

EAST HERTS COUNCIL

EXECUTIVE - 17 JULY 2018

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT  
MANAGEMENT AND COUNCIL SUPPORT

CRABB'S GREEN CONSERVATION AREA CHARACTER APPRAISAL  
AND MANAGEMENT PROPOSALS

WARD(S) AFFECTED:            LITTLE HADHAM

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**Purpose/Summary of Report**

- To enable Members to consider the Crabb's Green Conservation Area Character Appraisal and Management Proposals following public consultation.

**RECOMMENDATIONS FOR EXECUTIVE: That Council**

(A)	<b>note that there were no responses to the public consultation and proposed changes to the Crabb's Green Conservation Area Character Appraisal and Management Proposals;</b>
(B)	<b>delegate 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</b>
(C)	<b>support for adoption the Crabb's Green Conservation Area Character Appraisal and Management Proposals.</b>

## 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 Crabb's Green 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 Crabb's Green Conservation Area Character Appraisal and Management Proposals

- 2.1 The Crabb's Green Conservation Area was designated 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 Crabb's Green Conservation Area Character Appraisal and Management Proposals were drafted in 2018 and put to a public meeting in Brent Pelham Village Hall on the 16 May 2018 jointly with the Brent Pelham Conservation Area Character Appraisal and Management Proposals. The meeting featured an exhibition showing the proposals and a Conservation Officer was there to answer any questions. The joint meeting was well attended with 22 residents coming to view the proposals. There followed a period of public consultation from 16 May to 27 June 2018.
- 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. 35. 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. No consultee responses were received during the consultation period.

Officers comment. Noted.

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 Crabb's Green 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 Crabb's Green 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.

5.0 Implications/Consultations

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

Background Papers

None

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