

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

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 GLINTON CONSERVATION AREA APPRAISAL

RECOMMENDATIONS	
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 Ginton 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 Ginton Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Ginton Conservation Area 	

1 ORIGIN OF REPORT

- 1.1 A review of the Ginton 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 Ginton 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 Ginton Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Ginton 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 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 Ginton 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 Ginton 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 Ginton 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 Ginton 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)

Glington Village Design Statement 2001

Guidance on Conservation Area Appraisals, English Heritage 2005

Guidance on the Management of Conservation Areas, English Heritage 2005

APPENDIX 2

SUMMARY OF COMMENTS ON GLINTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

- English Heritage
 - 1 Support presentation of Appraisal information
 - 2 General comments on additions to text and content.
 - 3 Proposed boundary changes will bring 20th c. buildings into the conservation area which are of no archaeological or historic interest. Question the justification and benefit arising of including such properties. Further consideration might be given to proposed new boundary.

Response

- 1 Comments noted
- 2 The appraisal has been amended to incorporate this advice
- 3 Noted. Proposal to include properties to Lincoln Road and Peakirk Road (north) in conservation area has been re-considered and is not justified. Additional restriction placed on householders is considered not to be outweighed by any benefits arising to conservation area.

- Glington Parish Council

1. Support the Appraisal and Management Plan.
2. Support extension of Conservation area.
3. Corrections and amendments to text advised.

Response

1. Comments noted
2. Comments noted. Following meeting with Glington Parish Council (17.2.2009) it is proposed to additionally include the field to the village school (extending to Lincoln Road) and No. 7 Rectory Lane in the conservation area. Also to amend (10.1 The Conservation Area Boundary – Draft Management Plan) to “discuss with local interests (Landowners, Parish Council) and English Heritage the most appropriate conservation area boundary designation to protect historic built landscape and archaeological resources, in particular the pre-nineteenth century enclosure field systems north of the village and Brook Drain”. Proposed extension to include properties to Lincoln Road and Peakirk Road (north) to be deleted.
3. Noted and text amended and corrections made.

- Peterborough Civic Society

- 1 Welcome the Appraisal.
- 2 More linkage between physical environment and social history – linking Enclosure map with named farms within village.
- 3 Make reference to high levels of vehicular, cycle and pedestrian movement at cross roads at school start and finish times.

Response

- 1 Noted.
- 2 Noted and text revised.
- 3 Noted and text revised.

- Richard Hillier Peterborough Library

Suggested detail and commentary to text.

Response

The appraisal has been amended to incorporate this information.

- Resident

- 1 Support an extension of conservation area to include land north to Brook Drain. Historic landscape survives and views of church spire unchanged. Land shows traces of ‘ridge and furrow’ landscape.
- 2 Corrections and amendments to text advised.

Response

1. Noted. See comments under Glington Parish Council.
2. Noted and text amended and corrections made.

- Resident

1. Support an extension of conservation area to include land north to Brook Drain. Historic landscape survives. This land has not been intensively farmed, traces of 'ridge and furrow' landscape.
2. Why is no. 7 Rectory Lane excluded from conservation area?

Response

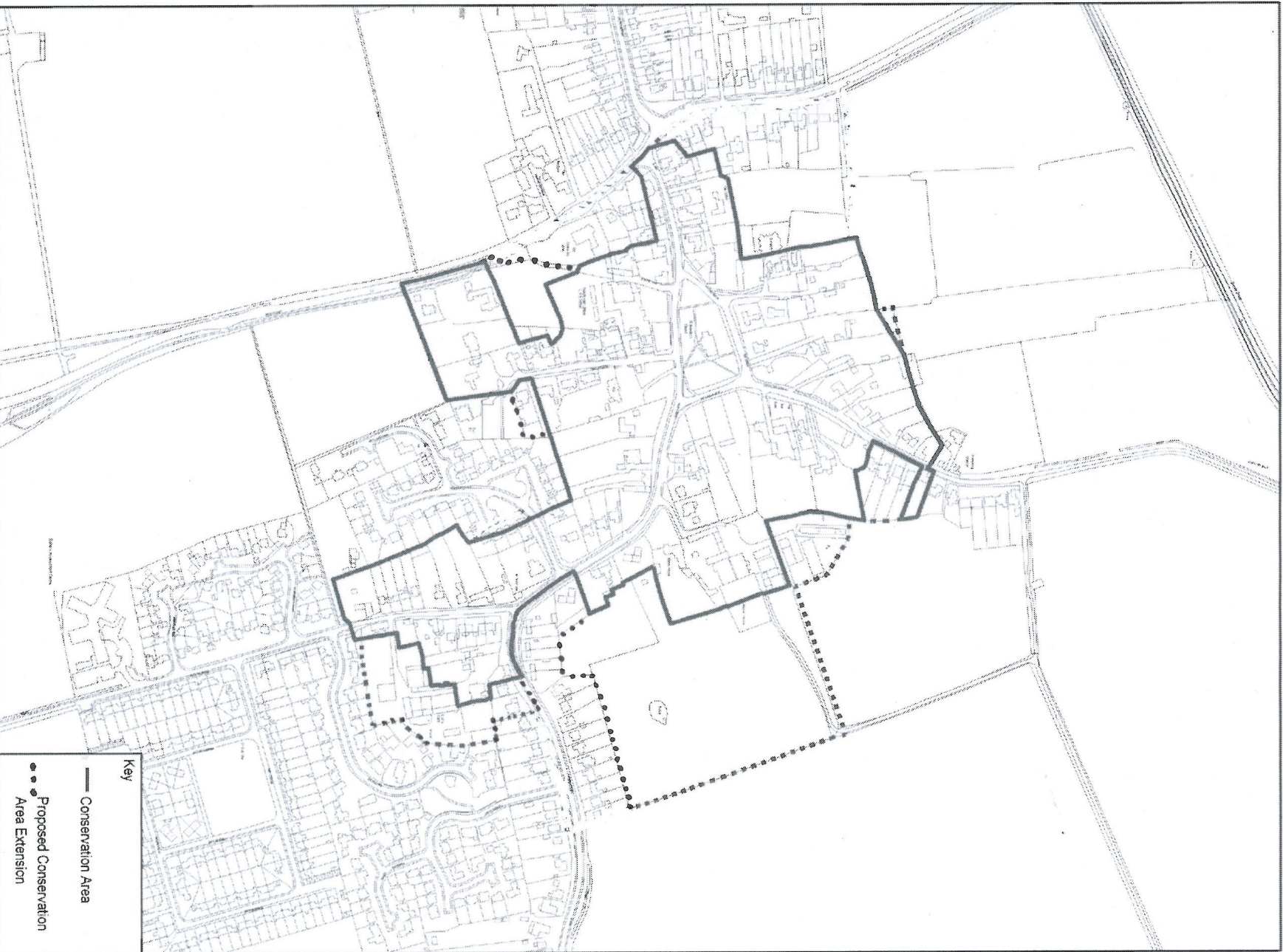
1. Noted. See comments under Glington Parish Council.
2. No. 7 Rectory Lane to be included in conservation area.

- Landowner

Strong reservations relating to proposed inclusion of properties to Lincoln Road in conservation area. No visible historic reference points. Area does not justify conservation area status.

Response

Noted. See comments under E.H.



Title Appendix 1 Conservation Area Boundary and Proposals Map

Department Planning Services

Drg. No. N/A

PCC GIS

Scale 1:5000

Date 7th November 2008

Name LRM



Key
 — Conservation Area
 ••• Proposed Conservation Area Extension

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