

Central Bedfordshire
Council
Priory House
Monks Walk
Chicksands,
Shefford SG17 5TQ



please ask for Martha Clampitt
direct line 0300 300 4032
date 16 March 2010

NOTICE OF MEETING

CONSERVATION AREA REVIEWS

Date & Time

Friday, 26 March 2010 at 11.00 a.m.

Venue at

Room 15, Priory House, Monks Walk, Shefford

Richard Carr
Chief Executive

To: The Portfolio Holder for Sustainable Development:

Cllr T Nicols

All other Members of the Council - on request

MEMBERS OF THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THIS MEETING

AGENDA

1. APOLOGIES FOR ABSENCE

Apologies for absence.

2. MEMBERS' INTERESTS

To receive from Members declarations and the **nature** thereof in relation to:-

- (a) Personal Interests in any Agenda item
- (b) Personal and Prejudicial Interests in any Agenda item

Report

Item	Subject	Page Nos.
3	Conservation Area Reviews 2009 - 2010	* 3 - 20

The purpose of the report is to approve the eight draft conservation area appraisals following consultations with Ward Councillors and the public.

Meeting: Conservation Area Reviews 2009 - 2010 Meeting
Date: 26 March 2010
Subject: Conservation Area Reviews 2009 – 2010
Report of: Rob Uff
Summary: The purpose of the report is to approve the eight draft conservation area appraisals following consultations with Ward Councillors and the public.

Contact Officer: Rob Uff,
Public/Exempt: Public
Wards Affected: Eggington, Linslade, Streatley, Millbrook, Toddington, Heath & Reach, Barton-le-Clay and Shefford
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities: To enhance the unique character of our communities and our environment.

Financial: None as a result of this report

Legal: None as a result of this report

Risk Management: None as a result of this report

Staffing (including Trades Unions): None as a result of this report

Equalities/Human Rights: None as a result of this report

Community Safety: None as a result of this report

Sustainability: Each Appraisal promotes key values, opportunities and objectives for the continued preservation and enhancement of Central Bedfordshire's unique historic environment

RECOMMENDATION(S):

that the Portfolio Holder for Sustainable Development approves the eight conservation area appraisals produced in the conservation area reviews undertaken in 2009 – 2010.

Background and Information

1. The recent consultations on these eight conservation area reviews and draft appraisals have now been completed. Each review and draft appraisal was launched at a public exhibition. These were advertised generally through the Parish or Town Councils with posters, local information publications and in the local newspapers. Some Parish Councils also requested a presentation to follow up the exhibition half day event.
2. Most representations and responses are entirely supportive of the draft appraisals, and of the proposed minor boundary amendments and identified opportunities for enhancement.
3. A summary of the draft appraisals and the consultation responses for each of the eight conservation areas reviewed during 2009-2010 is attached as an appendix to this report.
4. With one of the appraisals, Barton-le-Clay, as a result of the consultation, there was a proposal for a significant amendment – 4 additional relatively small extensions to the proposed conservation area boundary. Following an assessment and evaluation of the points made in support of the proposed extensions, it was concluded that two of the proposed extensions were fully justified and could be achieved without in any way devaluing the special character of the designated conservation area. The other two areas proposed for inclusion were considered not to accord with usual conservation area designation good practice, in that they would involve isolated outliers to the historic core defined in the proposed conservation area.
5. Some minor amendments to the originally proposed boundaries are included – as set out in the summary for each respective conservation area.

Appendices:

- Appendix A – Eggington draft conservation area consultation
- Appendix B – Linslade draft conservation area consultation
- Appendix C – Streatley draft conservation area consultation
- Appendix D – Millbrook draft conservation area consultation
- Appendix E – Toddington draft conservation area consultation
- Appendix F – Heath & Reach draft conservation area consultation
- Appendix G – Barton-le-Clay draft conservation area consultation
- Appendix H – Shefford draft conservation area consultation

Background Papers:

‘Guidance on Conservation Area Appraisals’ English Heritage and Planning Advisory Service, February 2006

Location of papers: Priory House, Chicksands

Eggington Conservation Area Appraisal

Eggington Conservation Area was designated in 1974 and was last reviewed in 1993.

The current review, the results of which are set out in the Appraisal document, assesses the setting, character and appearance of the conservation area and identifies opportunities for improving the character of the designated area.

A 28-day consultation period on the draft appraisal document was launched at Eggington Village Hall on Saturday 12th December 2009.

Boundary Changes

The Appraisal makes recommendation of the following conservation area boundary amendment:

Extension of the conservation area to encompass the immediate (domestic) grounds of Eggington House and Eggington Lodge including the area of glasshouses east of the house

The recommendation regularizes a previous anomaly and follows best practice of including all of the domestic gardens of properties included in the conservation area.

The boundary changes were supported by all respondents to the consultation

The results of the consultation

The Parish Council response:

(Via e-mail correspondence from Chairman of the PC dated 14th March 2010)

“The Parish Council fully supports the aspirations of the draft document, as expressed in Section 7 [Boundary Changes], to include the wider addition of those areas associated with the properties currently included in the conservation area, and in Section 8 [Opportunities for Enhancement], which it is felt should be endorsed by the local planning authorities.

In addition to the Parish Council, 7 consultation responses were received. The following have been identified as Key Issues

- A concern of the impact of the Leighton Buzzard Urban Extension upon the character of the conservation area and its setting
- Improved street lighting
- A village bus shelter of appropriate ('in-keeping') design

[The Appraisal (p.21) recommends that street furniture should respond to the rural character of the area and be well-designed and co-ordinated]

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Linslade Conservation Area Appraisal

Linslade Conservation Area was designated in 1974 and was last reviewed in 1993.

The current review, the results of which are set out in the Appraisal document, assesses the setting, character and appearance of the conservation area and identifies opportunities for improving the character of the designated area.

A 28-day consultation period on the draft appraisal document was launched at The Hunt Hotel, Church Road, Linslade on Saturday 12th December 2009.

Boundary Changes

The Appraisal makes recommendation of the following conservation area boundary amendments:

(Canal)

Extension of the conservation area to encompass the historic canal basin to the south of the road bridge and part of the canal to the north of the bridge forming the setting of former wharfage buildings.

The canal was an important feature in the development of Linslade, and this area contributes to the special interest of Linslade Conservation Area

(Nos. 65-71 Wing Road)

Extension of the conservation area to include a characteristic group of buildings with a good survival of historic architectural features.

These buildings make a very important and positive contribution and are good examples of Linslade's varied domestic architecture.

The boundary changes were supported by all respondents to the consultation, and by the Town Council, who viewed the draft Appraisal document at their meeting on the 20th January 2010.

The results of the consultation

The Town Council response;
(Letter dated 28th January 2010)

"The Town Council viewed this document at their meeting on the 20th January 2010 and supported the proposed extension to the Linslade Conservation Area".

In addition to the Town Council, 26 consultation responses were received, including the Central Linslade Residents Association (CLRA), who responded in detail.

British Waterways was consulted in respect of the proposed inclusion of the parts of the canal within the conservation area boundaries, but did not respond.

The following have been identified as Key Issues

- The future of the Railway Hotel building
[Planning Permission has been granted for conversion into flats, retaining the historic and 'landmark' frontage, but there has been no real progress with implementation. The Local Authority has just exercised powers under Section 215 to require a programme of works to improve the appearance of the building and associated land, which will also hopefully steer the Owner into undertaking the approved scheme].
- uPVC replacement windows and doors and their possible control through an 'Article 4 Direction'
[The actual 'degree of threat' to the conservation area through uPVC replacement windows and doors will need to be established by survey, and any consideration of an Article 4 Direction should be made with reference to a Corporate agreement on their use in the Central Bedfordshire area. Such a 'strategy' has yet to be prepared. The Conservation Officer has agreed to give a specific briefing to the Central Linslade Residents Association (CLRA) on 'Article 4 Directions' and their use].
- Inappropriate high treatments and streetworks
[This issue is addressed in the Opportunities for Enhancement set out in the Appraisal document]

Streatley Conservation Area Appraisal

First designated in 1976; reviewed 1993 & extended 1995.

The current review assess the setting, character & appearance of the conservation area.

A 28 day consultation period was launched at the public exhibition at The Village Hall on Monday 14 December. A presentation was also given at a well attended Parish Council meeting.

Boundary changes

No changes are proposed to the existing designated boundary.

Summary of consultation

2 responses were received. There was support for the appraisal & enhancements proposed. The Parish Council have yet to make formal representations.

Representations of support were received from the Chilterns Conservation Board- suggesting that specific reference is made to the Area of Outstanding Natural Beauty. This is to be included in the final draft.

Key issues

AONB; emphasis on design quality in new development.

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Millbrook Conservation Area Appraisal

First designated 1973; reviewed & amended 2001.

The current review assess the setting, character & appearance of the conservation area.

A 28 day consultation period was launched at the public exhibition at the Village Hall on Friday 8 January. A presentation was also given at a well attended Parish Council meeting.

Boundary changes

2 very minor extensions were proposed to regularise small boundary anomalies.

Summary of consultation

8 responses were received. General support for the minor boundary extensions- other than a single *strongly disagree* for the additional garden area 8 Russell Grove. Support for opportunities for enhancement.

Key issues

Lack of car parking spaces; amount & heavy traffic concerns; use of agricultural buildings for industrial use (Warren Farm); & a number of aspects covered in the opportunities for enhancement.

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Toddington Conservation Area Appraisal

Toddington Conservation Area was designated in 1971, with additional 'Article 4 Direction' protection endorsed by the Secretary of State in 1975. The conservation area was last reviewed in 1993.

The current review, the results of which are set out in the Appraisal document, assesses the setting, character and appearance of the conservation area and identifies opportunities for improving the character of the designated area.

It also introduces key issues in any additional review of the levels of protection afforded by the current 'Article 4 Direction' such as uPVC replacement windows and doors and the painting-over of exterior brickwork.

A 28-day consultation period on the draft appraisal document was launched at Toddington Village Hall on Saturday 9th January 2010.

Boundary Changes

Following consultation with the Parish Council, the Appraisal makes recommendation of the following conservation area boundary amendment:

Extension of the conservation area south to incorporate the old workhouse ('The Grange') and its grounds, and 19th century housing in High Street and Dunstable Road which makes a positive contribution to the streetscene.

The results of the consultation

The Parish Council response:

(Minutes of PC meeting 2nd February 2010)

"It was **Resolved** by the council to support the preservation of the Conservation area with Cllr Hagen's suggestion of extending the area to incorporate the Old Work House"

In addition to the Parish Council, 13 consultation responses were received.

The following have been identified as Key Issues

- The need for traffic calming
- Poor/inappropriate shop signage

[Both issues are addressed in the Opportunities for Enhancement set out in the Appraisal]

- uPVC replacement doors and windows
- The painting-over of exterior brickwork

[Both issues may be addressed by a review of the current 'Article 4 Direction' covering the conservation area. The Parish Council has

requested a further presentation on this issue by the Conservation Officer, so that it is clearly understood in advance of any consideration of review]

Heath and Reach Conservation Area Appraisal

Heath and Reach Conservation Area was designated in 1974 and was last reviewed in 1994.

The current review, the results of which are set out in the Appraisal document, assesses the setting, character and appearance of the conservation area and identifies opportunities for improving the character of the designated area.

A 28-day consultation period on the draft appraisal document was launched at St Leonard's Church Hall on Saturday 9th January 2010.

Boundary Changes

The Appraisal makes recommendation of the following conservation area boundary amendments:

The inclusion of fields which are logically part of the rural character of the conservation area through their natural boundaries, local topography or curtilage relationship to village farmsteads –

- i) the field to the west of Wellington House and St Leonard's cemetery and southeast of Lane's End
- ii) the field to the east of Town Farm Village Barns, and in the field to the south of the Axe and Compass public house, the incorporation of additional land in the rear curtilage of Heath Farm and the Axe and Compass.

The boundary changes were supported by all respondents to the consultation

The results of the consultation

The Parish Council response:
[via e-mail from Clerk to the PC dated 12 February 2010]

"Heath & Reach Parish Council support the extensions in the Conservation Area Review of Heath & Reach as put forward to the Council by Central Bedfordshire Council"

In addition to the Parish Council, 4 consultation responses were received, including the Parochial Church Council, who responded in detail expressing support for environmental enhancement in the vicinity of the St Leonard's Church.

The following have been identified as Key Issues:

- Restoration of the pond and enhancement of the surrounding area to the south of St Leonard's Church

[This is fully supported in the Opportunities for Enhancement set out in the Appraisal. Additionally, the local authority is to examine the potential of Section 215 powers to control the negative impact of overgrown leylandii to the setting of the Church and character of this part of the conservation area]

- Enhancement of the raised footway at Bird's Hill/Leighton Road

Additional note: The Cow Byre - Part of an important group of farmbuildings formally associated with Heath & Reach Farm (now. Nos. 13 & 15 Leighton Road) was recently demolished through fears of collapse. In acknowledgement of the contribution that that this group of traditional farmstead buildings makes to the character of the conservation area, the local authority is to work with the Parish Council to examine options for an appropriate replacement structure.

Barton-le-Clay Conservation Area Appraisal

First designated 1976; amended 1993 & 1995.

The current review assesses the setting, character & appearance of the conservation area.

A 28 day consultation period was launched at the public exhibition at The Village Hall on Saturday 9 January. A presentation was also given at a Parish Council meeting.

Boundary changes

2 small extensions were proposed to rationalise the edges of Bedford Road.

Summary of consultation

9 responses were received. There was general support for the appraisal & the extensions & enhancements proposed. The feeling from the exhibition & the Parish Council meeting was positive & supportive. The Parish Council have yet to make formal representations.

Cllr Northwood made a detailed response, justifying & suggesting 4 additional areas- 2 are in part proposed in the Appraisal, together with others separate from the proposed boundary as outliers. Proposals 1 & 3 (both east side of Bedford Road) can, on balance, be accepted. Areas 2 & 4 (Manor Farm & Manor Road) would not accord with usual good practice.

Key issues

Related to the possible inclusion of additional areas- as suggested above by Cllr Northwood; concern at loss of trees; past poor design in new developments; maintenance of a few buildings; & a number of aspects covered in the opportunities for enhancement.

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Shefford Conservation Area Appraisal

First designated 1971; reviewed & amended 2001.

The current review assess the setting, character & appearance of the conservation area.

A 28 day consultation period was launched at the public exhibition at The Shefford Community Hall on Saturday 16 January.

Boundary changes

Extension at west boundary edge to include Shefford Methodist Church.

Summary of consultation

The Shefford Town Council confirmed that they *did not feel that there were any issues that required a comment*. At the public exhibition there was unanimous support for the extension of the boundary. No other responses were received.

Key issues

Support for the extension to incorporate the Shefford Methodist Church.

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