

## Essential Reference Paper B

Issue	Representations made	Officer comment
Changes to the Conservation Area Boundary.	<p>Several respondents, including the Parish Council object to the proposal of removing the area adjacent to School Lane as they believe this alteration will result in the loss of protection of the view from Watton-At-Stone Rectory, Parish Church and Playground. They also object to the removal of the 20<sup>th</sup> century dwellings, stating that some of the dwellings contain part of the former school building.</p> <p>One respondent expressed their support for the removal of the land in Perrywood Lane.</p>	Officers have carefully re-examined the proposed boundary changes and discussed the issues with the respondent. An individual report has been written in relation to this issue and is included at the end of this table (ERP B1). Officers remain of the view that the land and dwellings identified for exclusion are not 'areas of special architectural or historic interest' and as part of the required review process should properly be excluded from the Conservation Area.
Research included in the Document	The Woodhall Estate believe that insufficient research was carried out regarding the ownership of land identified in the document, stating that the inclusion of the extent of	Officers have since met with representatives from the Woodhall Estate and this issue was discussed. This has been addressed in the

	<p>Estate Ownership would contribute to the understanding of the area and its special characteristics.</p> <p>The Estate also notes that while paragraph 3.7 references the historic involvement of the Estate, their current influence is not mentioned. The ongoing influence warrants recognition.</p>	<p>document.</p> <p>The document has been amended to reflect this representation.</p>
<p>Introduction of Article 4 Directions</p>	<p>The Woodhall Estate opposes the recommendation for the introduction of Article 4 directions. However they would welcome the opportunity to develop a stronger relationship with the District Council to ensure the quality of the area is continued and enhanced.</p>	<p>The introduction of Article 4 Directions will be considered further following the adoption of this document. However there are possible methods or approaches that could be adopted which would create a partnership between the Local Planning Authority and the Woodhall Estate.</p>

<p>Other minor points</p>	<p>The Parish Council initially felt that the time in-between sending them the report and the District Council holding a public meeting was insufficient. The Woodhall Estate also made reference to insufficient communication.</p> <p>One respondent makes reference to paragraph 6.24 which identifies one building (7 dwellings) within Newman's Court as a building which makes an important architectural or historical contribution. The respondent has submitted a picture showing the Grade II listed barn which is also part of Newmans Court.</p> <p>The Estate note that reference is made to the Green Belt in paragraph 2.16 and believe it would be beneficial for it to be identified on the maps.</p> <p>One respondent notes that increasing</p>	<p>In response to these initial comments Officers held a second public meeting, the arrangements of which were decided at a meeting with the Parish Council. An Officer also met a representative of the Woodhall Estate to discuss the proposals.</p> <p>Officers have amended the document to include the property numbers of the identified building so as to avoid confusion with the listed building.</p> <p>Officers note reference was made to relevant Planning Policy, however as the maps display the character analysis information the introduction of policies is considered to go beyond the remit of this exercise.</p> <p>Officers recognises that increasing</p>
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	<p>volumes of cars parking along the High Street is a growing risk to the character and appearance of the conservation area.</p> <p>An inquiry was made by one respondent regarding a bank of trees to the north of the conservation area.</p> <p>Respondents generally noted that the conservation area appraisal is a well written and interesting report.</p>	<p>volumes of traffic is a concern in all conservation areas. A long term solution would be beneficial as long as it does not impact on any other contributory features within the Conservation Area.</p> <p>Officers directed the respondent to the Landscape Officer.</p>
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