

Bosworth John

From: Bosworth John
Sent: 25 September 2017 18:18
To: Bosworth John
Subject: FW: Aston Conservation

From: Howe Adrian
Sent: 25 September 2017 11:03
To: Bosworth John
Subject: Aston Conservation

Hello John

I am aware you undertook a meeting with residents in Aston a few weeks ago.

Can I ask what plans and powers you have if any for the car park of the Pig & Whistle PH in Benington Road – it is within the conservation area and is a mess – it has been described as a breakers yard / scrap yard and has the ability to a pretty village pub.

Thank you.

Bosworth John

From: Christine Morrison
Sent: 07 September 2017 13:10
To: Bosworth John
Subject: Draft Appraisal of the Aston Conservation Area

Dear Mr Bosworth

Thank you very much indeed for putting together such an excellent document. I have learnt many interesting facts about our village from it and thoroughly enjoyed reading through your observations and propositions.

In relation to Section 1.5 – please see my comments below in red.

1.5. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the conservation area. This is clearly not understood or enforced by the planning department. The new build at the bottom of Stringers Lane next to Park Farm is an abomination and makes a mockery of the whole Conservation Area concept.

I sincerely hope that the same team of planners is not working on the Rose and Crown proposition as more development along the lines of the Stringers Lane eyesore would be, as far as I'm concerned, the end of any point to the Aston Conservation Area.

I am sorry not to be able to join you and your colleagues at the meeting this evening and hope that it is a well-attended and worthwhile event.

Yours sincerely,

Christine Morrison



Bosworth John

From: [redacted]
Sent: 01 September 2017 17:31
To: Aston, Parish Clerk
Cc: Bosworth John;
Subject: Proposed changes to Aston Conservation Area.

I regret that [redacted] will be unable to attend the meeting Sept 7th, as we will both be some considerable distance from Aston.

I have read the documents and plans on EHDC website and I would make the following comments:

1. I am impressed by the detailed content and views expressed in "aston_caa_checked_ready_to_go.pdf", and think most of the suggested improvements are appropriate.
2. I believe that the omission of a mention of the Ash Tree, on the boundary between Little Orchard and Oxypiss is a serious error. It is a fine example of a mature Ash, quite the best in the Village, and should be protected. Whilst it is not readily observable from Aston End Road, it is easily viewed from the approaches to St Marys Close and Footpath No.8 (to Sainsbury's). Being isolated, it has a well formed canopy and has a striking silhouette, and as far as I can tell, is healthy.
3. Similarly, the mature Oak immediately west of the Ash is probably the largest and most significant Oak in the Village and deserves a mention. It is arguable as to whether it deserves a Protection Order as it does show some deterioration from the recurring droughts of recent years, but this may change as the upper dead wood is shed. With its particular height, it is the perching place of choice for Woodpeckers, Jays, Buzzards and Kite (and unfortunately Pigeons & Magpies).
4. The pond at the foot of this Oak should be considered for protection within the Conservation Area as it is haven for wildlife, a source of dragon flies, frogs & newts, a breeding space for Ducks and Moorhens and a regular watering hole for Muntjac, Fox and Badger. It is by far the best pond in the village and far exceeds the ecological value of Witney Pond, which rightly has been added to the C.A. This pond, with its fine stand of Bull-Rushes has been very healthy of late and also is a vital piece of the drainage system for Aston End Rd. This whole area is the regular hunting ground for our resident Tawny Owls, and often visited by Pipistrelle bats; I have been lucky enough to observe them all.

With these fine examples of Aston's natural history, it may be easier just to consolidate the whole of Little Orchard and Oxypiss into the C.A. and be done with it. I'm not sure how one views the incorporation of natural features including waste land into a C.A., but the wildlife of Aston would be better for the protection afforded. Perhaps it could even be developed, to a very minor extent, to allow limited access for School projects etc.

I hope that the Parish Council will consider these comments when they come to deliberate on their response to the proposed changes.

David Ashby

Bosworth John

From: Dave Stimpson
Sent: 25 September 2017 15:08
To: Bosworth John
Subject: Aston Conservation area

Hello John

We met at our village hall when you showed us the proposed extension to the conservation area.

I am Dave Stimpson, previously a Parish Councillor also previously Chairman of the Council.

I think your proposed extension to the conservation area is to be commended. When we did our Parish Plan in 2005 we thought more buildings should be included and you have done that.

I believe this should be done because the pressures these days for more development are increasing, and property values are also increasing, leading to a tendency of lowering standards to maximise return on investment. An example of that in progress right now is the application before EHC to redevelop the Rose and Crown public house. This application shows little or no regard for the conservation area and this is a listed building and a village asset. These things need protection to maintain the character of the village.

Regards

D Stimpson

Aston Conservation Area Appraisal and Management Plan Comment Form

Your comments are sought on the Aston Conservation Area Appraisal and Management Plan. These should be made in writing and either sent or emailed to the address below by 19 October 2017. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. If you wish to discuss the document further please contact the Council's Conservation Team on the number below.

Conservation Area: Aston	
Name: JIM MEADOWS	
Address:	
Telephone No:	
Email:	
Comments: Please see attachments for further detail on the following headline comment: Please include in the Conservation Area Appraisal a field-workers view on the impact of the house being built adjacent to 2 Stringers Lane, and consider including in the Conservation Area Management Plan a recommendation to restrict the size (in particular the height) of any new building.	
Our Contact Details: Website: www.eastherts.gov.uk Email: john.bosworth@eastherts.gov.uk Phone: 01279 655261 Ask for Conservation Officer	East Herts District Council Wallfields, Pegs Lane Hertford, SG13 8EQ

Please include in the Conservation Area Appraisal a field-workers view on the impact of the house being built adjacent to 2 Stringers Lane, and consider including in the Conservation Area Management Plan a recommendation to restrict the size (and in particular the height) of any new building.

I have attached photographs of the shell of the house referred to above, which is now in place. It dominates the skyline from certain aspects, and I believe is wholly inappropriate in its setting. The building ground floor level is already elevated above the adjacent road by approximately 1.5 metres and the height of the building for 2 floors from ground floor level is a massive and unnecessary 6.6 metres to a large flat roof. This gives a building that is approximately 8 metres above the adjacent road which is only a few metres away. The height of the building relative to surrounding ones can be seen from the photographs.

From my perspective, a modern building could be tolerable in such a setting if it was much more modest in scale, and a single storey height building in this position could have been acceptable.

I urge the Conservation Officer to include in the Conservation Area Appraisal an appraisal of the impact of the above dwelling. Also to include in the Conservation Area Management Proposals a view on the size (and in particular height) of any new buildings seeking planning permission. This to apply to all proposed buildings, irrespective of their design.

Size restriction could include a general statement that any new building must be proportionate to surrounding buildings such that it does not dominate the locality. I suggest that it is also made obligatory for the Planning Officer to make such an assessment for any new planning applications. If this is already obligatory from a planning perspective, it has failed in this case and deserves identification in the Conservation Area Management Plan.

Given the issues with the building cited above, I believe it would also be appropriate to go further and include something more specific to ensure that anything similar cannot be built in the future.

From my perspective something along the following lines might be appropriate, but I would not object to something even more restrictive.

Flat roof building: Height not to exceed the eaves height of any neighbouring 2 storey building AND not to exceed a height of 5.5 m/ 18 ft above ground level AND not to exceed a height of 5.5 m/ 18 ft above the level of any adjoining road.

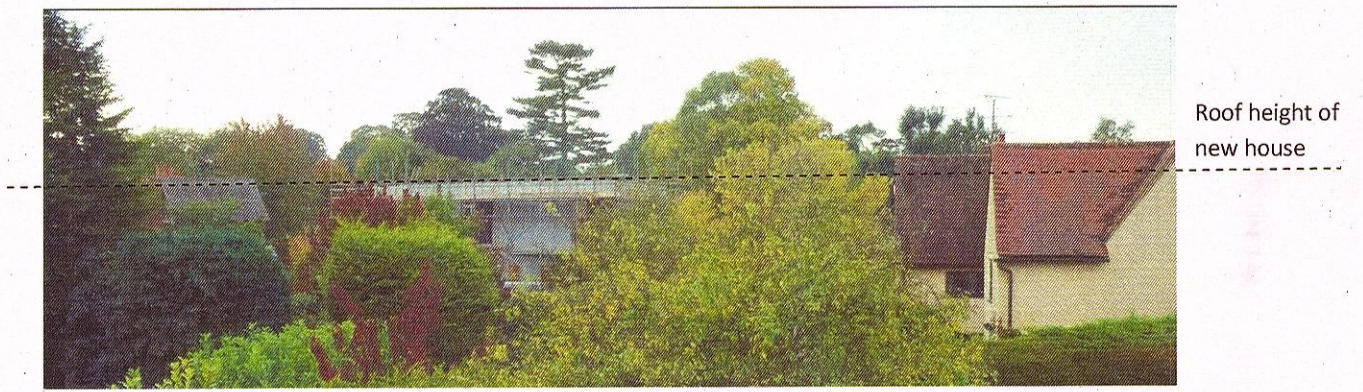
Pitched roof building: Eaves height not to exceed that of any neighbouring 2 storey buildings AND not exceed a height of 5.5 m/ 18 ft above ground level AND not to exceed a height of 5.5 m/ 18 ft above the level of any adjoining road. Roof height not to exceed xx metres beyond the eaves height.

I also urge the Conservation Officer to consult with Aston Parish Council in developing the above point for inclusion in the Conservation Area Management Plan.

View of House under construction: Shell complete



Skyline showing height versus the two largest neighbouring houses



View along Stringers Lane showing height versus an adjacent house at the end of the road (lower in height than the two houses in above photograph)



Bosworth John

From:
Sent: 04 September 2017 10:53
To: Bosworth John
Subject: Aston conservation

Hi John,

I was pleased to see that our house(Garden cottage) is to be added to the conservation area in Aston. Garden cottage,Aston Dean Lodge and Farm cottage all once belonged to the Deanery estate and farm.

Garden cottage was originally built early twentieth century to house the gardener and his family. The estate sold it off sometime in the 1970's.

Farm cottage, late 19th century (next door)which went on the housing market earlier this year is the last of the three workers properties to be owned by the family to be sold off.

Mr Minns was the farm manager and his wife Esme worked in service at the Dean.

Most of the farm was sold to build what is now the Poplars estate in Stevenage.

Esme who unfortunately passed away at the end of last year aged 93 had lived in Farm cottage for nearly 60 years and before that at the Lodge house.

Esme said that the tree avenue that leads from the Deanery to the church was organised and planted by Colonel Thompson the owner of the Deanery at that time. When his daughters were born the trees were planted so that when the time came for them to marry they would have a tree lined avenue to the church.

There were two orchards to the estate large orchard which is now St Mary's close and opposite is Little orchard. Although most of the fruit trees were pulled up a few years ago there is still the biggest and oldest Ash and Oak trees in Aston on Little Orchard along with a natural pond home to wildlife.

I hope this is of some historic interest.

Neale King

Aston PC
comments

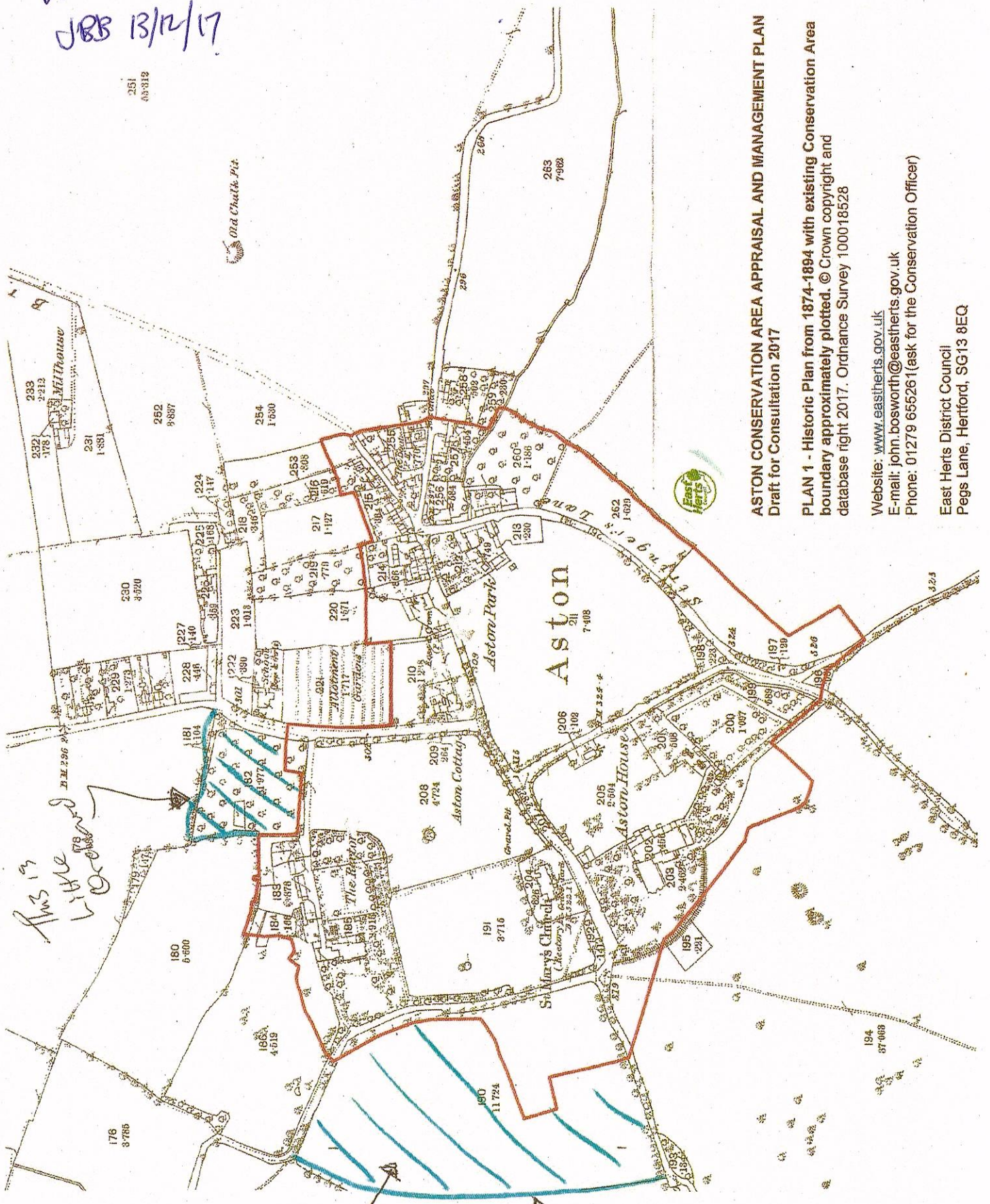
ASTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

In general my Council are supportive of the proposals but would like to make the following points.

1. 5.44 ELEMENTS OUT OF KEEPING WITH THE CONSERVATION AREA: My Council agree that the Pig & Whistle car park could be made more tidy and that the garages in Stringers Lane look awful. Any help or advice that East Herts could give on these matters would be appreciated. With regard to the garages we are to attend a site meeting with our District Cllr. and an Officer of Circle Anglia Housing Association. The other areas mentioned we have noted.
2. 5.49 OPPORTUNITIES TO SECURE IMPROVEMENTS; Again these have been noted but the Council have rejected the idea of putting in hedging on the side of Centre Field along Stringers Lane as this will impede the view of the field by Stringers Lane residents from their ground floor. This is something that they value.
3. 5.50 SUGGESTED BOUNDARY CHANGES; My Council support all your proposed changes for additions and removals. However they would like two fields added to the area. Firstly the 9 acre field to the west of Gregor House, The Braids and the Tennis courts. This field is essential to our green belt between Aston & Stevenage and every obstacle needs to be put in the way of development here. Secondly the field, known as Little Orchard, behind and to the west of Farm Cottage and Gardeners Cottage in Aston End Rd. This field contains a number of ponds - all of which have great crested newts plus other plant and animal life which is endangered. It is an essential wetland site and also the natural run off site for the area.
4. CONCLUSION: Whatever final Area is agreed on, my Council feel that it is essential that it has real teeth in the eyes of District Council Planners. To date when we have commented on planning matters to East Herts and have cited the existing Conservation Area the officers have never referred back to us on this and ignored the comments. We say this especially with regard to a current house being built at 2 Stringers Lane which is totally out of keeping with the Conservation Area. We want the new Conservation Area to be able to block building such as this.

My Council would like to thank Mr. Bosworth for his work and the way he involved this Council and for the presentation given at Aston Village Hall.

map forwarded from PC
 showing areas PC wish to be
 included in CA. - dated 25/10/17
 JBB 13/12/17



Mildhouse

Old Chalk Pit



ASTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
 Draft for Consultation 2017

PLAN 1 - Historic Plan from 1874-1894 with existing Conservation Area boundary approximately plotted. © Crown copyright and database right 2017. Ordnance Survey 1000185528

Website: www.eastherts.gov.uk
 E-mail: john.bosworth@eastherts.gov.uk
 Phone: 01279 655261 (ask for the Conservation Officer)

East Herts District Council
 Pegs Lane, Hertford, SG13 8EQ

*This is
 Green
 Field*

*This is also
 the
 Aston
 Stange
 boundary*