

EAST HERTS COUNCIL

EXECUTIVE – 17 JULY 2018

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT MANAGEMENT
AND COUNCIL SUPPORT

EAST END GREEN CONSERVATION AREA CHARACTER APPRAISAL
AND MANAGEMENT PROPOSALS

WARD(S) AFFECTED: HERTFORD RURAL SOUTH

Purpose/Summary of Report

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

<u>RECOMMENDATION(S) FOR EXECUTIVE : That Council:</u>	
(A)	note the responses to the public consultation and support the Officer responses and proposed changes to the East End Green Conservation Area Character Appraisal and Management Proposals,
(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
(C)	support for adoption the East End Green 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 the East End 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 East End Green Conservation Area Character Appraisal and Management Proposals.

- 2.1 The Conservation Area was designated in 1981. This is the first review of the designation.
- 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 East End Green Conservation Area Character Appraisal and Management Proposals were drafted in late 2017 – early 2018 and put to a public meeting at Hertingfordbury Cowper School (the nearest public hall) on the 18 April 2018. The meeting featured an exhibition showing the proposals and a Conservation Officer was there to answer any questions. The meeting was well attended given the small size of the hamlet, with most local residents coming to view the proposals. There followed a period of public consultation from 16 April to 1 June 2018.
- 2.5 The 'Consultation Draft' included a number of amendments to the boundary of the Conservation Area. These are designed to 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. 44. 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 Six consultee responses were received during the consultation period. These have been carefully considered and are detailed in **Essential Reference Paper B**.
- 3.2 The public response at the public meeting and through written responses was generally positive.
- 3.3 Two residents objected to the amendment of the Conservation Area boundary to exclude the oval field and the scrubland to the north east. They argue that this land falls within the deeds of the village and once contained farmsteads and buildings that were demolished in the 19th C. Officers are

of the view that, while this is of historical interest, the land is now open fields and unkempt scrubland and is not, therefore of any special architectural or historic special interest. In line with Historic England's guidance, officers conclude that it does not warrant inclusion in the Conservation Area.

3.4 Other responses included corrections and snippets of local information that have been included in the documents where appropriate and an additional proposal for future enhancements. This has been included for future consideration by the Parish Council and residents.

4.0 Adoption of the East End 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 East End 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

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

Background Papers

Consultee responses at:

<http://democracy.eastherts.gov.uk/mgIssueHistoryHome.aspx?IId=22138&PlanId=276&J=8>

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