

ESSENTIAL REFERENCE PAPER B

Issue	Representations made	Officer comment
<p>Proposed extension to the Conservation Area along Cautherly Lane.</p>	<p>The Parish Council has <i>'no objection to the proposal to extend the boundaries of the Great Amwell Conservation Area'</i>.</p> <p>Other representations in this section (unless otherwise stated) are from the owners of Pepper Hill House, located at the southern end of Cautherly Lane who object to the proposed inclusion.</p> <p>They express concern regarding trees of Scotch pine species and previous dangers these have caused. They state these trees are regularly checked and because of the danger they are perceived to represent the owners need freedom to act at short notice without reference to the Council.</p> <p>Apart from the house which is listed and thus protected, the remainder of the property is not visible to the public and is secluded.</p> <p>Other fields close by which are not included are of rural character and visible and may be susceptible to future development pressures.</p>	<p>Noted: but see detailed response below.</p> <p>The fieldworker could not originally gain access to Pepper Hill House. However following the owner's objection contact was made and site visit arranged with the Council's Arboricultural officer on 13 Nov.2015.</p> <p>Pepper Hill House, a listed building, was proposed for inclusion within the Conservation Area to provide protection for several fine Scots Pine trees whose crowns are visible from the public domain. However on gaining access officers' were persuaded by the owners' concerns relating to these trees and particularly noted the close proximity of some of them to the house. Officers also accept the secluded nature of much of the site. Thus officers conclude the original principle of extending the Conservation Area needs to be reconsidered.</p> <p>As noted these 'fields' are generally rural and open in character. Land to the east of Cautherly Lane forms part of the open countryside. It is a common misconception that protection from development is afforded by including land within a Conservation Area but this is not necessarily the</p>

	<p>Another respondent made a representation to the effect that all of Cautherly Lane should be included.</p> <p>Support the aim of preserving the sunken lane but draw attention to limited funding available and to the damage caused by vehicles using the lane. Also draw attention to lack of management of trees which the owners believe belong to the Council.</p> <p>In a follow up note from the owners of Pepper Hill House, the point is made in respect to land 'outside our fence line which is or may be held in the future to be our responsibility' that the owners of Pepper Hill House cannot monitor control or accept responsibility for damage caused by others which they are unable to control or prevent.</p> <p>The Parish Council is concerned over the potential inclusion of any proposal to introduce one way traffic management in any area of the parish.</p>	<p>case. However all land in the area is within the Green Belt.</p> <p>The sunken lane is attractive. However Conservation Area legislation would not protect its profile or sunken nature. Designation would afford protection to trees through a notification process which may differ dependant on the condition of the tree (for example immediate action can be taken if there is risk of serious harm, with follow up notification). Hedgerows however are covered by separate legislation but do not apply to those associated with dwelling houses where no protection is afforded. Interpretation as to what constitutes a tree or a hedgerow can sometimes be difficult. The impact of Conservation legislation to the lane itself is therefore limited.</p> <p>The issue of ownership would seem to be at variance between some parties with HCC advising in their opinion the ownership of the tree/hedge boundary is not that of the County Council. Outstanding issues of ownership and maintenance would need to be resolved between any parties in dispute and any private owner challenge would need to be made to HCC Boundaries and Land Charges team.</p> <p>The draft document noted environmental damage being caused by traffic and posed the question as to whether or not there was support for</p>
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	<p>On the other hand the owners of Pepper Hill House would support the introduction of a one way system for Cautherly Lane with features to regulate traffic and protect the banks.</p> <p>Another respondent suggests the lane should not be one way as this will encourage speeding but that traffic should be limited and some way devised to protect the verges. Also suggests hedgerows could be reinstated in areas of damaged banks.</p>	<p>considering methods of easing traffic conflict to overcome this.</p> <p>The differing views concerning the introduction of a one way system are noted.</p> <p>HCC have advised that any requests for highway improvements would need to be presented to the local County Councillor and supported by the County Council's Locality officer who would consider the following: community need, policy, affordability and priority.</p> <p>Taking the above considerations into account it is no longer proposed to extend the Conservation Area along Cautherly Lane as originally suggested by the draft document. A further very minor adjustment is proposed to exclude a short length of the Cautherly Lane to further accommodate the objection of Pepper Hill House.</p> <p>The issue of future traffic management is a local matter and the limited reference in the draft Appraisal is no longer included.</p>
Other representations.		
General representation of support.	Full support offered <i>'for the continuation and expansion of the Great Amwell Conservation area as outlined.'</i>	Noted but see above in respect of the draft proposed extension of Cautherly Lane.
Non listed buildings that make an important architectural or historic contribution.	A respondent questions whether or not two properties 'Rosehill' and 'Elbrook' make such a contribution and should be so identified.	These properties have been re-examined and it remains the officers view they should not be identified due to the degree of later alterations affecting their original characters.

<p>Other distinctive features that make an important architectural or historic contribution.</p>	<p>The Parish Council would welcome any measure resulting in boundary railings becoming 'listed'.</p> <p>Another representation noted that the railings adjacent to New River should be preserved.</p>	<p>These railings are a significant environmental asset as identified by the Appraisal which advises that <i>'Careful consideration needs to be given as to the potential of making them subject to an Article 4 Direction but in the first instance the issue should be discussed with the owners who are believed to be Thames Water'</i>. Officers are currently in the early stages of pursuing such discussions, including repair works, with Thames Water.</p>
<p>Open space, Gypsy Lane/ A1170 junction.</p>	<p>The respondent advises this is a former gravel pit filled with trees and which acts as a nature reserve.</p>	<p>The site which is covered with trees and shrubs may support wildlife. It lies beyond the Conservation Area and within the Green Belt. There is no justification for including it within the Conservation Area particularly now the extension along Cautherly Lane is no longer proposed.</p>