

Essential Reference Paper ‘B’

Issue	Representations made	Officer comment
<p>Changes to the Conservation Area Boundary.</p>	<p>Representations to include Grange Cottages and Church Plantation - The PC considers that a good case can be made to extend the boundary in this location. Another representation makes similar comments stating Grange Cottages have character and that Church Plantation should be protected, adding that too many trees have already been lost.</p>	<p>The fieldworker considered this issue in conducting the original survey work and accepts Grange Cottages which are a pair probably dating from the early 20th century, do add character. Church Plantation consists of a variety of trees with a number being of good quality. If as one representation advises there is evidence of trees being removed in the area the potential of introducing a Tree preservation Order should be very seriously considered by the District Council. However on balance the fieldworker considered and remains of the view that the Conservation Area boundary as originally drawn represents a sensible line between edge of the historic built form of the village and the more open countryside beyond.</p>
	<p>Representations to include The Manor of Groves - The PC considers that The Manor of Groves to be one of the most prominent premises and settings.</p>	<p>The Manor of Groves is some distance from the village and separated from it by its Golf Course. The Manor of Groves is a grade II listed building and its important architectural qualities are thus afforded the best protection available. It is also included in the Councils Historic Parks and Gardens and also protected by Local Plan Policy. For these reasons it is not considered appropriate to extend the Conservation Area as suggested.</p>

<p>Representations to include the Allotment Gardens - The PC considers they are a key village institution and they are a significant benefit both in resource and aspect.</p>	<p>The Allotment Gardens are indeed an important village institution. They are exceptionally well managed maintained and manicured producing a diverse horticultural produce range. They are owned by the PC and thus under best local administration for their continued protection. They lie beyond the existing Conservation Area and if Members accept the proposal to remove modern properties both sides of High Wych Road they will be further removed from the Conservation Area. It is therefore not considered appropriate to extend the Conservation Area as suggested.</p>
<p>Representations to exclude nos. 23-24 Mansfield - A respondent considers these properties are similar to others on the Mansfield Estate which lie beyond the Conservation Area.</p>	<p>Officers have reconsidered this issue and on balance agree with the respondents view point and consider the boundary should be redrawn to exclude nos. 23-24 from the Conservation Area. See mapping annotated with red shading and '?'</p>
<p>Representations to exclude part of the spinney opposite Bakers Farm - A respondent challenges the logic of removing part of the spinney simply because a property opposite is proposed for exclusion. In fact the respondent considers a case could be made for including more of the spinney.</p>	<p>Bakers Farm Cottage opposite is proposed for exclusion and this is not challenged. The spinney on the opposite side of the road extends for some considerable distance in a westerly direction and it is not considered appropriate to extend the boundaries to include all of it. Although it is accepted the boundary through the spinney as drawn does not follow any defined physical boundary on the ground it is considered the option as proposed (being an extension of an</p>

		existing boundary on the south side of the road) is the best in the circumstances.
	Representations are in support for the exclusion of the buildings and areas suggested.	Officers thank respondents for their support.
Comments regarding individual buildings	<p>Identification of High Wych Memorial Hall - The PC seek reference to this building in the Conservation Area Appraisal document stating it is one of the village's most important structures..</p> <p>One respondent questions the reasoning behind keeping Blacksmith way in the conservation area as some are modern buildings.</p>	<p>Without doubt the hall is of considerable community importance. However its architectural qualities are limited and it is of insufficient importance to be considered as a non listed building which makes` an important architectural or historic contribution. Hence it is not included.</p> <p>Officers recognise that some of the buildings are modern, however in some instances modern buildings are considered to contribute to the character and appearance of the conservation area. In this instance Blacksmith Way, as a collective, displays cohesive design and therefore contributes to the character of the area by demonstrating how modern buildings can be</p>

		sympathetically incorporated into historic settings.
Development concerns	A couple of respondents are concerned with development implications if the areas proposed for exclusion are removed from the conservation area.	Officers note that the document only appraises the conservation area, with the possible development going beyond the remit of this exercise.
Enhancement Proposals	Several respondents expressed support for the enhancement proposals. It is also noted that since the document was compiled several enhancements have been made or are in the process of being completed	The general support of the Parish Council and local community is encouraging and the process of identifying and subsequently achieving physical improvements, implemented at local level is important.
Other Minor Comments	<p>The Parish Council asks if there is a future timetable for periodic reviews.</p> <p>The Parish Council requests previous documents relating to previous conservation area reviews.</p> <p>The Parish Council suggest additional areas which could be designated as Conservation Areas.</p>	<p>It is considered good practice to review conservation areas every five years; however an exact timetable is yet to be produced.</p> <p>Whilst the conservation area has been designated since 1990 this is the first time a character statement has been produced and therefore previous documentation is limited. It is recommended that the Parish Council contacts the Local Records Library.</p> <p>Officers have noted these recommendations and will assess the areas against the criteria and</p>

	<p>The Parish council suggest records should be amended regarding the K6 Telephone Kiosk</p>	<p>guidance documents for conservation area designation. It is anticipated that potential new designations will be assessed following the completion of the appraisals of the current areas.</p> <p>Officers have had the K6 Telephone Kiosk delisted and all Council records have been updated.</p>
--	--	--