

SUMMARY OF COMMENTS AND RESPONSES TO THE DRAFT MAXEY CONSERVATION AREA APPRAISAL (July – September 2006)

- Agent

Objection to presumption against development on 'L' shaped plot off Blind Lane

Response

The reference to this site has been deleted from the Appraisal. The site originally formed part of a larger site which obtained planning permission in the 1980's for residential development. The Local Planning Authority has determined that the planning permission granted on the larger adjoining site has commenced, and that this consent is extant. The Appraisal stated that this permission may be extant.

- Agent

- a) Objection to text at 9.2: presumption against further sub-division of frontage plots on High Street for development; and to text at 9.4: presumption against tandem development or on existing rear gardens
- b) Objection to inclusion of land outside the village envelope within the extended conservation area
- c) Objection to inclusion of nos. 67 and 67a High Street within the extended conservation area.

Response

- a) The Appraisal does not seek to prevent change or new development in the Conservation Area. The Appraisal establishes the key factors that influence the historic character of Maxey and suggests measures to retain the village's historic character. A Conservation Area Appraisal would be one of a number of material considerations, including Village Design Statements and Parish Plans, which the Local Planning Authority would take into consideration when determining applications for development. Only a few vestiges of the open cottage fields remain and it is appropriate these are identified and where possible protected from development that would harm the historic character of the area. More intensive development within curtilages is most likely to further erode the cottage / field character of the village.

It is considered appropriate to retain a presumption against the development of certain sites that are important features in the historic character of the village. However, it would be appropriate to replace the word 'will' with "should" at 9.2 Historic Field Boundaries and at 9.4. The onus is on an applicant for planning permission to demonstrate that the proposed development will not diminish the historic character identified in the Appraisal.

- b) Noted. The Appraisal has identified that an important feature of the historic character of the village are the remnants of small narrow enclosures situated around cottages. The original conservation area boundary was too tightly drawn. It is appropriate to extend the boundary to include plots to the south of High Street in their entirety in view of their historic association with the village and the wider setting of the conservation area.
- c) Noted. The Townscape evaluation plan identifies these buildings and those opposite (also proposed for inclusion), as having a 'neutral' contribution to the street scene. The inclusion of these properties provides coherence to the boundary along High Street. Including the properties in an extended conservation area will not weaken the character of the area.

- Resident

Agree with planting of native trees with the village. Seek re-planting of native tree species to footpath between High Street and West End Road.

Response

Noted. A re-planting scheme can be developed in partnership with Parish Council and adjacent landowners

- Parish Council

- a) Did the consultation letter and leaflet go to the whole village or just the proposed extended conservation area;
- b) What are the reasons for extending the Conservation Area to Castle End;
- c) Why is the boundary extension at the rear of 23 and not 25 West End Road;
- d) Not in favour of enclosing frontage of the Community Centre as this would restrict the availability of limited parking space
- e) Not acceptable to allow the Blind Lane site to fall further into an overgrown state.

Response

- a) All properties within the Conservation Area, the proposed extended area and adjoining properties.
- b) Castle End is the part of Maxey which most retains its historic character: The site and moat of the 12th C castle; Castle End Farmhouse (listed) and model farm complex; pre-enclosure field boundaries between Maxey and Castle End and smaller “home enclosures”; and landscape of medieval age.
- c) This is a drafting error and the boundary is to remain as existing.
- d) Noted. As the Appraisal is intended to identify those works that would enhance the Conservation Area this opportunity for enhancement should be retained.
- e) This site obtained planning permission in the 1980’s for residential development. The Local Planning Authority has determined that the planning permission previously granted has commenced, and that this consent is extant. The reference to a presumption against development of this site has been deleted from the Appraisal.

- Resident

- a) The proposed boundary extension should be extended further around existing housing, e.g. the remainder of the High Street on the southern side towards the west. This would provide protection against further housing development in those areas
- b) Consideration to sympathetic reshaping, reprioritizing the High Street to reduce speeding and to enhance its appearance.

Response

- a) As part of the appraisal process adjacent areas were considered for possible inclusion. Additional housing areas other than those proposed for inclusion do not add to the special character of the conservation and to fulfil the criteria of conservation area designation. The use of conservation area powers to prevent or deter development is not envisaged within PPG15 guidance.
- b) Transportation issues such as alterations to the highway to affect traffic speed are not tackled through the Conservation Area Appraisal. The appraisal identifies that the informal character of High Street has changed through the development of continuous frontages. A more formal road now gives the impression of continuous street corridors. The regularity of buildings reduces a sense of enclosure and the feeling of passing from one distinct part of the street to another. The loss of large ‘landmark’ trees has diminished a “sense of place”.

New residential development approved at No. 45 High Street is designed so part of a ‘barn’ style building is positioned close to the road to give a stronger townscape and visual ‘stop’. New tree planting at strategic locations can help re-create the sense of a series of spaces in High Street.

- Resident

Extend the conservation area north of West End Road properties to Mill Road

Response

The inclusion of land to the north of the present boundary will not add further significance to the character of the conservation area. Although there is some evidence of the remains of the former ‘open field’ system in this area this is considered to be of less significance compared with the land south of Castle End.

- Resident
 - a) Object to inclusion of 67A in extended conservation area
 - b) Request inclusion of Perkins Lane and intervening land to south of High Street in extended boundary to preserve a public right of way and prevent development.

Response

- a) Noted. The Townscape evaluation plan identifies the property and others in the vicinity, also proposed for inclusion, as having a 'neutral' contribution to the street scene. The inclusion of these properties provides coherence to the boundary along High Street. Including the properties in an extended conservation area will not weaken the character of the area.
- b) As part of the appraisal process adjacent areas were considered for possible inclusion. The site does not hold special character sufficient to warrant conservation area designation. The use of conservation area powers to prevent or deter development is not envisaged within PPG15 guidance. A public right of way has statutory protection. The land is not part of historical field enclosures or "home fields".

- Resident

- a) No details of financial resources to implement works to 'public realm'. Lack of clear timescales.
- b) Appraisal should incorporate some reference to social and economic character and future needs of the area.
- c) Character and design of recent development at The Retreat and Arthur's Court, and their relationship to traditional patterns of development in the village
- d) What reassurance that proposals (on development) would be honored
- e) Include scheme to replant lost field boundary trees
- f) Influence or shape layout of High Street to reduce speeding and enhance appearance.
- g) Questions appropriateness to require extensions on thatched properties to be roofed with thatch, given many existing are roofed in Collyweston or Pantiles.

Response

- a) One of the purposes of a Management Plan is to identify those works that would enhance the character and appearance of the Conservation Area. Effort and actions can then be taken to help achieve these improvements. The City Council will seek to attract additional resources in partnership with other interested parties and funding bodies. The Management Plan needs to be realistic (for works in the 'public realm') in view of the resources likely to be available. Specific enhancements identified will be dependent on partnerships with landowners and other interested parties. The absence of clear timescales in the Management Plan is realistic, in view of the need to investigate the cost and feasibility of works, secure resources and agreements with third parties.
- b) This work is considered outside the scope of a character appraisal which concentrates on the special architectural or historic interest of the conservation area. The social and economic background and the way these factors have shaped Maxey are considered in the Appraisal in order to help understand the areas character. Social, and economic issues, including the future needs of the village, can be components Village Plans.
- c) Comments noted
- d) Policy H11 Peterborough Local Plan provides for limited growth within the village envelope. The policies contained in the local plan aim to ensure that development is appropriate and will preserve or enhance the character of that area. Within the conservation area a high standard of design and layout would additionally be required. It is appropriate that there should be a presumption against development in key areas. (9.2 and 9.4). The onus will be on an applicant for planning permission to demonstrate that proposed development will not diminish the historic character identified in the Appraisal.
- e) This action is outside the scope of the Appraisal but can be taken forward through a future Village Plan

- f) Transportation issues to affect traffic speed are not tackled through the Conservation Area Appraisal. Remodelling of the High Street to provide more variable carriageway widths could enhance the historic character of the area. However, it is considered that new tree planting at strategic locations can help re-create the sense of a series of spaces in High Street and enhance its appearance.

- g) As an Environmental City Peterborough should positively encourage a material that is highly thermally efficient, organic and causes no pollution or energy use in its manufacture. There may be circumstances where thatch is not appropriate for the property or location.