

EAST HERTS COUNCIL

EXECUTIVE: 26 FEBRUARY 2019

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT  
MANAGEMENT AND COUNCIL SUPPORT

ANSTEY CONSERVATION AREA APPRAISAL AND MANAGEMENT  
PLAN

WARD(S) AFFECTED: BRAUGHING

**Purpose/Summary of Report**

- To enable Members to consider the Anstey Conservation Area Appraisal and Management Plan following public consultation.

<b><u>RECOMMENDATIONS FOR COUNCIL:</u></b> That	
(A)	<b>the responses to the public consultation be noted and the Officer responses and proposed changes to the Anstey Conservation Area Appraisal and Management Plan be supported;</b>
(B)	<b>authority be delegated 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;</b>
(C)	<b>The Anstey Conservation Area Appraisal and</b>

<b>Management Plan be adopted.</b>
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1.0 Background.

1.1 East Herts has a rich environmental heritage which includes 42 Conservation Areas. The East Herts District Plan refers to the ongoing review of its Conservation Areas, a requirement which is also set out in national legislation.

1.2 The review of the Anstey Conservation Area is one of a series of reviews being undertaken and this is a recently completed one for consideration.

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 Anstey Conservation Area Appraisal and Management Plan.

2.1 The Anstey Conservation Area was designated in 1981. This Appraisal document was completed in 2018 and went through a period of public consultation from 22 October 2018 - 3 December 2018, extended a further week in agreement with the Parish Council (PC) because of an error relating to one of the contact details on the comment form (the PC sent an e-mail to residents

advising of this). There was a public meeting held at the Anstey Village Hall on 22 October 2018 at which about 50 persons attended. The PC also held a further meeting with residents although officers were not in attendance. About 20 representations have been received. These representations are provided as Background Papers and a summary of them and officer responses are included at **Essential Reference Paper B**. The headline issues are set out in the following paragraphs:

- 2.2 Conservation area boundaries. The document considers the conservation area boundaries and proposes a number of alterations. These are set out in Para 5.55 of the Appraisal document and shown on accompanying plans.
- 2.3 Many areas so proposed for exclusion are large tracts of open countryside and farmland the inclusion of which is contrary to current Historic England advice. The PC generally agrees with the removal of the large tracts of open countryside but consider Pains (Paynes) End and Silver Street/ Dawes End (various spellings noted) areas should be retained within the conservation area. It also suggests the conservation area should be extended easterly along Mill Lane; extended in a westerly direction to include Bandons and extended along the road to Brent Pelham to include Anstey Bury and Coltsfoot and Puttocks End. These proposals are set out on PC map appended to Essential Paper B. Officers do not consider it appropriate to extend the conservation area in the areas proposed and linked by narrow '*Conservation Margins*' as proposed by the PC. However on reflection Officers do consider a case can be made to retain part of Silver Street. Details relating to these matters are set out in **Essential Reference Paper B**.

- 2.4 The Appraisal document identifies the key environmental features and the manner in which they can be controlled. The most relevant ones are: Listed Buildings, Scheduled Ancient Monuments, other non-listed buildings worthy of protection, other distinctive features, wildlife sites, open spaces and trees.
- 2.5 *Listed buildings and structures in their curtilages:* These are protected by legislation and have been identified.
- 2.6 Scheduled Ancient Monument. Anstey Motte and Bailey is the most important and of considerable historic and visual importance.
- 2.7 *Non listed buildings of quality worthy of protection:* A number have been so identified. Some non-listed residential buildings have architectural features of high quality whose formal protection could be achieved through the introduction of an Article 4 Direction should Members decide to proceed with this option.
- 2.8 *Other distinctive features worthy of protection.* A small number have been identified. These include walls, tombstones and a fine War Memorial.
- 2.9 *Important open land and spaces.* These are the churchyard and small triangular green near the Chapel.
- 2.10 Wildlife sites. These are Anstey churchyard and The Hale Meadow.
- 2.11 Trees play a particularly important role in many locations. There are also some important ponds.
- 2.12 *Enhancement proposals to deal with detracting elements.* One such issue so identified has been negotiated

successfully – namely broken fence in centre of village.

### 3.0 Implications/Consultations

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

3.2 a summary of comments received through the consultation process and officer responses are set out in the table included as **Essential Reference Paper B**.

3.3 **Essential Reference Paper C** is a copy of the Anstey Conservation Appraisal and Management Plan as it appeared at the consultation draft stage with any subsequent track changes to text and alterations to accompanying plans that incorporate any necessary changes. In this case one such change incorporates the relevant policies of the recently adopted District Plan. Further minor changes will be incorporated reflecting the status of the final document once Members have considered it for adoption.

Background Papers. Written representations received through the consultation process.

Contact Member: Councillor S Rutland-Barsby, Executive Member for Development Management and Council Support  
[suzanne.rutland-barsby@eastherts.gov.uk](mailto:suzanne.rutland-barsby@eastherts.gov.uk)

Contact Officer: Kevin Steptoe – Head of Planning and Building Control  
[Kevin.steptoe@eastherts.gov.uk](mailto:Kevin.steptoe@eastherts.gov.uk)

Report Author

John Bosworth Conservation Assistant  
[john.bosworth@eastherts.gov.uk](mailto:john.bosworth@eastherts.gov.uk)