

EAST HERTS COUNCIL

EXECUTIVE – 17 JULY 2018

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT MANAGEMENT
AND COUNCIL SUPPORT

LITTLE AMWELL CONSERVATION AREA CHARACTER APPRAISAL
AND MANAGEMENT PROPOSALS

WARD(S) AFFECTED: HERTFORD HEATH

Purpose/Summary of Report

- To enable Members to consider the Little Amwell 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 Little Amwell 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 Little Amwell 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 Little Amwell 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 Little Amwell Conservation Area Character Appraisal and Management Proposals.

2.1 The Conservation Area has previously been known as the Hertford Heath Conservation Area. It was designated in 1991. 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 Little Amwell Conservation Area Character Appraisal and Management Proposals were drafted in late 2017 – early 2018 and put to a public meeting in Little Amwell on the 16 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 with over 50 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’ document included a name change for the Conservation Area from Hertford Heath to Little Amwell Conservation Area. This is to correct a previous geographical error:- Hertford Heath is the area to the south. The correct name for the village the focus of this Conservation Area is Little Amwell.
- 2.6 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. 47. 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 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper ‘A’**.
- 3.2 Five consultee responses were received during the

consultation period. These have been carefully considered and are detailed in **Essential Reference Paper B**.

- 3.3 The public response at the public meeting and through written responses was generally positive.
- 3.4 The new name of 'Little Amwell Conservation Area' proved uncontroversial, with no objections received.
- 3.5 Two residents objected to the reduction in the Conservation Area boundary in the mistaken belief that this is a precursor to extensive future house building on the land in question. As is explained at 5.15 and 8.1 in the 'Consultation Draft', the reason for these amendments is to ensure that, in line with Historic England guidance, only areas of special architectural or historic special interest are included in the Conservation Area. There are no proposals to redevelop the affected areas and the surrounding countryside sits within the Green Belt.
- 3.6 One consultee took the opportunity to agree with the proposed changes.
- 4.0 Adoption of the Little Amwell 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 Little Amwell 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?Id=22137&PlanId=276&j=7>

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