

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 7
7 SEPTEMBER 2010	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr P. Hiller - Cabinet Member for Housing, Neighbourhoods, & Planning	
Contact Officer(s):	Simon Machen – Head of Planning, Transport & Engineering Services Jim Daley - Planning Services	Tel: 01733 453475 Tel. 01733 453522

THE PEAKIRK 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 :
That Committee:	
<ol style="list-style-type: none"> 1. notes the outcome of the public consultation on the Peakirk Conservation Area Appraisal 2. recommends that the Cabinet Member for Housing, Neighbourhoods, & Planning considers and approves the proposed boundary changes (Appendix 1) 3. supports the adoption of the Peakirk Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Peakirk Conservation Area 	

1 ORIGIN OF REPORT

- 1.1 A review of the Peakirk Conservation Area was carried out in 2009 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 is now proposed that the Peakirk 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 Peakirk Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Peakirk Conservation Area Appraisal and Management Plan and proposes amendments to the Conservation Area boundary.
- 2.2 This report is for the Committee to consider under its Terms of Reference No. 2.6.1.5 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 commenced public consultation on 7th December 2009 and the consultation period concluded on 8th February 2010. A copy of the document was published on the Council's website, and copies were provided to Ward member, English Heritage and Go-East. A letter and summary leaflet was sent to most properties in the

village and other interested parties, including planning agents and Peterborough Civic Society.

- 4.2 11 representations were received and these are summarised together with the Conservation Officer's response in Appendix 2. Replies have been sent to all who made representations. The Appraisal has been revised to take account of various representations received and the approved version will be available on the Council's web site.

5 ANTICIPATED OUTCOMES

- 5.1 The Peakirk 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 Peakirk 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

- 6.1 Adoption of the Peakirk 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 significant 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)

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 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

10 APPENDICES

1. Draft Peakirk Conservation Area Appraisal available on the Council web site via the following link:

http://www.peterborough.gov.uk/environment/conservation_areas/conservation_area_appraisals/peakirk_conservation_area.aspx

2. Summary of Comments on Northborough Conservation Area Appraisal and Management Plan

APPENDIX 2

SUMMARY OF COMMENTS ON PEAKIRK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

- **Peakirk Parish Council**

1. Support the Appraisal and Management Plan.
2. Support extension of Conservation area. Consider extension to include former Wildfowl & Wetlands Trust site.
3. Corrections and amendments to text advised

Response

1. Comments noted
2. Comments noted. See below
3. Noted and text amended.

- **English Heritage**

- 1 Support presentation of Appraisal information. Management Plan is appropriate.
- 2 General comments on additions to text and content.
- 3 Support suggestion to include Scheduled Monument that includes part of Car Dyke to north west of village. Former Peter Scott Wildfowl and Wetlands Trust site to the north of the village is an area not of '*architectural or historic interest*' to merit inclusion in the conservation area. Development on this land would impact on the setting of the conservation area and therefore that would be necessarily be a material consideration when determining any planning application. The site forms and important gateway to the conservation area from the north and inappropriate development of the site is likely to result in harm to the setting of the adjacent conservation area. Furthermore, given the areas' former use as a wildfowl and wetland trust site it may be of interest as a county wildlife site and perhaps even warrant consideration for designation as a SSSI. Also, a Tree Preservation Order covers and protects bulk of trees to the site and affords protection.

Response

- 1 Comments noted
- 2 The appraisal has been amended to incorporate this advice
- 3 Having discussed the possibility of including the former Wildfowl and Wetlands Trust site in the C.A. it is proposed to delete 9.1 2nd point 'Discuss with local interests and English Heritage the appropriateness of extending the conservation area boundary to include the former Wildfowl and wetlands Trust site to the north of the village'.

- **Peterborough Civic Society**

- 1 Support report and recommendations
- 2 Advise reference to importance of duck industry and link between Borough Fen Decoy and village as recorded in 'The History of Borough Fen Decoy' by Tony Cook and REM Picher (1982)

Response

- 1 Comments noted.
- 2 Amendments to text made

- **Richard Hillier Peterborough Library**

Various typing errors and corrections

Response

Comments noted and amendments made

- **Resident**

- 1 In addition to protecting historic and architectural qualities (of village) important to preserve a way of life. Need to take care that village identity is not lost. Whole of village should be designated a conservation area.

- 2 Important to protect trees currently in village (section 9.10). This would be achieved if whole village designated a conservation area.
- 3 Important to preserve the former Wildlife and Wetlands Trust Reserve as a Nature Reserve and this area should be included in the conservation area.
- 4 Page (photograph - states war memorial – EJ 1904 – is a reference to a former vicar and not war memorial.

Response

1, 2 & 3. Many conservation area boundaries were drawn too tightly on designation in the 1970 / 80's. The original boundaries generally concentrated on the built form, the historic buildings and settlement pattern found in the core of a village. More recently has been the awareness of the contribution of historic field enclosures, paths, paddocks, water courses, ponds etc – i.e. landscape – to the character of a settlement. The Draft Peakirk Conservation Area Appraisal has identified the special character of the present conservation area: its buildings, spaces, materials, built forms, stone walls, mature trees, part enclosed street scene, irregular street and pavement alignments, 'sense of place'. It does not accurately align to historic features – e.g. ancient field enclosures, surviving field patterns and other historic features (Car Dyke).

The additional controls on householders as a result of conservation designation must be balanced against the wider public gain and that there is identifiable 'special architectural or historic interest' worthy of protection. Conservation areas can and do include properties which do not have architectural or historic character in their own right to justify inclusion. Much of the remainder of the village consists of later 20th C. development. It is considered that extending the conservation area to include all the built environment of Peakirk is not justified. To include areas without any 'special architectural or historic interest' runs the risk of devaluing the strength of the overall conservation area.

Protection of trees of amenity value can be considered under Tree Preservation Orders and as part of a long term tree planting / management strategy for the village (9.10)

The possible extension to the conservation area to include the former Wildfowl and Wetlands Trust site has been considered by English Heritage. It is considered that extending the conservation area here is not justified. The site is presently subject to a Tree Preservation Order and therefore the site's character is suitably protected

The site is located outside the Peakirk Village Envelope and defined as 'open countryside' in the Peterborough Local Plan where more restrictive planning policies apply. Any development on this land would impact on the setting of the conservation area and would be a material consideration when determining any planning application.

Having discussed the possibility of including the former Wildfowl and Wetlands Trust site in the C.A. it is proposed to delete 9.1 2nd point **"Discuss with local interests and English Heritage the appropriateness of extending the conservation area boundary to include the former Wildfowl and wetlands Trust site to the north of the village"**.

4 Noted and corrected.

- **Mr C. Clay PCC Landscape Architect**

- 1 From a landscape perspective the report should make reference to general landscape setting and PCC Landscape Character Assessment, which includes Peakirk.
- 2 Typing errors and corrections

Response

- 1 Comments noted and revisions made to text.

- **Resident**

Include former Peakirk Waterfowl Gardens – value of this area for wildlife and character and appearance of the village. Area also of historical and archaeological importance. A part of Car Dyke runs through the land and is a burial site. Important to preserve for present and future generations.

Response

See comment above

- **Resident**

- 1 Various typing errors and corrections
- 2 Appraisal does not cover the whole of the Parish. Dwellings in Meadow Road and Foxcovert Road should be included.
- 3 Former Wildfowl Trust land should be included in extended conservation area.

Response

- 1 Comments noted
- 2 The Draft Peakirk Conservation Area Appraisal identifies the special character of the present conservation area: its buildings, spaces, materials, built forms, stone walls, mature trees, part enclosed street scene, irregular street and pavement alignments, 'sense of place'. For this reason the appraisal does not extend significantly beyond the village envelope.
- 3 See comment above

- **Resident**

Support suggested extension as shown and also an extension to include former Wildfowl and Wetlands Trust Site.

Response

See comment above

- **Resident**

Various typing errors and correction to first draft

Response

Comment noted and corrections made.

- **Resident**

- 1 Support for the document
- 2 Support the inclusion of the former Wildfowl Trust site: is an important part of Peakirk for most of the 20th C. being willow beds and gravel works prior to purchase in 1956 by the Trust.
- 3 Include the allotments & field (behind) to help form a buffer adjacent to the historic core if it was felt that Peakirk should develop in that direction sometime in the future.
- 4 Also support the inclusion of the Car Dyke and the fishponds and is there any way to re-instate these Scheduled Monuments?
5. The 'war memorial' is a memorial to a past vicar EJ (captions reversed)
- 6 Concept of the 'Memorial Square' is interesting and could be developed to include Thorney Road junction & Village Green (reducing the dominance of the roadway and visual clutter - add to the effect of arriving in the centre.
- 7 Glinton 'end' of village needs a stronger identify of its own.
- 8 Welcome a long term planting plan.
- 9 Leaflets and guidance towards repairs to stonewalls and other boundary treatments welcomed.
- 10 Landscape Character Assessment for the village beginning and keen to input these ideas into the appraisal.

Response

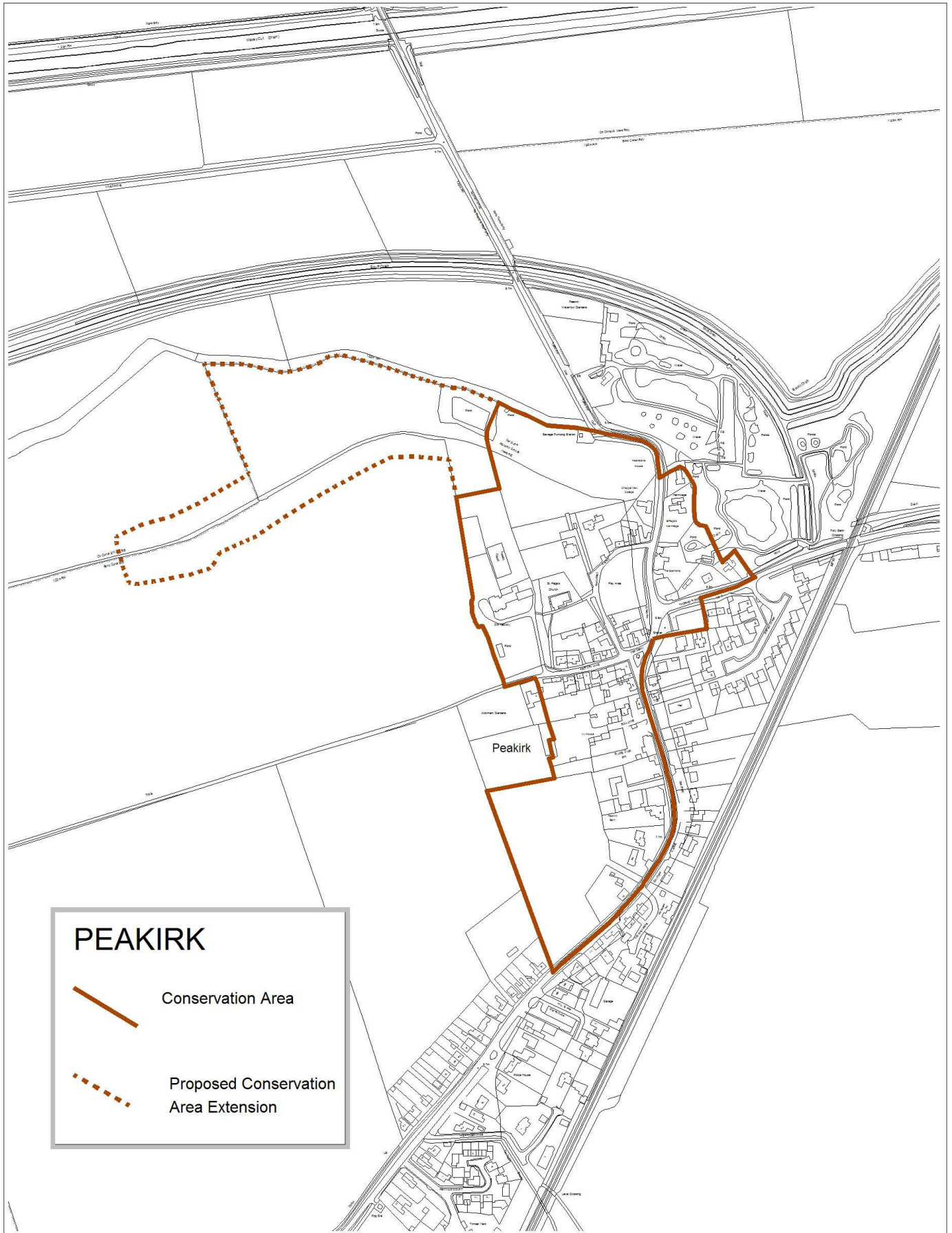
- 1 Comments noted
- 2 See comments above
- 3 This area (the allotments and the paddock of land to the south) were considered as part of the boundary review, but rejected for inclusion in an extended conservation area. The reason is that these areas have little and limited historic landscape value or other significance to be gained to justify conservation area designation. Conservation areas are not a device to prevent development. The land lies outside the Peakirk Village envelope and any future development west of the village would require a revision to the village envelope – which is there to prevent the spread of development into the open countryside and to maintain the

essential character of the village. The present Site Allocations Development Plan Preferred Options (March 2010) does not propose any extension to the current village envelope.



4 Reinstating' the former fishponds would require Schedule Monument consent and the support of the landowner. The suggestion is a worthy objective and can be progressed as part of the Management Plan and PCC Archaeologist.

5 Text corrected

6, 7, 8, 9, 10 Comments noted



PEAKIRK

 Conservation Area
 Proposed Conservation Area Extension

Title Appendix 1 Conservation Area Boundary and Proposals Map

Department Strategic planning and Enabling

Scale 1:5000 **Name**JG

Date 25th August 2010

PCC GIS



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