

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 6
4 MARCH 2014	PUBLIC REPORT

Cabinet Member(s) responsible:	Councillor 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 DEEPING GATE 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 Deeping Gate Conservation Area Appraisal (Appendix 1) 2. recommends that the Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement considers and approves the proposed boundary change (Appendix 2) 3. supports the adoption of the Deeping Gate Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Deeping Gate Conservation Area 	

1 ORIGIN OF REPORT

- 1.1 A review of the Deeping Gate Conservation Area was carried out in 2011 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 Deeping Gate 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 Deeping Gate Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Deeping Gate 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

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 30 April to 11 June 2012. A copy of the document was published on the Council's website, and copies were provided to the Deeping Gate Parish Council, Ward member and English Heritage. A letter and summary leaflet were sent to properties in the village and other interested parties, including planning agents and Peterborough Civic Society. The author attended meetings of Deeping Gate Parish Council to inform of the report and public consultation.
- 4.2 8 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 various representations received and the approved version will be available on the Council's web site.
- 4.3 It is proposed to amend slightly the north-west boundary of the conservation area to omit four buildings built since the conservation area was designated in 1969. These buildings do not have any special architectural character or historic plot association to justify continued inclusion in the conservation area.

5 ANTICIPATED OUTCOMES

- 5.1 The Deeping Gate 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 Deeping Gate 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 Deeping Gate 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 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.
- 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

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

Deeping Gate Parish Council	
Summary of Comments Received	<ul style="list-style-type: none"> • Riverside is incorrectly referred to as Rivergate on pages 4,8,9 and 10 • Grammatical errors • Market Deeping Bridge should be mentioned as vehicular crossing from the North into Deeping Gate • Management plan, replacement period lighting and additional trees supported in management plan • Remove the two northern houses on Fairfax way from the conservation area • The site of the Free Chapel was in fact to the East of the Bridge not west • Incorrect location of Toll House on Page 6 • The local list should include the stone bridge of the drain and parish boundary post on Lincoln Road, north of the junction with Maxey Road
Response	<ul style="list-style-type: none"> • This has been corrected • Grammatical errors corrected • Noted • Noted • Noted. Although of modern age the buildings are not included for their architectural merit but for their position at the head of Fairfax Way and their omission would leave an otherwise narrow visual 'link' between the central and eastern parts of the conservation area. • Corrected • This has been corrected to; south of the drive for 106 Lincoln Road • These will be considered in future version of the Buildings of Local Interest

Deeping Gate Parish Council	
Summary of Comments Received	<ul style="list-style-type: none"> • The areas of local Natural Importance have not been mentioned. These are (LNE 16) in the local plan. At the Junction of Deeping St James Road / Suttons Lane and Deeping St James Road / Peakirk Road
Response	<ul style="list-style-type: none"> • The following has been added; Two areas at the Junction of Deeping St. James Road are of local natural importance as outlined in Peterborough Planning Policies DPD (Site of Local Nature Conservation Importance CS21 & MWCS35) - also referred to as Deeping Gate Meadow. They are a County Wildlife Site; the main interest is hedgerows and mature pollarded willows. The River Welland is also a County Wildlife Site, included for the mature pollarded willows. This means that Riverside which forms the south bank of the River Welland is also of landscape importance

Deeping Gate Parish Council	
Summary of Comments Received	<ul style="list-style-type: none"> • There should be reference to Robert Fayrfax within the text, he was the most important figure from Deeping Gate
Response	<ul style="list-style-type: none"> • Details of Robert Fayrfax have been added to the Appraisal, in 4.0 Brief History of Settlement.

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> • Request for dog litter bins along the riverside and related signage
Response	<ul style="list-style-type: none"> • Noted. To be progressed with Waste Management and Parish Council

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> Concern with planting trees on river bank outside no. 41 Riverside as these would obscure view of the river. Fallen leaves make the footpath dangerous and path is only access to properties nearby, and possible buildings damage from trees.
Response	<ul style="list-style-type: none"> In planting any tree thought has to be given to impacts, not just leaf fall but also long term in terms of change to views. One of the pleasant features of the area are views towards Deeping Gate and f the building line to Riverside. Overplanting of trees would diminish these pleasant views. Any proposed new tree planting would only be developed in consultation with residents and Deeping Gate Parish Council.

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> Concern over any proposed new seating and lighting at High Locks and removal of the memorial bench.
Response	<ul style="list-style-type: none"> Assurance given that the memorial bench will not be moved. Text amended to mention the memorial bench. Whatever opportunities may come forward these would be developed in the first instance with residents and Deeping Gate Parish Council.

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> The area should not be changed. Deeping Gate is a very small village and would not like to see any further dwellings etc. allowed. All trees should be kept and further planting should be carried out if possible and natural hedges protected. Would welcome all remaining fields, particularly those edging on to the river, being included in a no build protection area.
Response	<ul style="list-style-type: none"> Noted Noted These areas are outside the village envelope

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> The conservation area boundary runs straight through the middle of our storage building, can this be amended to run to the back of the property at 73 Riverside?
Response	<ul style="list-style-type: none"> It is not desirable to have part of a building dissected by a conservation area boundary. Also since the designation of the conservation area, Edelweiss Lodge at the rear of 63 Riverside has been built and straddles the boundary. It is proposed to amend the boundary in this area to exclude the large commercial building, Edelweiss Lodge and 11b Suttons Lane, the latter two buildings having been built within the past 10 years and are of no special architectural character.

Peterborough Civic Society	
Summary of Comments Received	<ul style="list-style-type: none"> congratulates you on another interesting and useful study minor errors
Response	<ul style="list-style-type: none"> Noted errors corrected

Resident	
Summary of Comments Received	<ul style="list-style-type: none"> Amendment to the proposed revision of the boundary north of 15a Suttons Lane would retain the trees within the conservation area.
Response	<ul style="list-style-type: none"> Noted and proposed boundary revision amended in this area.

Proposed Deeping Gate Conservation Area boundary alteration

See separate plan