

EAST HERTS COUNCIL

EXECUTIVE - 27 JUNE 2017

COUNCIL - 18 JULY 2017

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT
MANAGEMENT AND COUNCIL SUPPORT

FURNEUX PELHAM CONSERVATION AREA CHARACTER
APPRAISAL AND MANAGEMENT PROPOSALS

WARD(S) AFFECTED: LITTLE HADHAM

Purpose/Summary of Report

- To enable Members to consider the Furneux Pelham Conservation Area Character Appraisal and Management Proposals following public consultation and consideration of the comments received.

<u>RECOMMENDATIONS FOR COUNCIL:</u> That Council	
(A)	notes the responses to the public consultation and support the Officer responses and proposed changes to the Furneux Pelham Conservation Area Character Appraisal and Management Proposals;
(B)	delegates authority to the Head of Planning and Building Control, in consultation with the Executive Member for Development Management and Council Support, to make any further minor and consequential changes to the document which may be necessary; and
(C)	approves for adoption the Furneux Pelham Conservation Area Character Appraisal and Management Proposals.

1.0 **Background**

- 1.1 East Herts has a rich environmental heritage which includes 42 Conservation Areas. The East Herts Local Plan commits the Council to review its Conservation Areas, a requirement which is also set out in national legislation.
- 1.2 The review of Furneux Pelham Conservation Area is one of a series of reviews being undertaken.
- 1.3 Each document identifies the special character of the respective conservation area together with the elements that should be retained or enhanced and those which detract from the identified character. Existing boundaries are reviewed and, where appropriate, practical enhancement proposals are suggested.
- 1.4 Once Members have considered each document and it has been adopted by the Council, it becomes a 'material consideration' in the process of determining planning applications.

2.0 **The Furneux Pelham Conservation Area Character Appraisal and Management Proposals.**

- 2.1 The Furneux Pelham Conservation Area was designated in 1973 and reviewed in 1981.
- 2.2 The production of Management Proposals is a statutory duty under s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The associated Character Appraisal is a necessary stage in the devising of Management Proposals as it analyses and describes the character and appearance of the conservation area that the Management Proposals seek to preserve and enhance.
- 2.3 S.71 of the Act requires that Councils put the Management Proposals to a public meeting, considers the responses received and makes any appropriate amendments before adopting the document.

2.4 The Furneux Pelham Conservation Area Character Appraisal and Management Proposals were drafted in 2016 and put to a public meeting in Furneux Pelham Village Hall on the 8 February 2017. The meeting featured an exhibition showing the proposals and a Conservation Officer was there to answer any questions. The meeting was well attended with 21 residents coming to view the proposals. There followed a period of public consultation from 8 February to 24 March 2017.

2.5 The 'Consultation Draft' document included a number of amendments to the boundary of the Conservation Area. These are designed to include areas of special interest and make the Conservation Area more logical and defensible, particularly in the context of Planning Appeals. They are detailed in 8.1 of the Management Proposals on p. 79. A large map showing these boundary amendments was displayed at the public meeting and has been included, along with the revised document, in Essential Reference Paper C to this report.

3.0 **Public consultation responses.**

3.1 The Parish Council did not provide any comments or table any further management proposals. Two consultee responses were received during the consultation period. These have been carefully considered and are detailed in **Essential Reference Paper B**. The headline responses and officer comments are as follows:

1/ One respondent commented on highway matters and dog waste.

Officers comment. These issues are outside the scope of this report, and should be directed to the Parish Council, who may wish to direct the highway matters to Hertfordshire County Council Highways Department if considered appropriate.

2/ Only one respondent commented on the proposed boundary changes but did not table new evidence that might weigh in favour of their argument.

Officers comment. The document has been amended at 4.11 and 5.18 to more fully explain current government policy and the rationale for the proposed boundary changes. To summarise:-

The National Planning Policy Framework (2012) and associated Planning Practice Guidance (2014) including the current Historic England Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) are consistently clear that areas of no architectural or historic interest should not be included within conservation areas. Paragraph 127 of the NPPF is explicit:-

'127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.

The East Herts Local Plan and emerging District Plan both underline this position. The above policies require that the boundary should describe a clear change in character or appearance such that it is both logical and defensible in law. Consequently, the Management Proposals include a number of boundary changes necessary to make the Conservation Area consistent with the above national and local policies.

The proposed boundary changes will not remove the appropriate controls on housing development in and around the village – these planning controls lie within the existing Local Plan, the emerging District Plan and Neighbourhood Plans.

3/ There were no objections to the proposed Article 4 direction.

Officers comment. Noted. This and other Management Proposals will be considered for action in due course.

4.0 **Adoption of the Furneux Pelham Conservation Area Character Appraisal and Management Proposals document.**

4.1 No other relevant considerations have come to light since the public consultation and, as amended, the Furneux Pelham Conservation Area Character Appraisal and Management Proposals document is recommended for adoption by the Council. It can be found at **Essential Reference Paper C** to this report.

4.2. Further minor changes will be incorporated reflecting the status of the final document once Members have considered it for adoption.

4.3 Implications/Consultations

Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper A**.

Background Papers

Representations received from the 2017 consultation exercise:

<http://democracy.eastherts.gov.uk/mglIssueHistoryHome.aspx?IId=20496&J=2>

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