

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 8
25 July 2017	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Hiller - Leader of the Council and Cabinet Member for Growth, Strategic Planning, Housing, Economic Development and Business Engagement	
Contact Officer(s):	Sam Falco Senior Built Environment Officer Jim Daley Principal Built Environment Officer Simon Machen Director of Growth and Regeneration	Tel. 01733 454408 Tel: 01733 453522 Tel. 01733 453475

THE PILSGATE CONSERVATION AREA APPRAISAL

RECOMMENDATIONS	
FROM : Sam Falco - Planning Services	Deadline date : N.A.
That Committee:	
<ol style="list-style-type: none"> notes the outcome of the public consultation on the Pilsgate Conservation Area Appraisal supports the adoption of the Pilsgate Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Pilsgate Conservation Area 	

1 ORIGIN OF REPORT

- 1.1 A review of the Pilsgate Conservation Area was carried out in early 2017 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 Pilsgate 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 Pilsgate Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Pilsgate 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
Date for relevant Council meeting	N/A	Date for submission to Government Dept (please specify which Government Dept)	N/A

4 BACKGROUND

- 4.1 The draft Appraisal was subject to public consultation from 29 March to 8 May 2017. A copy of the document was published on the Council's website, and copies were provided to Barnack (Pilsgate) Parish Council, Ward Members and Historic England. A letter was sent to all properties in the village and other interested parties, including planning agents, Peterborough Civic Society and the adjacent Burghley Estate. The author attended Barnack (Pilsgate) Parish Council to explain the report prior to public consultation, and advise on the proposed amendments.
- 4.2 4 online 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.

5 ANTICIPATED OUTCOMES

- 5.1 The Pilsgate Conservation Area Appraisal fulfils the Local Planning Authorities obligations under Section 71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 to 'formulate and publish proposals for the preservation and enhancement of conservation areas'. The Appraisal identifies the special character of the Pilsgate 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 Pilsgate 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

1. Do nothing – this would be contrary to Government guidance (Planning (Listed Buildings & Conservation Areas) Act 1990) and Guidance on Conservation Area Appraisals, Historic England 2016.

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 Pilsgate 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.

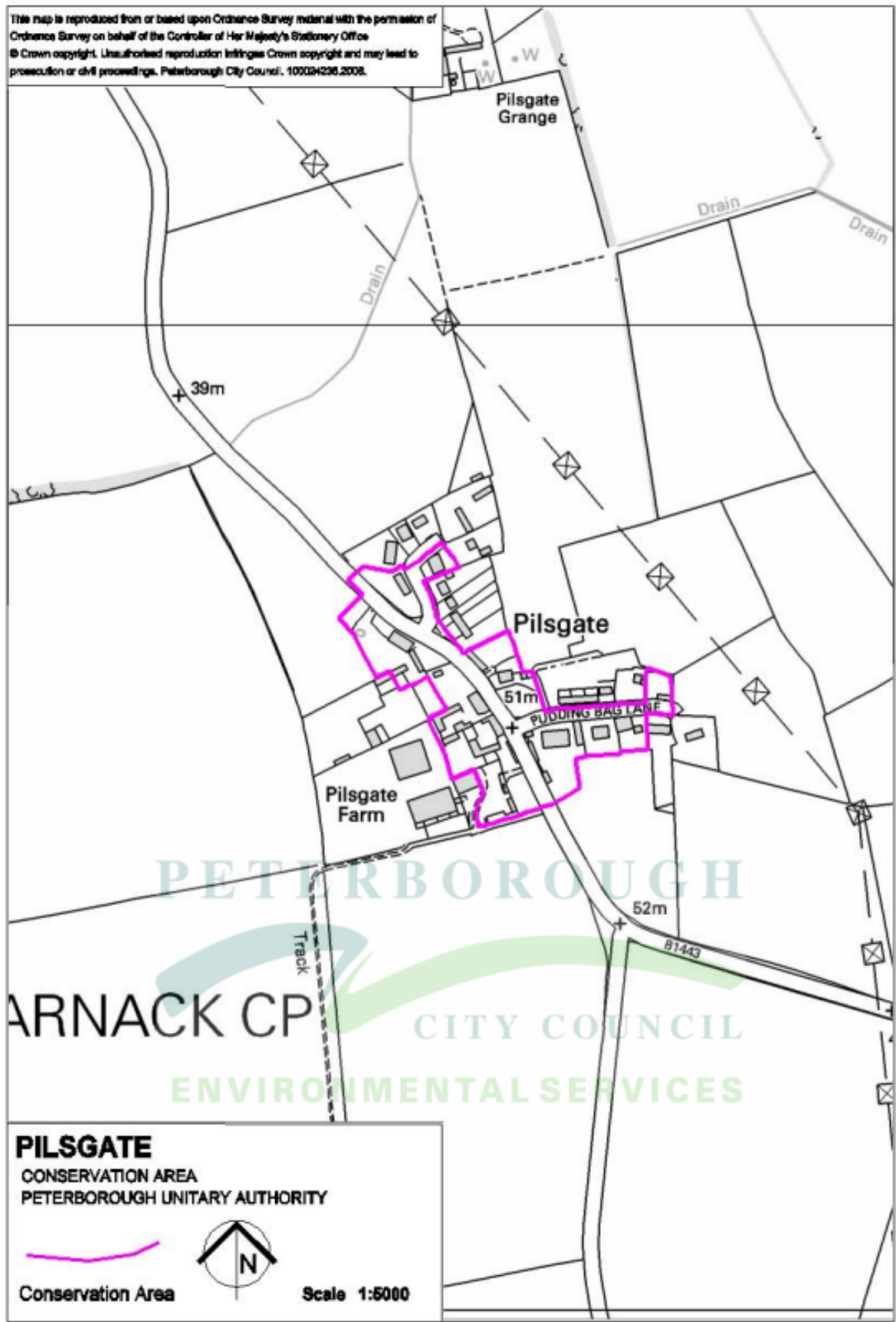
- 8.4 The City Council will seek to attract additional resources in partnership with other interested parties and funding bodies to help implement works identified in the Conservation Area Appraisal and Management Plan.

9 BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)
Conservation Area Designation, Appraisal and Management, Historic England 2016

Appendix 1

Existing Pilgate Conservation Area boundary (No Change Proposed)



APPENDIX 2

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

• Pilsgate Parish Council

1. Support expressed for the Appraisal and Management Plan.
2. Recognition of the value of Ragstone House, Bake Oven Cottage and 12 Pudding Bag Lane, through an Article 4 Direction Order
3. Article 4 protection for stone walls throughout the village
4. Retention and appropriate management of verges and trees
5. Where possible, replacement of inappropriate street furniture and lamp posts, and removal of overhead wires.
6. The paddock at the junction of Stamford Road and Pudding Bag Lane should be retained as an open green space
7. Traffic calming measures should be implemented
8. Key views of the countryside from the built-up area should be preserved
9. Large developments would be inappropriate in a small settlement such as Pilsgate, so any new house building should be small-scale infill within the current village envelope.
10. A number of typos highlighted

Response

1. Comments noted
 2. Support for future Article 4 noted
 3. Support for future Article 4 noted
 4. Comments noted
 5. Comments noted
 6. Comments noted. The open space provided by the paddock is highlighted as a key positive feature within the Conservation Area Appraisal.
 7. Comments Noted
 8. The key view analysis within the appraisal will add weight to the preservation of these positive views.
 9. The village boundary is drawn tightly around the settlement, it is classed as a small village within the current and further development plans.
 10. Typos have been rectified.
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• Historic England

1. No comments to make

Response

No comments to make

• Resident

1. Support the Pilsgate Conservation Area Appraisal

Response

1. Comments noted.
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• Resident

1. Suggestion of two further key views over the Welland Valley from the track running north east off Pudding Bag Lane.

Response

1. After review of these views officers are happy to include them and have done in the final Appraisal.
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