

## Essential Reference Paper B

Issue	Representations made	Officer comment
General comment.	<p>The Parish Council (PC) appreciates the manner in which the PC was involved in the process.</p> <p>Others made complimentary comments on the general quality of the document.</p> <p>The PC also advise their comments on planning applications are ignored.</p>	<p>Noted. The Council strives to be as inclusive as possible.</p> <p>Noted.</p> <p>All comments are taken into account when planning applications are considered.</p>
Conservation area (CA) boundaries - general.	The PC and others support those identified in the draft document.	Noted.
CA boundaries - specific. The PC request inclusion of <i>The 9 acre field to the west of Gregor House, The Braids and the Tennis courts.</i>	The PC considers this field is essential to the Green Belt between Aston and Stevenage where development is opposed.	The land is in the Green Belt. Officers consider it forms part of the wider landscape between Aston and Stevenage and as such it is not appropriate to be included in the CA (advice from Historic England is that <i>conservation area designation is not generally an appropriate means of protecting the wider landscape</i> ).The land is grassland and horse paddocks and it is considered the boundary as drawn represents an appropriate demarcation between the wider landscape and the historic elements of the CA. It is accepted this area plays an important role in preventing

		<p>Stevenage and Aston coalescing and merging together and that it is important to maintain the separate historic and visual integrity of Aston village. As such several references have been added to the CA appraisal document including those at paras 5.39 and 5.40 to which the reader is referred.</p>
<p>CA boundaries - specific. The PC request inclusion of a small unused and overgrown field called 'Little Orchard', being to the west of Farm Cottage and opposite St. Marys Close.</p> <p>A further representation posted to the PC but copied to EHDC is also considered.</p>	<p>The PC seeks inclusion of this field with its ponds and wildlife including Great Crested Newts.</p> <p>This representation notes the 'Little Orchard' site is a haven for wildlife. This includes Great Crested Newts Tawny Owls and visitations by Pipistrelle Bats. The pond also acts as a breeding space for water birds and a regular</p>	<p>This field is relatively small overgrown and unused. There are several trees. The ponds to which the PC refers were observed by the fieldworker courtesy of adjacent owner. The adjacent properties within the CA are separated from the field by well-defined boundaries. Previous planning applications have been refused for Green Belt reasons and reducing the gap between Aston and Stevenage. Extending the CA will not provide any additional protection for the wildlife such as Great Crested newts to which the PC refers which in any event are protected by other legislation. Protection of trees could be secured by the making of a Tree Preservation Order should they be considered under threat. On balance it is not considered appropriate to include this field within the CA.</p> <p>Little Orchard pond/ponds are largely hidden from public view as opposed to Whitney pond (now forms part of an extension to the conservation area) which is visible to the passing public.</p> <p>However the comments relating to Little Orchard have been forwarded to the Wildlife sites officer at the Herts and Middlesex Wildlife Trust suggesting the issue is worthy of further exploration to determine its wildlife site potential.</p>

	<p>watering hole for animals. It exceeds the value of Whitney pond, now included in the conservation area. The importance of several trees is noted.</p>	<p>See above.</p>
<p>Opportunities to secure improvements.</p>	<p>The PC and others commented on the condition of the Pig and Whistle car park.</p> <p>The PC noted but rejected the idea of some additional planting on cricket pitch boundary.</p> <p>The PC noted and agreed with comments relating to garaging block – Stringers Lane and advise they are meeting with owners.</p>	<p>The appraisal notes that this site detracts. Enforcement officers have examined and have requested the owner initiates improvements. The same officers conclude the situation did not warrant serving a Section 215 Notice under the 1990 Town and Country Planning Act requiring proper maintenance of land.</p> <p>Noted – this is a local decision.</p> <p>Noted, it is hoped there is a satisfactory outcome.</p>
<p>Contemporary development that detracts.</p>	<p>The PC and others consider a contemporary designed building at 2</p>	<p>Applications are considered against existing conservation area policy which stipulate a number of environmental considerations, including scale of development which was one particular matter of concern. Modern design</p>

<p>Other development currently under consideration- Rose and Crown PH site.</p>	<p>Stringers Lane to be inappropriate and out of keeping with the CA. One representation suggested detailed height restrictions in the appraisal might be appropriate.</p> <p>Proposal considered inappropriate.</p>	<p>does have a place and is recognised as being appropriate by some in historic locations. Govt. advice is that when making decisions councils should not <i>impose architectural styles...and they should not stifle innovation, originality or initiative...to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.</i> (Para 60 National Planning Policy Framework).</p> <p>When this application was determined officers considered the application to be appropriate so it is clear there are opposing views on its qualities. Perhaps the perceived impact of this building may reduce with the passage of time.</p> <p>A planning application is currently under consideration at the time of writing this report.</p>
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