

## Report of the Strategic Director (Services)

### **BARTON MILLS, HIGHAM, MOULTON AND DALHAM CONSERVATION AREA APPRAISALS**

#### **Synopsis:**

This report considers representations received during the consultation on the Draft Conservation Area Appraisals for Barton Mills, Higham, Moulton and Dalham, proposes appropriate changes, and seeks adoption of the resulting Appraisals.

#### **Commentary:**

1. The Planning Committee meeting of 27th February 2008 agreed public consultation drafts of Conservation Area Appraisals for Barton Mills, Higham and Moulton.
2. The public consultation took place between 17th March and 2nd May 2008. Statutory consultees and key community organisation were sent a copy of the draft documents. Each property in the Conservation Areas (CA) was sent a letter informing them of the consultation and that the documents could be viewed on the Councils website, or obtained from the Planning Department if requested. This generated a good level of interest for each area and a number of documents were posted on request. Officers also attended a Moulton Parish meeting to explain and discuss the Villages Appraisal.
3. A number of written comments were received which are summarised below. After each summary a suggested Council response is given for Members consideration. Full copies of the responses to the consultation can be obtained from the Forward Planning Section of the Planning Department if requested.

#### **Barton Mills**

##### Suffolk Preservation Society

- i. The Society congratulates the Council on the preparation of the appraisal that will help and assist with identifying what makes the area special. The draft documents are concise, informative and easy to read.

##### FHDC Response

- i. *Noted and welcomed.*

D Jenkins, The Street, Barton Mills.

- i. General approval of the plan and text in an informative and interesting document.
- ii. Support for the area between the Old Police House and Barton House being indicated as an area of 'open space and trees to be retained'.
- iii. The area around Sandford's Glasshouse on Newmarket Road needs to be addressed. The site has been cleared, is it going to be developed?
- iv. Typo - para 6, page 9 – change 'foul' to 'fowl'.

FHDC Response

- i. *Noted and welcomed.*
- ii. *Noted and Welcomed.*
- iii. *This site benefits from outline planning permission for residential development.*
- iv. *Noted, amend accordingly.*

Barton Mills Parish Council

- i. Cllr Pamela Boura will contact the District Council regarding a number of factual errors.
- ii. The Article 4 direction removing Permitted Development Rights is of interest.

FHDC Response

- i. *Errors will be verified and corrected when received.*
- ii. *Consultation will take place with the PC and residents of the CA if an Article 4 Direction is advanced.*

Natural England

- i. Natural England has no comments to make on the document.

FHDC Response

- i. *Noted.*

Norma Chapman

- i. An interesting and valuable reference document.
- ii. Page 10, first column, penultimate para. - The Old Rectory is west of Street Farm.
- iii. Page 10, first column, bottom line – Should this read 'The Manor on Newmarket Road'
- iv. Page 13, middle para, penultimate sentence – Looking from the south end of the bridge the Mill pond is on the West.
- v. Page 14, last column – the dwellings in fig 19 are on the south side of the Street, and east of the Bell Lane / Grange Lane junction.

FHDC Response

- i. *Noted and welcomed.*
- ii. *Noted, amend accordingly.*
- iii. *To be verified and amended if appropriate.*
- iv. *Noted, amend accordingly.*
- v. *Noted, amend accordingly.*

Paul Edwards

- i. In the light of recent alterations I recommend that Mulberry Harbour is no longer indicated as a building that makes a positive contribution to the Conservation Area.

FHDC Response

- i. *Noted, amend accordingly.*

Rose Ornbo

- i. The sections at the rear of the document should all be Appendices, or all Annexes for consistency.

FHDC Response

- i. *Noted, amend accordingly.*

Late Anonymous Comments received via James Bercovici and Frances Lewis of Barton Mill Parish Council

- i. Page 5. Why should the conservation area get special attention in respect of design, repair and maintenance over and above that of any part of the village that does not fall into the conservation area? Surely any local authority should be ensuring a high degree of attention is paid in all areas.
- ii. Page 22. Strong concern is expressed regarding the use of No. 13 The Street as an example of late C20th development of unsympathetic mass, scale and materials. This house was built before the CA was designated and must have received Planning Permission.

FHDC Response

- i. *Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.*
- ii. *The photo of No. 13 The Street intentionally does not give the address of the property in the caption of the photo. The photo illustrates a residential development type that would be considered inappropriate for new development in this Conservation Area context; it is not intended to infer that the building is of a poor standard per se. No change proposed.*

**Higham**

Suffolk Preservation Society

- i. The Society congratulates the Council on the preparation of the appraisal that will help and assist with identifying what makes the area special. The draft documents are concise, informative and easy to read.
- ii. Subject to the views of the Parish the Society supports the proposed boundary changes.

FHDC Response

- i. *Noted and welcomed.*
- ii. *Noted and welcomed.*

### Natural England

- ii. Natural England has no comments to make on the document.

### FHDC Response

- ii. *Noted.*

### Smiths Gore obo The Higham Estate

- i. The current boundaries of the CA should at the least be retained, and preferably extended to include the following parts of the village: The area between the railway line, and the A14 slip road including The Forge, The Roundhouse, The Tavern, The Wheelwrights complex and the former Station Master's House and engine shed in Lower Green; The outlying thatched cottage in Pages Lane, Lower Green; and the farm complex at Hall Farm and Burgate Cottage, just south of Hall Farm in Upper Green.
- ii. The listed buildings including St Stephen's Church, Old Parsonage House, The Roundhouse, The Forge, The Thatched Barn at Lodge Farm, 30 Pages Lane, and the groups of flint and pantiled Victorian cottages, and the former farm and other estate buildings are all valued.
- iii. The best views are obtained from the high points around Upper Green towards Denham and Desning Hall in the south and south west, to Gazely in the west, Ely and it's Cathedral in the northwest, and to Bury St Edmunds and the Kings Forest to the east.
- iv. The roadside hedges and associated large mature trees between Lower and Middle Green, and the hedges and younger planted trees between Middle Green and Upper Green are important elements of the landscape.
- v. The power and telephone lines detract from the quality of the area.
- vi. The slip road of the A14 is in a poor state of repair.
- vii. The pond adjacent to the post office would benefit from being opened up to make it more visible.
- viii. The increasing amounts of heavy traffic along the narrow village street damage the verges and vegetation, and consequently the street scene.

### FHDC Response

- i. *It is proposed to amend the boundary to include the area between the railway line, and the A14 slip road including The Forge, The Roundhouse, The Tavern, The Wheelwrights complex and the former Station Master's House and engine shed in Lower Green. The other properties will be surveyed and if appropriate the boundary of the Conservation Area amended accordingly. Members will be verbally updated at the meeting*
- ii. *Noted.*
- iii. *Noted, additional important view arrows will be added and made more prominent on the adopted map.*
- iv. *Noted.*
- v. *Noted, reference is made to this problem on page 22 and 27 of the appraisal.*
- vi. *Noted, although outside the conservation area this comment will be passed to the relevant highways authority.*
- vii. *Noted, the appraisal will be amended to include maintenance of the pond as a possible enhancement, and the interest in opening up the pond passed to the FHDC Countryside Officer.*

- viii. *This issue is noted as a problem on page 22 of the appraisal. SCC highways will be contacted to investigate possible solutions.*

#### Higham Parish Meeting – B Swayne

- i. On the Natural Environment and Materials map the listed thatched barn at Lodge Farm has walls that are predominantly weather boarded and not flint. The adjacent stables are modern and of timber construction under felt roofs.
- ii. The following properties should be considered as Buildings of Local Importance; Terrace of flint cottages at Lower Green, Weatherbeam (formerly 67 & 68 Upper Green), West End House (formerly 69 & 70 Upper Green).
- iii. Should the modern house in Burgate Lane, the pair of 1920s cottages in Pages Lane, and the pair of 1920s cottages behind the Post Office in Middle Green be shown as Buildings of Local interest?
- iv. There are several walls in Pages Lane, and in Middle Green that should be shown on the Built Environment Plan.
- v. The proposed boundary changes are generally welcomed, however it is a pity the Thatched Cottage at the end of Pegs Lane are not included in the Conservation Area.

#### FHDC Response

- i. *Noted, the map will be amended to note the barn has walls of weatherboard and flint, under a thatched roof, and the adjacent stables annotation amended.*
- ii. *The properties listed will be re surveyed, and if appropriate shown as buildings of local importance in the appraisal. Members will be verbally updated at the meeting.*
- iii. *The properties listed will be re surveyed, and if appropriate will not be shown as buildings of local importance on the appraisal plan. Members will be verbally updated at the meeting.*
- iv. *The walls will be shown with a clearer annotation on the plan, and the wording of the key changed to state 'Locally significant walls'. The walls in Pages Lane and Middle Green will be re surveyed and if appropriate shown on the appraisal plan. Members will be updated verbally at the meeting.*
- v. *The Thatched Cottage at the end of Pegs Lane will be surveyed and if appropriate the boundary of the Conservation Area amended accordingly. Members will be verbally updated at the meeting.*

#### David Hussell

- i. The merit of keeping the cottages at Lower Green, located on the North side of Gazeley Road facing the War Memorial in the CA should be considered.
- ii. Any Article 4 direction should be fit for purpose and only address those elements of permitted development that affect the areas character such as uPVC windows. The unnecessary restriction of permitted development rights would not be welcomed.

#### FHDC Response

- i. *Nos. 21 – 26 Lower Green have sufficient architectural and historical interest to be included in the Conservation Area.*
- ii. *Noted, consultation will take place with the Parish Council (PC) and residents of the CA if an Article 4 Direction is advanced*

## Moulton

### Suffolk Preservation Society

- i. The Society congratulates the Council on the preparation of the appraisal that will help and assist with identifying what makes the area special. The draft document is concise, informative and easy to read.
- ii. While there is an analysis of important views within the CA, important views in and out of the area should also be shown.
- iii. Subject to the views of the Parish the Society supports the proposed boundary changes to include the areas south of the church and east of Moulton Manor.

### FHDC Response

- i. *Noted and welcomed.*
- ii. *The appraisal will be amended to include the important views put forward by the Parish Council and Jennie Franks below.*
- iii. *Noted and welcomed.*

### Natural England

- i. Natural England has no comments to make on the document.

### FHDC Response

- i. *Noted.*

### Jennie Franks

- i. Important views include those of St Peters Church when approaching the village from the south, and the open views across the meadows in the heart of the village.
- ii. The current CA boundaries are about right,
- iii. All old flint walls should be included, especially on the North side of Newmarket Road opposite the bus shelter.
- iv. Good views are obtained from the footpaths within and outside the village.
- v. The flint and thatched cottages, the Old School House, Moulton Hall and the two flint bridges should be buildings of special interest.
- vi. All of the mature and semi mature trees in the central area are important.
- vii. Some recent infill development detracts from the overall quality of the Conservation Area.
- viii. The Forge in Church Road and the wood yard at the bottom of Gazely Hill are part of the village's history and add to its character.

### FHDC Response

- i. *Noted, amend appraisal accordingly.*
- ii. *Noted and welcomed.*
- iii. *The Conservation area boundary will be altered to include the flint walls of Nos. 2 Newmarket Road, and the wall will be shown on the appraisals built environment map.*
- iv. *Noted amend the appraisal accordingly*
- v. *Noted, these are all nationally listed buildings or structures.*
- vi. *Noted and welcomed, trees are given extra protection in Conservation Areas.*
- vii. *Noted.*

viii. *Noted, these buildings will be surveyed and if appropriate the appraisal will be amended accordingly. Members will be verbally updated at the meeting.*

#### Moulton Parish Council

- i. The boundary of the CA should be amended to include the flint walls to the boundary of no. 2, 2a & 2b Newmarket Road.
- ii. The CA should be extended to include the properties and depot on Gazeley Hill known as Griffiths Yard. This area has good views of the whole village, and should be protected from any high-rise development, which would spoil the rural nature of the site.
- iii. The view out of the CA towards the elevated ground bordering Gazeley Hill including Griffiths Yard should be noted in the document and map as should the very important view of the village green, from the village pump to nos. 1 – 4 The Green. A photo of this view should be included in the document and it's importance stressed.
- iv. The proposed boundary changes are supported.
- v. The appraisal base map is very out of date.
- vi. A number of minor typos, factual inaccuracies / queries were drawn to the Districts attention in an earlier round of consultation.

#### FHDC Response

- i. *The Conservation area boundary will be altered to include the flint walls of Nos. 2 Newmarket Road, and the wall will be shown on the appraisals built environment map.*
- ii. *Noted, these buildings will be surveyed and if appropriate the appraisal will be amended accordingly. Members will be verbally updated at the meeting.*
- iii. *Noted, amend accordingly.*
- iv. *Noted and welcomed.*
- v. *The base map will be changed to a new OS master map base for the adopted document. This will give the most up-to-date base, but map make the road and place names harder to read at a printable scale.*
- vi. *The minor typos, factual inaccuracies and queries will be corrected or researched as necessary and appropriate amendments made to the final adopted document.*

#### Mrs Sabin

- i. Can the front cover be changed as there have been misunderstandings regarding public access to this private field in the centre of the village? References to the green space in the centre of the village should state that the comprise playing fields, public open space and private meadow.
- ii. The 4<sup>th</sup> point of the key characteristics and page 9 (fig 4) should be amended to state the village lies between Primrose Hill, Thrift Covert and Folly Hill.
- iii. Page 10 – The meadows west of Brookside also contain wells and hard foundations.
- iv. Page 12 – The south porch of the church was repaired in 1981 as the restoration of 1851 had not had sufficient foundations and had split away from the main building.
- v. A number of minor typos, factual inaccuracies / queries were drawn to the Districts attention.

- vi. Page 14 – The section on Bridge Street should mention the Old Bridge House situated before the bridge on the left, and the site of 2 demolished slaughterhouses.
- vii. The text is ambiguous when it mentions French Hall, French Hall Farmhouse and its associated buildings. Page 15, 25, etc.
- viii. Page 15 – The tree in the playing field is a sycamore.
- ix. Page 17 – The limestone dressings on the church are Ketton stone. Reference could also be made to the poorhouse and 'The Dudery'.
- x. Page 19 - The footbridge opposite the school in Brookside may be older than the packhorse bridge.
- xi. Page 24 – No. 26 has been altered since its description was written.
- xii. Page 31 – French Hall Gardens, the orchard has a low wall, and the walled garden a high wall.
- xiii. Views and Open Spaces Map – The footpaths do not seem to be plotted correctly near 24 & 26 The Street, and along Brookside. The area TPO to the north of Church Road is questioned.

#### FHDC Response

- i. *Noted, amend accordingly.*
- ii. *Noted, amend accordingly.*
- iii. *Noted, amend accordingly.*
- iv. *Noted, verify and if appropriate amend accordingly.*
- v. *The minor typos, factual inaccuracies and queries will be corrected or researched as necessary and appropriate amendments made to the final adopted document.*
- vi. *Noted, research and if appropriate amend accordingly.*
- vii. *Noted, amend accordingly.*
- viii. *Noted, amend accordingly.*
- ix. *Noted, research and if appropriate amend accordingly.*
- x. *Noted, research and if appropriate amend accordingly.*
- xi. *Noted, resurvey and amend if appropriate.*
- xii. *Noted, amend accordingly*
- xiii. *The footpaths will be checked against SCC definitive right of way maps, these inaccuracies are likely to rectify themselves when plotted on a OS master map digital base map.*

#### Dalham

- 4. It appears that the comments submitted by Dalham Parish Council on 6<sup>th</sup> November 2006 were not reported to the 28<sup>th</sup> March 2007 Planning Committee that considered responses to the consultation on the draft Dalham appraisal. Evidence suggests that Officers considered the comments when they were first received, and the Planning Committee indirectly considered some of the issues raised by the Parish as other respondees made similar points. The Parish Council's comments are reported below for consideration:

#### Dalham Parish Council

- i. The Parish are impressed with the overall quality of the report.
- ii. The boundary should be extended to take in the 'Triangle' at the top of Stores Hill to safeguard the views down Stores Hill and back across the valley towards Dalham Hall and the Church.



- iii. The boundary should be extended to take in the village pond and its immediate hinterland given that it is considered to be an integral element of the village.
- iv. The boundary should be extended to take in the land between Allotment Road and the River Kennett to protect the setting of the River Kennett.
- v. The boundary should be extended to take in land adjacent to the River Kennett at the south end of the village, on the west bank, along the whole length of the western boundary of 8 The Sounds, and on the east bank, on a line from where the current CA boundary crosses the river to the end of the village.
- vi. The boundary should be extended to take in the southern and western boundaries of 16 The Sounds in order to take in the entire village.
- vii. The boundary should be extended to take in the area currently occupied by the modern farm buildings behind Dalham Hall to protect the setting of the adjacent historic buildings.
- viii. The views in the draft appraisal are endorsed, and the following additional views should be included in the document: Two views from the triangle on top of Stores Hill looking east and north-east; from Old Suffolk Road looking north east; from the Denham Road looking east across the Village to the Lower Mill; and a 360° panoramic view from the road bridge in front of the Affleck Arms.
- ix. The following public open spaces should be identified: the village pond and adjacent site, the area in front of the Affleck Arms, and the garden of the Village Hall.
- x. The location of the walls identified on the plan does not always match those on the ground, particularly in terms of the location of openings. Is there a need for an up to date survey of walling material.
- xi. The appraisal has a number of minor typos, factual inaccuracies and misspellings.
- xii. The map on page 32 concerning the sites and monuments would benefit from an attributed source, and reference in the text to the identified sites.

#### FHDC Response

- i. *Noted and welcomed.*
- ii. *Planning Policy Guidance Note 15 (Historic Environment) describes what elements to be considered when identifying conservation areas and these all relate to the built environment and not the natural environment. This therefore excludes areas of countryside without a man made architectural dimension. Conservation Area designation is not generally appropriate to protect the wider landscape, this is better achieved by landscape and countryside policies in the emerging LDF. However, the view should be noted and the appraisal plan amended.*
- iii. *See point (ii) above, the pond is a natural feature, which is relatively isolated from the buildings of the village.*
- iv. *See point (ii) above. The wider landscape would be better protected by landscape and countryside policies in the emerging LDF.*
- v. *See point (ii) above. The current Conservation Area boundary reflects the historic boundary of No. 8 The Sounds. The cartographic error will be corrected so the boundary follows the western bank of the river rather than bisecting it.*
- vi. *The current Conservation Area boundary reflects the historic boundary of No.16 The Sounds.*
- vii. *It is not appropriate to include modern buildings that have no historic or architectural merit in a conservation area to protect its wider setting.*

- viii. *Noted, amend accordingly.*
- ix. *The appraisal will be amended to show the area in front of the Affleck Arms and the garden of the village hall as open space.*
- x. *The walls will be re-surveyed and the appraisal updated as necessary.*
- xi. *The minor typos, factual inaccuracies and queries will be corrected or researched as necessary and appropriate amendments made to the final adopted document.*
- xii. *Noted, amend accordingly after consulting SCC archaeology on the appropriate level of information to be published.*

- 5. If Members are minded to agree the above FHDC responses the draft documents can then be amended, and the adopted versions of these documents used for development control purposes.
- 6. A notice is then placed in the London Gazette and Local Press concerning any boundary changes agreed. Letters will also be sent to inform respondents to the consultation, and any properties affected by a boundary change that the Appraisals have been adopted.

#### **Finance/Budget/Resource Implications**

- 7. There are likely to be on-going revenue, and possibly capital funding implications. The Appraisals were carried out utilising Planning Delivery Grant funds gained from central Government.
- 8. Any boundary change has to be advertised in the London Gazette and local press, which will incur a fee.

#### **Environmental Impact and Sustainability**

- 9. The adoption of Conservation Area Appraisals will assist the preservation and environmental enhancement of the Conservation Area.

#### **Policy Compliance/Power**

- 10. There is a statutory requirement for the Council to preserve and enhance its conservation areas.

#### **Performance Management Implications**

- 11. This work is carried out and monitored under Best Value Performance Indicator BVPI 219 a-c, and falls within the Forward Planning Service Plan objectives.

#### **Legal Implications**

- 12. No direct implications. Issues may arise from the implementation of Management Plans.

#### **Human Rights Act and Diversity Implications**

- 13. No direct implications.

### **Crosscutting Implications**

14. The appraisal process may contribute in some instances, particularly in relation to environmental enhancements and improvements to the Public Realm. Appraisals also contribute towards planning control and other economic and community development agendas.

### **Risk Assessment**

15. Failure to progress appraisals may result in criticism of poor performance in audit and CPA inspections and impede the Councils development control functions in the Conservation Area.

### **Council Priorities**

16. The conservation appraisal process forms part of the LDF programme. Community engagement and communication. Economic Regeneration, Street scene and environment and Transport.

### **Recommendation:**

17. **It is recommended that Members agree the amendments suggested in the Forest Heath District Council (FHDC) responses as set out in this report, and the amended documents are adopted as planning guidance for development control purposes.**

Nigel McCurdy  
Strategic Director (Services)  
16th May 2008

### **BACKGROUND PAPERS**

1. The draft appraisals for Barton Mills, Higham, Moulton, and Dalham are available on the Council's website, or printed versions can be provided on request.

### **CONTACT OFFICERS**

Boyd Nicholas  
Marie Smith