

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

• **Sutton Parish Council**

1. Support expressed for the Appraisal and Management Plan.
2. Suggest modification of the conservation area boundary where it passes through two stable blocks at the Manor Farm House curtilage. Sensible if the boundary coincided with the Village Envelope, or with eastern boundary of the current Manor Farm House curtilage and included these traditional outbuildings.
3. Considers that the Reading Room should not be considered for additional recognition in view of its poor appearance, character, structural condition and temporary nature.

Response

1. Comments noted
2. It is agreed that the current conservation boundary does not include the full curtilage of the Manor Farm and oddly sub-divides two historic traditional buildings. The land to the east (the Village Envelope) contains no special interest to justify inclusion in the conservation area. The eastern boundary of the Manor Farm House is the logical boundary of the conservation area and this is recommended as a small correction.
3. It is recognised that this building, though interesting for its social history and physical construction has a likely limited life span and is unlikely to be repaired. The use of the building as a village meeting place is now superceded by the greater use of the church. The building will therefore not be considered as a 'Building of Local Importance' in view of its condition and likely limited future. A photographic record of the exterior of the building has been made.

• **Resident**

1. In agreement with the principles.
2. The total area of the village building envelope should be included in the conservation area. This anomaly may cause confusion with planning guidance in the future
3. Draft proposals should be available to Planning department considering development adjacent to Manor Farm.

Response

1. Comments noted
2. The conservation boundary includes nearly all residential curtilages of the village, with the exception of a small part of Manor Farm (see above). The conservation area includes all of the Village Envelope (Policy CS1 Peterborough Core Strategy Development Plan Document) with the exception of the small area east of Manor Farm House. It is considered that there is clear and effective guidance in the both the Appraisal and adopted planning policy documents. No further boundary extension is therefore proposed. (See also above)
3. A planning application that was current during the consultation period has been determined.

• **Resident**

1. The conservation boundary should match the planning envelope of the village to ensure that all development has a consistent approach to conservation
2. Apply the plan to determine (planning) application east of Manor Farm as the application is contrary to the general principles.
3. The reading room building is in a poor repair and only used for storage. Likely need to be demolished for safety reasons in the near future. The church is now the village's meeting hall and the reading room is no longer required
4. The main line electricity pylons just behind the village have a serious impact on the visual aspect of the conservation area and should be included in a proposal to underground overhead utility wires.

Response

1. The conservation area includes all of the Village Envelope (Policies CS1 Peterborough Core Strategy Development Plan Document) with the exception of the small area east of Manor Farm House. This land contains no special interest to justify inclusion in the conservation area. It is

considered that there is clear and effective guidance in the both the Appraisal and adopted planning policy documents. No further boundary extension is therefore proposed.

2. A planning application that was current during the consultation period has been determined
3. It is recognised that this building, though interesting for its social history and physical construction has a likely limited life span and is unlikely to be repaired. The use of the building as a village meeting place is now superceded by the greater use of the church. The building will therefore not be considered as a 'Building of Local Importance' in view of its condition and likely limited future. A photographic record of the exterior of the building has been made.
4. Comment noted. The electricity pylons to the east of the village are noticeable, and detract from views to and from parts of the conservation area. However, it is unlikely that their undergrounding is both feasible and practicable and is not included in Section 12.7 Management Plan.

- **Resident**

1. Corrections and amendments to text advised

Response

- 1 Noted and text amended.

- **Resident**

1. Support expressed for the Appraisal and Management Plan
2. The reading Room is not fit for purpose and in poor repair. The (internal) changes at the church make it the area for community use, the reading room serves no meaningful function for the community, and will be a drain on resources, and should be removed from the appraisal.

Response

- 1 Comments noted
- 2 It is recognised that this building, though interesting for its social history and physical construction has a likely limited life span and is unlikely to be repaired. The use of the building as a village meeting place is now superceded by the greater use of the church. The building will therefore not be considered as a 'Building of Local Importance' in view of its condition and likely limited future. A photographic record of the exterior of the building has been made.

- **Other response**

1. Redevelopment of the former agricultural site east of Manor Farm offers greatest potential for enhancement of the conservation area. Very little mention (pages 12 and 23). Suggested that more of the negative impact of the site be made.
2. Corrections to text advised

Response

1. Comments noted. It is proposed to revise 'The Approaches to the Village (The North-Eastern Approach) 2nd para. (page 12)...'gives a sight line of the large agricultural buildings and barns"...Also at 'Other Townscape Considerations (page 23)...Add 'Negative Townscape Elements: Large agricultural buildings and barns east of Manor Farm, and overhead utility wires, poles and utilitarian street furniture'. Other elements that detract: boundary walls in need of repair and maintenance, and general erosion of character through loss of original architectural details'. It is proposed to identify these buildings as 'Negative buildings' to Annexe 3.4 Townscape Summary map (page 38)
2. Noted and text amended