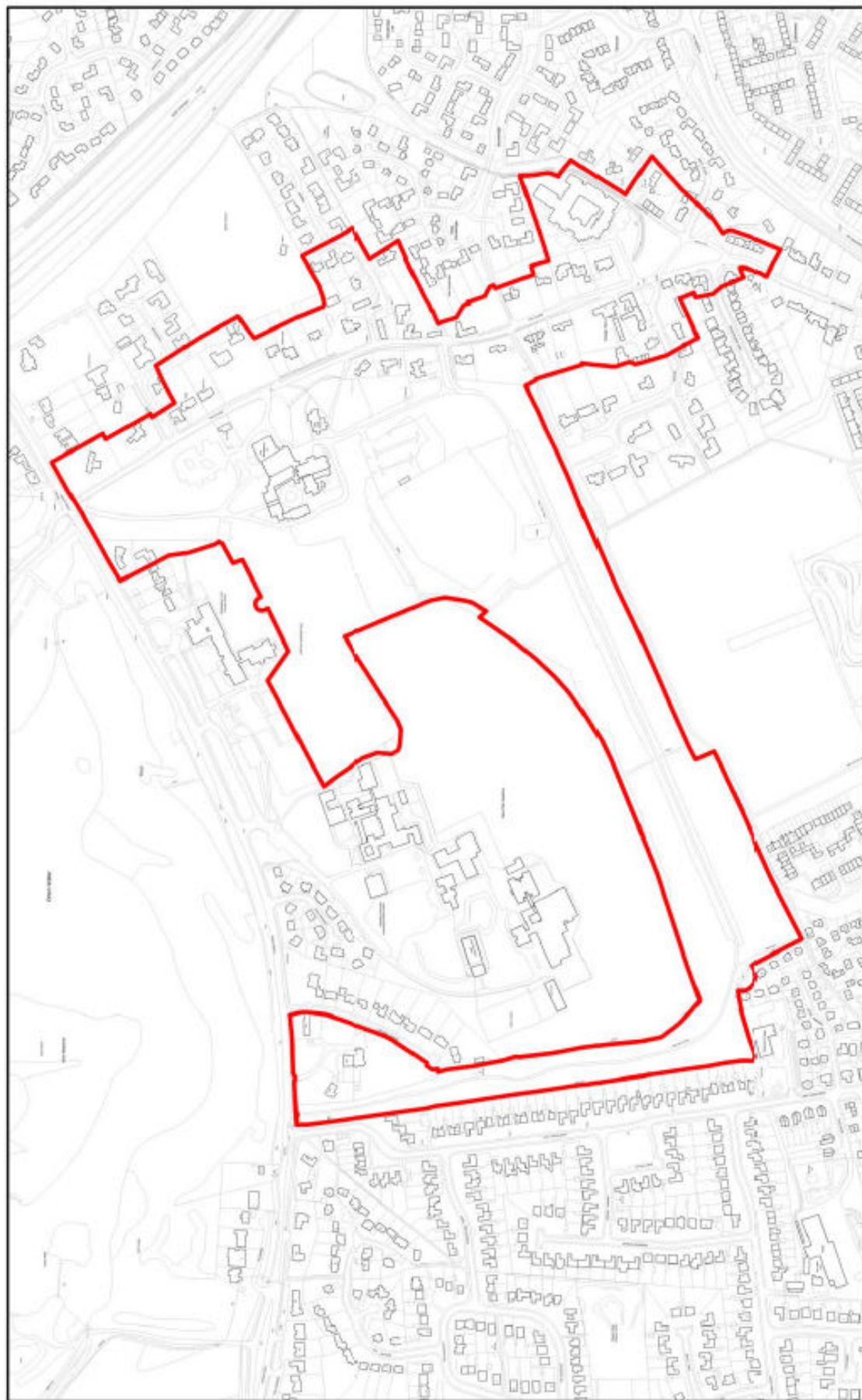
Summary of comments received at the consultation stage of the Orton Longueville Conservation Area Appraisal, together with the Council's response to the issues raised.

	Comments
English Heritage	English Heritage welcomes the preparation of up-to date appraisals for all conservation areas and believe they are an important tool in the proper management of development in such areas. The report appears very comprehensive, with good use of historic and contemporary maps and photographs to help explain the special historic and architectural interest of the place. The management plan set out in Section 12 sets out proposals to help manage the areas and we would welcome the chance to discuss the use of Article 4 Directions to provide further protection for key unlisted buildings.
Comments	Comments noted.
Resident	Support and approve the management plan. Extend the area to include the green fields to the south up to the BMX track? (bounded by Engaine to the east, Benyon Grove to the south and Bringhurst to the west). The fields merge with the woodland and should be considered a conservation area too.
Comments	Comments noted. A conservation area should have definable 'special character'. Conservation areas can include land and properties which do not have architectural or historic character to justify inclusion in their own right. However, it would be expected that such an area provided a 'special character' in other respects to justify inclusion. As part of the appraisal process the land suggested was considered for possible inclusion in an extended conservation area. It is considered that the green space does not possess any definable 'special interest' (architectural or historic interest) and to include the area would not add to the special character of the conservation area and fulfil the criteria of conservation area designation. The land is part of the open space of the Orton Township built in the 1970's. To include the land in an extended conservation area would weaken the strength of the overall conservation area.
Resident	Had previously advised the Woodland Trust that ivy was choking some of the Wellingtonia Cedars in Orton Woods and noticed that nothing has been done about it.
Comments	Comments noted. The Woodland Trust manages the woodland comprising the Long Walk owned by PCC. Comments passed to the Wildlife Trust and who have replied to the resident: the Woodland Trust's official position regarding ivy on trees is to consider this an important wildlife habitat for invertebrates, nesting birds and roosting bats. Scientific testing shows no loss of growth or accelerated decline can be attributed to the presence of ivy. Excessive growth amongst the crown of a tree is not desirable. While it remains on the stem there is little cause for concern. The management plan for the woods is available on-line. Removal of ivy would improve the aesthetics of the avenue and the Woodland Trust proposes to test ivy cutting on one of the worst affected trees to see how this responds. This work will take place in the autumn.
Resident	The conservation area should be extended to include Mary Armyne Road rather than just the first few houses. The street has a very distinct period 50's character and shares the gentle relaxed feel of the rest of the conservation area. The character of the street has been preserved.
Comments	Comments noted. A conservation area should have definable 'special character'. Conservation areas can include properties which do not have architectural or historic character to justify inclusion in their own right. However, it would be expected that such an area provided a 'special character' in other respects to justify inclusion. As part of the appraisal process Mary Armyne Road was considered for possible inclusion in an extended conservation area. It is considered that the properties, whilst of interest do not possess sufficient definable 'special interest' (architectural or historic interest) and to include the area would not add to the special character of the conservation area and fulfil the criteria of conservation area designation and weaken the strength of the overall conservation area. Also, the additional controls on householders as a result of conservation designation must be balanced against the wider public gain. Positive development control policies in the DPD Planning Policies document can play a positive role in retain the character of the street.
Resident	Support the appraisal. Concern with the soft edge to the green and other verges in the village. Increasing problems with parking and verges have suffered badly. A problem at The Green where visitors to the residential home park cars on the verges of the green. Can part of the green be given over to hard standing (grasscrete) to increase parking availability?
Comments	Comment noted. No other specific comment on this matter raised by residents. It is agreed that parking enforcement (double yellow lines) and kerbs would not be appropriate from a visual point of view as well as achieving effective enforcement. Recent visits to the Green,

	including at weekends and early evenings has not shown a parking problem, however, this can be monitored. The green is outside the ownership of the residential home and converting part of the green to parking would need to be carefully considered. This matter can be kept under review and discussed with Orton Longueville Parish Council should the matter intensify to a point where a solution to protect the green is required.
Resident	Welcome the comprehensive survey of the village. It would be helpful to include the full web page address of the appraisal in the document to make it easier for people to access. Concern at the amount of ivy growing on the Wellingtonia trees outside the boundaries of Orton Hall (the Long Walk) and which is damaging the trees. Can the ivy be removed regularly to enhance the appearance of the Long Walk and guard the health of the trees?
Comments	This comment is noted. The web address of the Council is provided from where the document can be searched. Providing the current full web address of the appraisal is avoided because of the possibility of a future 'broken' web links. (See comments made above on issue of ivy growth)
Peterborough Civic Society	A thorough review and appraisal of the conservation area. In the absence of specific funding certain areas of the management plan are likely to remain a 'wish list'. 1. Is there a case for an extension of the conservation area at the NE corner as a buffer zone along Oundle Road frontage towards the Parkway flyover and embankment to reinforce the well treed entrance to the village at the junction? 2. The further use of Article 4 Direction properties is appropriate. Consider the use of an Article 4 direction at nos. 23-31 The Crescent? Error at para. 9.2 – 2b for inclusion in Article 4 Direction 3. The repair of stone boundary walls is necessary and likely the need for PCC to use its statutory powers to achieve repairs. The phased reconstruction of substantial lengths of some walls is not too far away. 4. The Long Walk has many gaps and a comprehensive scheme or replanting will require substantial support. Recommendation at 12.3 is welcomed as a means to arrest a steady decline as maturity is reached and exceeded.
Comments	Comments noted 1. As part of the appraisal process the area suggested along Oundle Road was considered for possible inclusion in an extended conservation area as well as including only the frontages of both side of Oundle Road for landscape contribution. It is considered that the properties, whilst of interest do not possess sufficient definable 'special interest' (architectural or historic interest) and to include the area would not add to the special character of the conservation area and fulfil the criteria of conservation area designation. A conservation area should have definable 'special character'. Conservation areas can include properties which do not have architectural or historic character to justify inclusion in their own right. However, it would be expected that such an area provided a 'special character' in other respects to justify inclusion. It is considered that to include the area in an extended conservation area would weaken the strength of the overall conservation area. Also, the additional controls on householders as a result of conservation designation must be balanced against the wider public gain. Other measures to protect the landscaped character of the area will be examined. 2. Nos. 23-31 The Crescent were considered for possible protection under an Article 4 Direction Order. However, it is considered that as most properties have made significant alterations to the elevation to The Village the loss of character does not justify making an Article 4 Direction Order. 3. Comments noted. Amendment to correct error at para 9.2 made. 4. Comments noted.

APPENDIX 2

Orton Longueville Conservation Area boundary



Title Orton Longueville - Conservation Area
Department Planning & Building
Scale
Date 3rd April 2014
Name CE

DRG. No.

PCC GIS

PETERBOROUGH CITY COUNCIL

This map is reproduced from or based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Peterborough City Council. 100002036. 2014.