



THE SUTTON CONSERVATION AREA BOUNDARY EXTENSION
Councillor Hiller, Cabinet Member for Growth, Planning, Housing and Economic Development
October 2015
Deadline date: Non specific

Cabinet portfolio holder: Responsible Director:	Councillor Hiller, Cabinet Member for Growth, Planning, Housing and Economic Development Simon Machen , Corporate Director Growth and Regeneration
Is this a Key Decision?	NO
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	NO
Is this a project and if so has it been registered on Verto?	NO

R E C O M M E N D A T I O N S
The Cabinet Member is recommended to:
1. Approve a boundary change to the Sutton Conservation Area, as set out in Appendix 1 to this report.

1. SUMMARY OF MAIN ISSUES

- 1.1 This report seeks the Cabinet Portfolio Holders approval to extend the Sutton Conservation Area boundary.

2. PURPOSE OF THIS REPORT

- 2.1 This report is for the Cabinet Member for Growth, Planning, Housing and Economic Development to consider exercising delegated authority under paragraph 3.4.3 of Part 3 of the constitution in accordance with the terms of their portfolio at paragraph (g).

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. DETAILS OF DECISION REQUIRED

- 4.1 A review of the Sutton Conservation Area has been carried out 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 was adopted at Planning and Environmental Protection Committee meeting on 9 June 2015 as the Council's planning guidance and strategy for the Area.
- 4.2 It is proposed to correct an anomaly in the conservation boundary in the vicinity of Manor Farm House (Listed grade II) 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. Cabinet Portfolio Holder approval is sought to extend the Sutton Conservation area boundary.

5. CONSULTATION

- 5.1 The draft Conservation Area 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. Sutton Parish Council supports the report and management plan. No objection to the boundary extension was received.

6. ANTICIPATED OUTCOMES

- 6.1 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) 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. The extension of the conservation area will recognise and safeguard the special character of this area which is worthy of conservation area designation.

7. REASONS FOR RECOMMENDATIONS & ANY RELEVANT BACKGROUND INFORMATION

- 7.1 The extension of the Sutton Conservation 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.

8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 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.

9. IMPLICATIONS

- 9.1 For owners of land, buildings and trees In conservation areas there are more limits and restrictions on the extent of development that can be carried out under 'permitted

development' regulations of the Planning Acts. There are no specific financial implications for the local authority from this conservation area designation.

10. DECLARATIONS / CONFLICTS OF INTEREST & DISPENSATIONS GRANTED

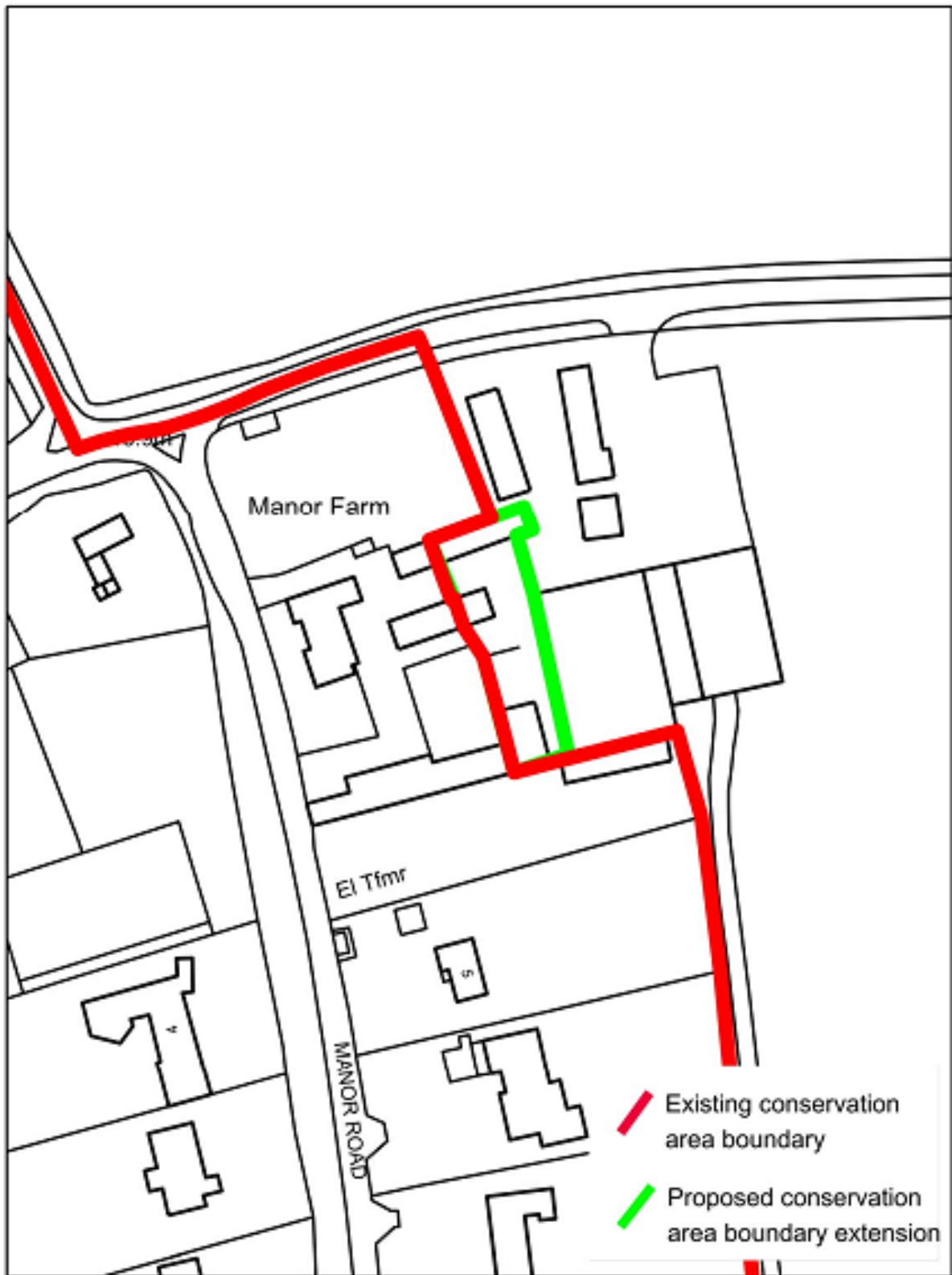
None.

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985 and The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Appendix 1 - Proposed Sutton Conservation Area Boundary Extension

Appendix 1 Proposed Sutton Conservation Area boundary extension



Title Sutton conservation area

Department

Drg. No.

PCC GIS



PETERBOROUGH

Scale 1:1000

Date 19th May 2015

Name



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