

Essential Reference Paper B

Issue	Representations made	Officer comment
<p>Changes to the Conservation Area Boundary.</p>	<p>The PC accepted officers views that removal of land from the Conservation Area did not by itself increase the likelihood of development and that current housing suggestions/allocations set out in the consultation on the draft District Plan is a separate planning consideration.</p> <p>A resident from Bury Green is 'disappointed that the Conservation Area is shrinking' and feels 'that Conservation Areas should be protected' and that by taking land out of the Conservation Area 'gives opportunities for developers to build on land that was once in a Conservation Area'.</p> <p>Another resident objects to changing 'the conservation status' interpreted as meaning changing the boundaries. Also objects to building new properties because of flooding, traffic and infrastructure reasons.</p>	<p>Noted</p> <p>The process of identifying land for future development is a separate process. However it is worth noting there is strong local concern regarding the potential of new development being inappropriate when considered against local flooding issues. It is a common misconception that Conservation Area designation provides general protection against development. This is not true and for example advice in the National Planning Policy Framework says that planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Advice from the same source says that Conservation Areas must justify their status virtue of being of 'special architectural or</p>

		<p>historic interest' and that 'the concept of conservation is not devalued through the designation of areas that lack special interest. The principle of this Government advice has been influential in considering all Conservation Area boundary changes.</p>
<p>Concerns regarding individual buildings being removed from the conservation area</p>	<p>The PC request the Windmill stump remains in the Conservation Area and refer to the potential of the local community proposing a 'restoration project'.</p> <p>Removal of the Glaxo Site at Bury Green - Planning consultants on behalf of clients supports the proposed boundary change and agrees that 'the large scale buildings which remain on the site hold limited architectural and historic interest ' and that the site should be removed from the Conservation area. Although this correspondence relates to the</p>	<p>The windmill is in ruinous condition and little remains of it. Its environs consists of extensive paddocks and some modern development which is generally of limited architectural, landscape or historic interest. The remains of the windmill are identified as a Listed Building 'At Risk' and as such it is potentially eligible for EHDC grant assistance. Being a Listed Building its remains are afforded the best protection available. If there is a proposed 'restoration project' then officers would like to assist and discuss further with the PC. It is considered the boundary changes remain as proposed.</p> <p>Noted</p>

	<p>draft Conservation Area Appraisal, the consultant's letter introduces the subject by saying 'We write on behalf of our client to make representations on the East Herts. Council Draft District Plan, Preferred Options.</p>	
<p>Additional 'Buildings at Risk'</p>	<p>A respondent advises some Listed Buildings have been damaged by flooding and are therefore 'At Risk'.</p>	<p>A disaster such as flooding that has affected a Listed Building would be a legitimate reason for declaring it as being 'At Risk' if the effects of such a disaster are not resolved and the building continues to deteriorate over a sustained period. The issue of flooding is clearly a matter of great local concern particularly with reference to recent events. The issue is illustrated by an historic photograph included in the Appraisal document. The flooding issue should be pursued vigorously with the relevant authority. An addition to the Appraisal's text is suggested.</p>
<p>Listed Buildings</p>	<p>Two owners query why their respective Listed Buildings are not mentioned in the text of the document.</p>	<p>With over 70 Listed Buildings in the three Conservation Areas a general principle has been adopted of only including a small abbreviated selection of LB descriptions in the interests of brevity. However as both these properties have distinctive architectural features mentioned in their descriptions it is proposed to include abbreviated descriptions</p>

		in the revised text.
Buildings Worthy of Retention	A respondent advised that Florence Cottage which is proposed to be retained has been granted planning permission to be demolished and replaced.	Officers recognise that planning permission was sought during the appraisal process. Comments relating to the building have been kept in the document as they were true at the time of the appraisal and the impact the replacement dwelling will have on the character and appearance of the conservation area was assessed through the planning process.
Other minor points	<p>The Parish Council generally support the contents of the document and note they would like to liaise with officers regarding improving boundary improvements to Bury Green.</p> <p>The PC advises that Little Hadham is known locally as 'The Ashe' and Hadham Ford as 'The Ford'. Also a small 20th century housing estate is wrongly named. They advise of several other minor references which need changing.</p>	<p>Noted with appreciation. Officers will be delighted to meet the PC and assist in the manner proposed.</p> <p>On balance it is proposed to continue using the names of Little Hadham and Hadham Ford because these are the references on Ordnance Survey mapping. However the revised text is proposed to include an explanatory note relating to the local names as referenced by the PC. The other error and finesses are noted and appropriate changes are proposed to be made.</p>