

EAST HERTS COUNCIL

EXECUTIVE: 8 OCTOBER 2019

REPORT BY EXECUTIVE MEMBER FOR PLANNING AND GROWTH

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.

<u>RECOMMENDATIONS FOR EXECUTIVE: To recommend to Council that:</u>	
(A)	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)	the Head of Planning and Building Control, in consultation with the Executive Member for Planning and Growth, be authorised to make any further minor and consequential changes to the document which may be necessary; and
(C)	the Anstey Conservation Area Appraisal and Management Plan be adopted.

1.0 Background

- 1.1 East Herts has a rich environmental heritage which currently 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'¹ in the process of determining planning applications.

2.0 Report

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

¹ A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

persons attended. The PC also held a further meeting with residents although officers were not in attendance.

- 2.2 The Appraisal document was originally scheduled to have been considered by the Executive on 26 February 2019 but it was withdrawn from that meeting because a petition was scheduled for presentation at the following Council meeting on 5 March 2019. This petition was presented by the Chairman of Anstey Parish Council on behalf of Mr Jewitt. He explained that the draft did not reflect the community views on how their village should be conserved and that Anstey Parish Council had drawn up suggestions for a conservation area plan extending to include a number of hamlets in the parish.
- 2.3 This work is now being taken forward following the election in May 2019. The Executive Member for Planning and Growth and the local Member, together with Officers met representatives from the Parish Council on 7 August 2019. This meeting and discussion was useful, giving the Parish Council an opportunity to outline the concerns that were raised in response to the consultation, as well as giving officers an opportunity to outline their response. Additional paragraphs are now proposed in the Appraisal document which underlines the protection afforded by the now adopted District Plan. Furthermore, Officers agreed to consider if improvements could be made to the process following consultation and taking the final documents through Members for consideration.
- 2.4 A summary of the representations received together with officer responses are included at **Essential Reference Paper 'B'**. This document is an important reference paper which may be of particular interest to those who made representations as it identifies the

various issues raised and comments on them.

- 2.5 Over 20 representations have been received, copies of which have been redacted to omit personal details. These are included for information in **Essential Reference Paper 'C'**.
- 2.6 *Conservation area boundaries*: The document considers the conservation area boundaries and proposes a number of alterations. These are set out in Para 5.57 of the Appraisal document and shown on accompanying plans.
- 2.7 Many areas proposed for exclusion are large tracts of open countryside and farmland, the inclusion of which would be contrary to current Historic England advice. The Parish Council generally agrees with the removal of the large tracts of open countryside. Their representation however, which is supported by a number of other individual representations, considers that the Pains (Paynes) End and Silver Street/ Dawes End (various spellings noted) areas should be retained within the conservation area and also suggests that 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 the Parish Council map appended to **Essential Reference 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 Parish Council. However on reflection Officers 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'**.

- 2.8 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.
- 2.9 *Listed buildings and structures in their curtilages:* These are protected by legislation and have been identified.
- 2.10 *Scheduled Ancient Monuments:* Anstey Motte and Bailey is the most important and of considerable historic and visual importance.
- 2.11 *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. The future protection of these buildings would be achieved through the introduction of an Article 4 Direction.
- 2.12 *Other distinctive features worthy of protection:* A small number have been identified. These include walls, tombstones and a fine War Memorial.
- 2.13 *Important open land and spaces:* These are the churchyard and small triangular green near the Chapel.
- 2.14 *Wildlife sites:* These are Anstey churchyard and The Hale Meadow.
- 2.15 Trees play a particularly important role in many locations. There are also some important ponds.
- 2.16 *Enhancement proposals to deal with detracting elements:* One such issue so identified has been negotiated

successfully – namely broken fence in centre of village.

- 2.17 A copy of the Anstey Conservation Area Appraisal and Management Plan together with accompanying plans is included at **Essential Reference Paper 'D'**. This is presented 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. Additional paragraphs are now also proposed underlining the protection afforded by the adopted District Plan at paragraphs 5.54, 5.55, 6.3 and 7.13. Another 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.

3.0 Implications/Consultations

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

Essential Reference Papers

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| ERP 'A' | Corporate Issues and Consultation |
| ERP 'B' | Summary of representations and Officer comments |
| ERP 'C' | Copies of submitted representations, redacted to omit personal details |
| ERP 'D' | Anstey Conservation Area Appraisal and Management Plan and accompanying plans:
(Historic Plan; Character Analysis Plan/key;
Management Plan/key) |

Contact Member: Councillor Jan Goodeve - Executive Member for Planning and Growth
jan.goodeve@eastherts.gov.uk

Contact Officer: Sara Saunders – Head of Planning and Building Control
Contact Tel No 01992 531656
sara.saunders@eastherts.gov.uk

Report Author: John Bosworth - Conservation Assistant
john.bosworth@eastherts.gov.uk