

Essential Reference Paper B

Issue	Representations made	Officer comment
<p>Changes to the Conservation Area Boundary</p>	<p>The changes to the boundary have been objected to by the majority of the respondents, including Standon Parish Council. The reasons for maintaining the current boundary include:</p> <ol style="list-style-type: none"> 1. The current area encompasses the space constantly used by the local residents. 2. It acts as an extra barrier against development 3. The Industrial area contributes to the vibrancy and diversity of village life, demonstrating the mixture of different uses buildings have within the conservation area. 4. The new boundary does not take into account the amenity the space provides for local walkers. 5. Keeping the railway bridge in the conservation area as it is the last remaining component of the railway. <p>The owner of Oakford has no objection to their front garden and drive being included within the conservation area. Another respondent goes further, suggesting that this building is included within the boundary.</p>	<p>The officers recognise the contribution the land to be removed makes to the interpretation of Standon as a village, however the land does not comply with the criteria set out for inclusion within a conservation area; Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Conservation Areas are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'. The industrial estate is considered not to be an area of special architectural or historical interest. The other areas form part of the open countryside and therefore their inclusion does not adhere to criteria for inclusion. The railway bridge is recognised as having historic interest, however as it is largely hidden from view and not visually prominent on the street scene its removal from the conservation area is considered to be acceptable. To conclude, officers continue to hold the view that the proposed boundary is the most appropriate.</p> <p>Presently the officers do not consider the building to contribute to the character and appearance of the conservation area.</p>

	<p>The Parish Council agree to the inclusion of the house on Stortford Road into the conservation area and subsequently the extended boundary.</p>	
<p>Enhancement proposals to deal with detracting elements</p>	<p>A respondent notes that large bushes and trees within Half Acres have overgrown into the Ford, restricting the view of it.</p> <p>Respondent notes that the Northern side of Stortford Road, where it is recognised that there are important trees or hedgerows, is untidy and could be improved.</p>	<p>As this building is situated within the parcel of land to be removed from the conservation area, there are no enhancement proposals.</p> <p>Officers support any solution which sees the area improved.</p>
<p>Other minor comments</p>	<p>Two respondents suggest that the row of four cottages on the High Street, between the Red House and The Star pub be considered as <i>unlisted buildings that make an important architectural or historic contribution</i>.</p> <p>The respondents support the recognition of numbers 6 and 7 The Alms Houses as unlisted buildings which make an important contribution to the area.</p>	<p>Officers do not consider these altered mid-20th century properties to have sufficient architectural qualities or historic significance to be specially identified.</p>