

<b>PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE</b>	<b>AGENDA ITEM 7</b>
<b>9 JUNE 2015</b>	<b>PUBLIC REPORT</b>

Cabinet Member(s) responsible:	Councillor Hiller – Cabinet Member for Growth, Planning, Housing & Economic Development	
Contact Officer(s):	Jim Daley (Principal Built Environment Officer) Simon Machen (Director of Growth and Regeneration)	Tel: 453522 Tel. 453475

**THE ETON CONSERVATION AREA APPRAISAL**

RECOMMENDATIONS	
<b>FROM :</b> Jim Daley - Planning Services	<b>Deadline date :</b> N.A.
<p>That Committee:</p> <ol style="list-style-type: none"> <li>1. Notes the outcome of the public consultation on the Eton Conservation Area Appraisal;</li> <li>2. Recommends that the Cabinet Member for Growth, Planning, Housing &amp; Economic Development considers and approves the proposed conservation area boundary change (Appendix 1); and</li> <li>3. Supports the adoption of the Eton Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Eton Conservation Area.</li> </ol>	

**1. ORIGIN OF REPORT**

1.1 A review of the Eton Conservation Area was carried out in 2014 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 Eton 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 Eton Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Eton Conservation Area Appraisal and Management Plan.

2.2 This report is for the Committee to consider under its Terms of Reference No. 2.5.1.5 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?	<b>NO</b>	If Yes, date for relevant Cabinet Meeting	<b>N/A</b>
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#### **4. BACKGROUND**

- 4.1 The draft Appraisal was subject to public consultation from 30 January to 16 March 2015. A copy of the document was published on the Council's website, and copies were provided to Etton Parish Council, Ward member and English Heritage. A letter was sent to all properties in the village and other interested parties, including planning agents, Peterborough Civic Society and Peterborough (Milton) Estates. The author attended Etton Parish Council to explain the report prior to public consultation, and the outcome and proposed amendments.
- 4.2 Etton Parish Council supports the report and management plan. One representation was received supporting the recommendations; requesting an extension of the conservation area to include the grade II listed stone bridge over South Drain to safeguard views towards the village against development, and that the marquee at the Golden Pheasant Public House is unsightly and out of keeping with the grade II listed building.
- 4.3 These comments are noted, although the appraisal has not been altered to extend the conservation area. A conservation area should have definable 'special character'. As part of the appraisal process adjacent areas, including the area suggested, were considered for possible inclusion in an extended conservation area. It is considered that although the area has some merit it does 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 and fulfil the criteria of conservation area designation. The use of conservation area powers to prevent or deter development is not envisaged within national guidance. The land is outside the village envelope and the Peterborough Development Plan Policies Document contains effective planning controls to protect this key view to the village.
- 4.4 The marquee to the west of the Golden Pheasant Public House has received a number of temporary planning permissions over the years so not to become a permanent feature. The marquee does impact on the setting of the listed building and the character and appearance of the Etton Conservation Area. The impact has to be balanced against the viability of the public house in terms of a continuing use of the listed building and as an important facility within the village.
- 4.5 The Appraisal has been revised to correct factual and spelling errors and the approved version will be available on the Council's web site.
- 4.6 It is proposed to amend the south-east boundary of the conservation area to include the distinctive 'ridge and furrow landscape. 'Ridge and furrow' is the pattern of ridges and troughs created by the ploughing method typical of earlier times. The land is currently used for grazing. It is particularly interesting to include this land in the conservation area for its contribution to understanding the history of the settlement, and for its visual interest on the approach to Etton from the south.

#### **5. ANTICIPATED OUTCOMES**

- 5.1 The Etton 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 Etton 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 Etton 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 Etton 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

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