

07/01296/FUL: CONSTRUCTION OF MONUMENT TO COMMEMORATE WAR DEAD AT
THE GREEN, THORNEY, PETERBOROUGH
VALID: 28 AUGUST 2007
APPLICANT: MR R S JARY
AGENT: ABO (STRUCTURAL) LTD
REFERRED BY: CLLR SANDERS
REASON: VISUAL IMPACT
DEPARTURE: NO

CASE OFFICER: DALE BARKER
TELEPHONE: 01733 454411
E-MAIL: dale.barker@peterborough.gov.uk

1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- The siting, scale and design of the proposed memorial
- The impact on the Conservation Area and surrounding Listed Buildings

The Head of Planning Services recommends that the application is REFUSED.

2 BACKGROUND

Members will recall that this matter was reported to the meeting on 27th November 2007 when Members resolved to defer the matter to allow time for the Parish Council to carry out further public consultation. The application was reported to Members on 14th April when Members deferred the application and instructed Officers to negotiate a revised design of memorial and to liaise with English Heritage and National Trust; following receipt of an amended design, to reconsult the local community on the desirability of the memorial and its design.

The original report is attached as Appendix 1.

3 UPDATE

The Parish Council sent a questionnaire around the village which secured 236 responses, of which 145 were in favour of the proposal and 91 against. The proposal was discussed again by the Parish Council when the principle and alternative locations were discussed, but the strength of feeling by the Parish is that a further memorial is appropriate for those people who are not religious.

Since the original report, the status of some of the policies in the Local Plan has changed and as such Members will note that reference to policy DA3 has been omitted from the recommendation.

Since the April meeting, further representations have been received as follows:

A series of letters have been received from one objector suggesting alternative sites for the memorial and criticising its design, accessibility and need.

English Heritage

The proposed location for the new war memorial is historically interesting and sensitive, set between 3 listed buildings as well as being an area of greensward which forms an important part of the southern approach to the village and part of the wider setting for other listed buildings. While the memorial may be relatively small, the very sensitivity of the site makes this a significant proposal.

The Green could accommodate a monument and given a design of suitable quality could enhance the area. The proposed design seems like the base of a more substantial monument. The crucifix consequently seems a little too understated and unconvincing. The submitted plans make the memorial look like a brick obstacle. The proposed monument appears inelegant and unconvincing and the applicant should be encouraged to reconsider the whole design concept.

National Trust

The National Trust wishes to object to the proposed war memorial on The Green at Thorney.

This is a very sensitive location, being an important open space in the street scene which provides the setting for a large number of attractive listed buildings, some of which are in the ownership of the National Trust and some of which are the subject of NT restrictive covenants.

I am not aware of any historic precedent to suggest that a structure in this location would be appropriate. However if development in this location is accepted in principle then very careful consideration needs to be given to the design, scale and materials chosen.

In this respect the National Trust notes the comments of English Heritage and agrees that the design is inappropriate.

This is a critical piece of the historic public realm and the structure as proposed would appear over-dominant and alien to the character of the area. This would be to the detriment of the setting of important listed buildings and the wider street scene.

Result of negotiations

The applicant's agent has made the following comments: *'The design has been accepted by E.H and N.T through the planning consultation process. Equally the Village consultations were carried out twice by the Parish Council and on each occasion the feedback was positive. The objection of three residents out of a population of over 2500 is no reason to defer a decision. Consequently my client cannot accept that proper consultation has not been carried out and that the authority's officers were unlikely to recommend approval of the scheme without such a procedure having taken place.'*

4 CONCLUSIONS

There is clearly a substantial body of opposition to this proposed memorial within the village; however there is also a large body of support, not least of which is the Parish Council, who own the site.

The fundamental planning issue here is whether this memorial will be detrimental to the character or amenity of the area, or the setting of the nearby listed buildings.

Officer's recommendation previously was that the balance should fall in favour of the applicant. In view of the strength of objections from English Heritage and National Trust officers consider that the balance has now tipped in favour of refusal. The applicant has declined to enter into negotiations to overcome the concerns of English Heritage and National Trust and thus officers consider that the design and materials are inappropriate in this setting and thus the proposal fails to comply with Policies DA1, DA2, DA9, CBE3 and CBE7 of the Peterborough Local Plan (First Replacement).

9 RECOMMENDATION

The Head of Planning Services recommends that this application is REFUSED for the following reasons:

R1 The proposed memorial would, by reason of its inelegant design and proportions have an incompatible relationship with nearby buildings, adversely affect the character of the area, to the detriment of the setting of the surrounding listed buildings and Conservation Area, contrary to the provisions of policies DA1, DA2, CBE3 and CBE7 of the Peterborough Local Plan (2005) which state:

DA1

Planning permission will only be granted for development if it:

- (a) is compatible with, or improves, its surroundings in respect of its relationship to nearby buildings and spaces, and its impact on longer views; and
- (b) creates or reinforces a sense of place; and
- (c) does not create an adverse visual impact.

DA2

Planning permission will only be granted for development if, by virtue of its density, layout, massing and height, it:

- (a) can be satisfactorily accommodated on the site itself; and
- (b) would not adversely affect the character of the area; and
- (c) would have no adverse impact on the amenities of occupiers of nearby properties.

CBE3

The City Council will require all proposals for development which would affect a conservation area (whether the site of the development is inside or outside the boundary) to preserve or enhance the character or appearance of that area.

CBE7

The City Council will not grant planning permission for any new building within or beyond the curtilage of a listed building if it would be detrimental to the setting of that listed building. In considering such proposals, the design, size, height, location and orientation of the proposed development will be assessed.

Copy to Councillors Sanders, Dobbs

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