

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM 8
9 JUNE 2015	PUBLIC REPORT

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 SUTTON CONSERVATION AREA APPRAISAL

R E C O M M E N D A T I O N S	
FROM : Jim Daley - Planning Services	Deadline date : N.A.
<p>That Committee:</p> <ol style="list-style-type: none"> 1. Notes the outcome of the public consultation on the Sutton Conservation Area Appraisal; 2. Recommends that the Cabinet Member for Growth, Planning, Housing & Economic Development considers and approves the proposed conservation area boundary change (Appendix 1); 3. Supports the adoption of the Sutton Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Sutton Conservation Area. 	

1. ORIGIN OF REPORT

1.1 A review of the Sutton 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 Sutton 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 Sutton Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Sutton 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?	NO	If Yes, date for relevant Cabinet Meeting	N/A
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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 Sutton Parish Council, Ward Members 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 Sutton Parish Council to explain the report prior to public consultation, and advise on the outcome and proposed amendments.
- 4.2 Six representations were received and these are summarised together with the Conservation Officer's response in Appendix 2. The Appraisal has been revised to take account of some of the representations received and correct factual and spelling errors. The approved version will be available on the Council's web site.
- 4.3 It is proposed to correct an anomaly in the conservation boundary in the vicinity of Manor Farm House by including all of the curtilage in the conservation area. The original conservation area boundary oddly sub-divides two historic traditional buildings in the curtilage of the property. The eastern boundary of the Manor Farm House is the logical boundary of the conservation area and this is recommended as a small correction.

5. ANTICIPATED OUTCOMES

- 5.1 The Sutton 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 Sutton 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 Sutton 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 Sutton 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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