

Essential Paper C. Representations redacted.

From both original consultation and further consultation periods.

John Bosworth

From:
Sent: 30 November 2018 10:53
To: John Bosworth
Subject: Fw: Benington Conservation Area Comment

From:
Sent: Friday, 30 November, 2018 10:47 AM
To: JohnBosworth@eastherts.gov.uk
Subject: Benington Conservation Area Comment

Dear Mr Bosworth

Thank you for your presentation in the village hall in Benington. It was very interesting, informative, and very good to hear positive things about the village. I have a few comments on the Draft Conservation Area Appraisal and Management Plan:

- The Important Open Areas to be Protected - the areas in Green on Plan 3 Management plan. I totally agree that these areas should be protected, and am very keen for this to be put in place. I would hope that these areas remain open and undeveloped, and agree that the conservation area will benefit by having these areas protected. It is important to retain the openness that these areas create, we all will benefit by keeping these area open, and I am very pleased that you have put this into the Management Plan, and support this plan.
- The areas in pink – OUT on the Plan 2 – Character Analysis, I agree that these are good to take out of the Conservation area, and agree with it.
- At the meeting someone talked about changing the red line of the conservation boundary area to include the whole of the school playing field. I agree that it would be a good idea to include it if it were possible, because it has been the school playing field for a long time, and would be odd to only include half of it. So if it is possible it would be good to include the whole playing field
- The items marked D in Plan 2, I would support the removal of poles or things that you think are detrimental to the Conservation area.

So I agree with all your proposals, and am very grateful that you have taken such an interest in our village, and am pleased that this is moving forward. So thank you very much for all of your time and thought for Benington .

With Best wishes

John Bosworth

From:
Sent: 24 January 2019 18:14
To: John Bosworth
Subject: Benington conservation area

Dear John ,

Further to our email of yesterday we wish to add our voice to that of the Parish Council regarding their concern over the removal of our land adjoining Duck Lane from the conservation area. We would wholly support their wish for it to remain in the conservation area.

Best wishes

John Bosworth

From:
Sent: 23 January 2019 19:39
To: John Bosworth
Subject: Benington Conservation Area Appraisal

Dear John,

We write to express our wholehearted support for the proposed Conservation Area Appraisal. We are particularly supportive of the protected views in the village and especially the one looking across the grassland from Beech House in Duck Lane.

Benington is essentially a rural village and the conservation area plays a vital role in maintaining that important and historical character.

Yours sincerely,

From:

Sent: 24 January 2019 19:45

To: John Bosworth

Subject: Benington Conservation Area

Dear Mr Bosworth

I write in relation to the Benington Conservation Area Appraisal and in particular the proposal to exclude the area of land including ménage and associated buildings on the east side of Duck Lane, north-east of Beech House from the Conservation Area.

I am strongly opposed to that proposal. I live at the far end of Duck Lane at a house called The Orchards. Duck Lane is an ancient lane, largely untouched by development and bordered on both side by mature trees and for the most part untouched fields. It is one of the oldest lanes in the village. I believe it would be a great shame if the land to the east of this historic way were to lose its conservation status. The lane's entire character would be threatened - not just the views from it but also its peace and solitude.

I would be grateful if my views could be taken into account. Please note all rights are reserved in relation to an application for judicial review of any decision to remove Conservation Area status.

Yours sincerely

John Bosworth

From:
Sent: 24 January 2019 16:50
To: John Bosworth
Subject: Benington Conservation Area Appraisal Comments

Dear John

We support the suggestion put forward at the Public Meeting on 29 November that all the grounds of Benington School are included in the Conservation Area.

However, we do not agree with the proposal to exclude the area of land including the ménage and associated buildings on the east side of Duck Lane, north-east of Beech House from the Conservation Area. Duck Lane and its environs is a popular area of particular and rare beauty appreciated by residents and visitors to the village at all times of the year. As such we feel it should be afforded all possible protection for future generations.

Kind regards

John Bosworth

From:
Sent: 04 December 2018 13:02
To: John Bosworth
Subject: Benington Conservation Appraisal

Dear John,

A parishoner has queried why the school playing field does not come within the conservation area or is not considered an 'important open space to be protected'

I also think the playing field should be considered for protection, being quite vulnerable as it backs onto Duck Lane.

I'd be interested to hear your thoughts on this matter.

Kind regards,

--



John Bosworth

From:
Sent: 24 January 2019 19:47
To: John Bosworth
Subject: Benington Conservation

I object to the proposed Duck Lane OUT area shown in Plan 2
The school playground East and South East boundaries are incorrect.
Duck Lane is the SE limit and not the hedge shown in Plan 1 (it was removed many years ago.)
The playground covers the words " Benington Map 2
Church of England " to the North
and follows the newer hedge SE to the Lane -
If the OUT goes only one side of the Lane will be Conserved.
The Lane is regularly used by dog walkers, joggers, walking groups, bikers, lovers and people waiting for
the pub to open.
It is listed in various guides for walkers.
No one I have spoken to would like to see the ancient meadows built on.
The stables are unsightly but could be screened or painted a better colour.
Allowing houses to be built further on would destroy the bird song and make the lane like any other village
street.



Benington Conservation Area

Draft Conservation Area Appraisal and Management Plan Comment Form

Your comments are sought on the Draft Benington Conservation Area Appraisal and Management Plan. These should be made in writing and either sent or emailed to the address below by 24 January 2019. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. To comply with data protection legislation the Local Planning Authority will delete all personally identifiable information we gather as part of this consultation process within six months of the adoption of the appraisal. If you wish to discuss the document further please contact the Conservation Team on the number below.

Name :
Address:
Telephone No:
Email:
Comments: The boundary is not clear in the s droot area. It follows the line of a hedge which was removed 10 years ago. The playing field extends to Duck Lane The N. Boundary is the hedge.

Our Contact Details:

Website: www.eastherts.gov.uk
Email: John.Bosworth@eastherts.gov.uk
Phone: 01279 655 261
and ask for the Conservation Officer

East Herts District Council
Wallfields, Pegs Lane
Hertford, SG13 8EQ

John Bosworth

From:
Sent: 24 January 2019 16:49
To: John Bosworth
Subject: Benington Conservation Area Appraisal
Attachments: Benington conservation area line - BM.pdf

Dear John

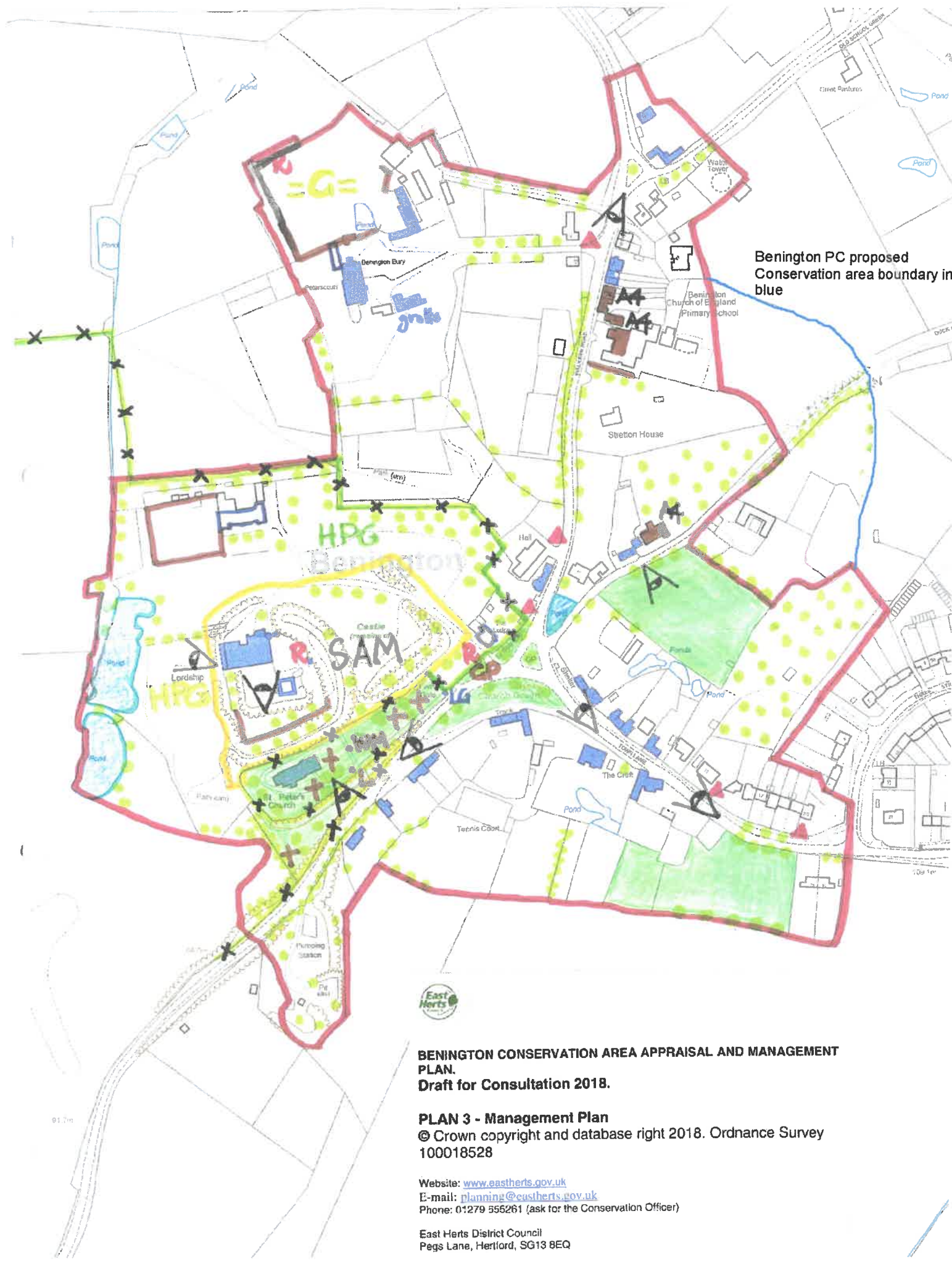
Benington Parish Council wishes to support the suggestion made at the Benington Conservation Area Appraisal Public Meeting on 29 November 2018 that all Benington Church of England Primary School grounds be included in the Benington Conservation Area (currently the Conservation Area boundary cuts through the school grounds). Further, Benington Parish Council is concerned at the proposal to exclude an area of land including ménage and associated buildings on the east side of Duck Lane, north-east of Beech House from the Conservation Area. Benington Parish Council is also aware of concerns from residents to protect the special rural character of this area in Duck Lane.

I attach a pdf document showing a suggested revised boundary line to retain the land including the ménage and associated buildings, and all the school grounds in the Conservation Area.

Kind regards

Clerk to Benington Parish Council

Email:



Benington PC proposed Conservation area boundary in blue

BENINGTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN.
Draft for Consultation 2018.

PLAN 3 - Management Plan
 © Crown copyright and database right 2018. Ordnance Survey 100018528

Website: www.eastherts.gov.uk
 E-mail: planning@eastherts.gov.uk
 Phone: 01279 355261 (ask for the Conservation Officer)

East Herts District Council
 Pegs Lane, Hertford, SG13 8EQ

Benington Conservation Area

Draft Conservation Area Appraisal and Management Plan Comment Form

Your comments are sought on the Draft Benington Conservation Area Appraisal and Management Plan. These should be made in writing and either sent or emailed to the address below by 24 January 2019. Alternatively you can leave this form tonight. Any comments submitted will be publically available but will exclude personal details. To comply with data protection legislation the Local Planning Authority will delete all personally identifiable information we gather as part of this consultation process within six months of the adoption of the appraisal. If you wish to discuss the document further please contact the Conservation Team on the number below.

Name :

Address:

Telephone No:

Email:

Comments:

I think the wooded area behind No 13 Town Lane should not be included in the conservation area. It is an untidy area of smallish unkempt trees not visible from any area apart from the back gardens of houses in Three styles and could provide useful infill land in the future for badly needed housing in the village.

Our Contact Details:

Website: www.eastherts.gov.uk

Email: John.Bosworth@eastherts.gov.uk

Phone: 01279 655 261

and ask for the Conservation Officer

East Herts District Council
Wallfields, Pegs Lane
Hertford, SG13 8EQ

John Bosworth

From:
Sent: 24 January 2019 16:22
To: John Bosworth
Subject: Benington Conservation area

Hi John,

Hope you're well.

I believe we're on the last day regarding feedback on the Benington Conservation area.

I just wanted to remind you about my previous note to you - copied below - as I mentioned, you're welcome to come and look at the house if you need

Additionally, I wanted to add that I think it would be better to keep both the land north-east of Beech House - including the menage and outbuildings and *all* the grounds at Benington Primary School within the boundary of the Conservation area. This would certainly add to and secure the ongoing protection to the views and heritage of the historic Conservation area.

Thank you John for your time in this matter. I look forward to seeing the final proposals for this and, as I said, you're most welcome to visit the house if you need - just let me know.

Kind regards

P.T.O.



Hi John,

Good to meet you last week and thank you for kindly explaining the Conservation plans for Benington. (I've re-sent this as I had the incorrect email address for you - I hope this now reaches you)

As I mentioned, I think it might be worth considering adding our property onto the list to make sure this cannot be knocked down / re-developed at any stage in the future.

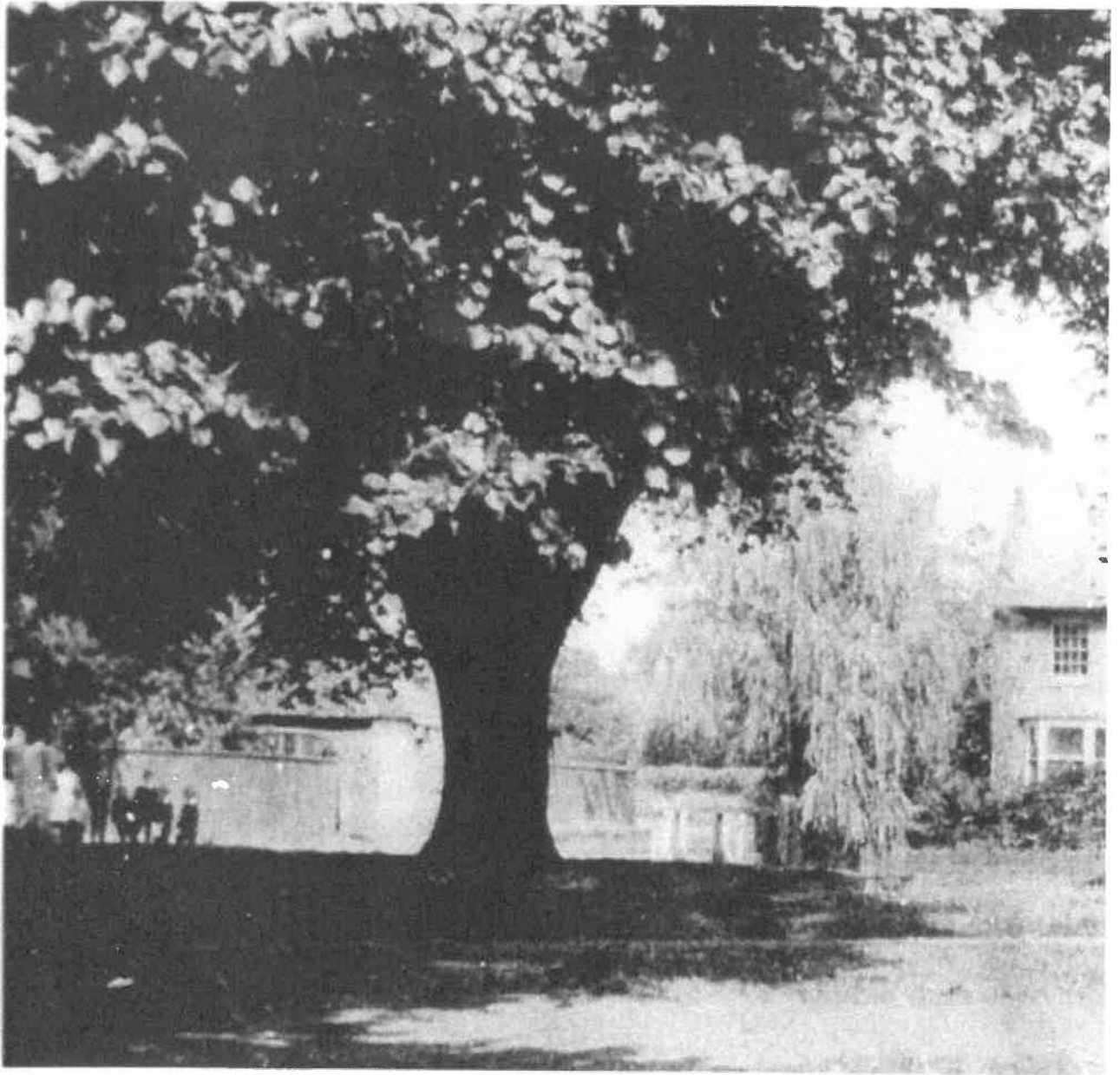
You will see from the historical images below that the house is very much at the centre of the village - right behind the village pond and dates back to around 1760 - Georgian - for the main house - which was extended / added to 100 years later ...existing stables were also turned into living accommodation....I believe it has been called various house names over the years and was once referred to as The Cottage - see image below - more recently it was called The Old Rectory even though it was actually never a rectory itself. We have re-named it back to Benington Cottage to be more in keeping with its previous title.

Additionally, I would suggest that the willow tree which sits to the back of the pond (not on our land) should have a TPO assigned to it as this has also been very much been part of the village view as you can also see from the photographs.

I hope all this helps.

If you would like to visit the house at some stage, please let me know

Kind regards



The house as it looks today



From:
Sent: 07 December 2018 11:13
To: John Bosworth
Subject:

Hi John,

Good to meet you last week and thank you for kindly explaining the Conservation plans for Benington. (I've re-sent this as I had the incorrect email address for you - I hope this now reaches you)

As I mentioned, I think it might be worth considering adding our property onto the list to make sure this cannot be knocked down / re-developed at any stage in the future.

You will see from the historical images below that the house is very much at the centre of the village - right behind the village pond and dates back to around 1760 - Georgian - for the main house - which was extended / added to 100 years later ...existing stables were also turned into living accommodation....I believe it has been called various house names over the years and was once referred to as The Cottage - see image below - more recently it was called The Old Rectory even though it was actually never a rectory itself. We have re-named it back to Benington Cottage to be more in keeping with its previous title.

Additionally, I would suggest that the willow tree which sits to the back of the pond (not on our land) should have a TPO assigned to it as this has also been very much been part of the village view as you can also see from the photographs.

I hope all this helps.

If you would like to visit the house at some stage, please let me know -

Kind regards

The house as it looks today



John Bosworth

From:
Sent: 04 December 2018 11:13
To: John Bosworth
Subject: Benington Conservation Area Appraisal public meeting

Dear John,

Sorry I missed you yesterday.
Thank you for following up.

Herewith my comments :

" Trees surely form an important element of the "Conservation landscape"

In Benington - particularly on the Village Green and in the churchyard - they are an integral part of the Conservation area.

Are they adequately protected as part of the Conservation area or should TPOs be considered ?

As a general rule the Conservation team should be liaising with the TPO team - in the interests of joined up government - to regularly assess the need to protect trees - throughout the District".

Best wishes

John Bosworth

From:
Sent: 27 September 2019 14:11
To:
Subject: [External] Benington school
Attachments: school council letter.docx; ATT00001.htm

Dear Mr Bosworth,

Attached is a letter written by our school council. We really don't want our school field to be made a conservation area as then it prevents us from putting in an extra all weather playing surface. We have already put money aside for this project:

We already have trees which are protected and a wildlife area, and this project will not affect the village at all. We hope that you will allow our school to remain as it is when you look at making changes to conservation areas in Benington.

Thank you for reading,

Dear Herts. Council,

We feel that you should not turn our school field into a conservation area because we want to put down an astro-turf so that we will have a bit of the field all year round to use. This is as we get quite squashed on the playground in winter when we are not allowed on the field.

It will not affect the view of the wildlife as it will be a flat surface to use. It will not be obstructing the trees that we have because we will not build it near the conserved trees.

It will not help if you turn our field into a conservation area because our school will not be able to adapt and change to help everyone and it will make our school less fun to come to every day if we will not get new things to play on. We will be really sad if we will not be able to get the astro-turf that we would like. We have been saving up for a long time.

Kind regards,

Benington School Council

Signed,



Us with no new playground



Us if you say yes

John Bosworth

From:
Sent: 29 September 2019 14:13
To: John Bosworth
Subject: [External] Benington Conservation Area Appraisal

I have received the leaflet regarding the further consultation on the above and inviting comments.

At the meeting in November 2018, my interpretation of the comments made were whether the rest of the school grounds should be INCLUDED in the conservation area.

However, if that is not felt appropriate, then I would strongly suggest that Tree Preservation Orders be placed on the mature and semi-mature trees currently within the conservation area.

The mature oak is of considerable age and is already under severe pressure from the use of the Nursery in that area. The lime tree is also of a good age and there are three semi-mature oaks as well.

One mature ash has recently been pollarded due to a fungal attack, and I believe will probably be removed completely at some time.



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John Bosworth

From: Clerk Benington Parish Council
Sent: 30 September 2019 10:18
To: John Bosworth
Subject: [External] RE: Supplementary planning consultation additional small area proposed to be excluded from the conservation area to rear of school

Dear John

Benington Parish Council has no objection to the proposed new and additional change to the conservation area boundary.

Kind regards

Clerk to Benington Parish Council

Email: [\[redacted\]](#)

John Bosworth

From:
Sent: 10 September 2019 16:33
To: John Bosworth
Subject: [EXTERNAL] Benington Conservation Area Appraisal

Dear John,

My views re. the Conservation Area Appraisal are that the original suggestion was to **extend** the conservation area to include all the school field and this would be my preferred option. (Rather than have the boundary cut through the middle of the field.)

However, if the proposal is to **diminish** the conservation area by excluding more of the school grounds, then tree preservation orders should be placed on the ancient oak tree, the lime tree, the ash tree and any other mature trees that grow within the new proposed conservation boundary.

Kind Regards,



John Bosworth

From:
Sent: 30 September 2019 08:13
To: John Bosworth
Cc:
Subject: [External] View of Governors of Benington Primary in relation to Conservation Area

Dear John

I have been asked on behalf of the Governors of Benington Primary School to express our views regarding the proposed boundary changes. We have discussed the matter at our most recent board meeting (Thursday night) as obviously we were closed over the summer break.

None of the existing board can claim to have much of an understanding of land classification but it is our responsibility to ensure that the school is protected now and in the future, to enable us to provide the best possible start both educationally and in general well being for the children of Benington village and the surrounding area.

As such it is important that we have the flexibility to develop the grounds we are provided with, whilst maintaining the character of the village we stand in to meet those needs. Therefore it is our view that we will accept and support any change to the conservation area that is put forward on the conditions as listed below:

Any change does not limit the ability to potentially replace existing temporary classrooms either with a further temporary structure or permanent building for educational purposes.

Any change does not restrict the ability to replace part of the playing field with a new all weather surface to improve the physical well being of pupils. The current playground is not really big enough in winter months and limits the physical education curriculum. The School is currently trying to raise funds for a new all weather pitch to be situated within the open space to the left of the school when viewed from the front. There is concern that if a large amount of the playing field is included in the conservation area this could affect any planning application made for the new surface.

Any change does not limit the opportunity to apply for construction of other temporary structures within the school grounds (play equipment, outdoor learning facilities). It is proved that many children will engage better in education when stimulated outside the classroom. Our location gives us many opportunities to do this and we intend to build on those opportunities in the future.

Any changes to the scope of the conservation area to include further parts up to the school boundary should no result in the placement of any unrealistic restrictions on the materials to be used in the construction of any surface, building or building extension that may be required to enhance educational provision in the future. To do so may put these requirements outside of the schools ability to procure the required materials by the way of cost, or availability which would hinder and degrade the level of education provided to pupils in the future.

Should any of these requests not be met by the changes in the East Herts conservation area plan then I am afraid, as a school we cannot support those changes.

The Pupils, Staff, Governors and Parents of Benington School are committed to maintaining and conserving the environment in which we are fortunate enough to be located. The far rear of the school grounds is already a dedicated nature and conservation area. Improvements are funded buy the PTA and maintenance carried out by volunteers.

Should you wish to discuss further then please feel free to contact me.

16th September 2019

For the attention of: -
The Conservation Officer John Bosworth

Dear Sir

I write in response to the Berrington Conservation Area Appraisal regarding the school site namely the Berrington Nursery, which is now being proposed to be removed from the Conservation area.

My preference would be to extend & include the Berrington Nursery well within the Conservation area boundary.

My understanding this was the original plan, puzzled why this has not been adopted.

If this is not possible would well to see control in place to ensure any future development is strictly controlled and all the trees nearby are fully protected, which is always a great concern.

Would add have wanted the Berrington Nursery develop over the years (as just over my garden fence) into something very special and would well for it to continue.

Yours sincerely