

Milborne Port – Conservation Area Appraisal and Designation of extensions to Conservation Area

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Purpose of the Report

To formally designate extensions and amendments to the Milborne Port Conservation Area and approve the recently prepared Conservation Area Appraisal.

Public Interest

This report proposes alterations to the conservation boundary and the adoption of the Conservation Area Assessment for Milborne Port. Conservation areas are *areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*. The Milborne Port Conservation Area was first designated in 1988. In accordance with the Council's duty to review and keep up-to-date its conservation areas, it is now in need of review to ensure that it covers the appropriate area.

The District Council is also required to formulate and publish proposals for the preservation and enhancement of conservation areas. A conservation area appraisal that identifies what is special about an area assists in making the designation effective in conserving that special interest, allowing planning decisions to be made with a thorough understanding of the conservation area's character.

An appraisal is therefore an essential tool for the planning process and for managing informed intervention. It should provide a sound basis, defensible on appeal, for the relevant development plan policies and development control decisions made in the area. The appraisal is intended to provide the District Council and the local community with a clear idea of what features and details contribute to the character of the conservation area and how these may relate to any wider proposals for regeneration.

Recommendations

- (1) Formally designate changes to the Milborne Port conservation area boundary
- (2) Approve the Milborne Port Conservation Area Appraisal
- (3) Advertise the changes to the designated area in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990

Background

Conservation areas are areas of **'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'**.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to identify appropriate parts of their areas, to designate them as conservation areas and to keep them under review.

Historic areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life. Public support for the conservation and enhancement of areas of architectural and historic interest is well established. By suggesting continuity and stability, such areas provide points of reference in a rapidly changing world: they

represent the familiar and cherished local scene. About 10,000 have been designated nationally since they were introduced in 1967 and there are now 88 in South Somerset.

Local Authorities are required by the Act to review conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. The preparation of character appraisals forms a part of this process, offering the opportunity to re-assess a designated area and to evaluate and record its special interest, particularly to help guide the way change and development takes place. An up to date appraisal will help guide development and regeneration in ways that will preserve the special character of the area. Appraisals are designed to provide guidance and support to parish councils, on decisions taken by the Council, its Development Management Service and to raise public awareness about the special character of the areas.

Designation is a matter for local (Area Committee) decision and is the principle means by which a local authority can apply conservation policies to a particular area.

To manage changes in Conservation Areas, normal permitted development rights (works that can be carried out without planning permission) are restricted and planning permission is required for some works that may affect the external appearance of dwellinghouses. Trees in conservation areas are also protected and works to them require prior notification.

Milborne Port Conservation Area appraisal and boundary review.

The Conservation Area was designated in 1988 and has not been reviewed since that date. To remain sound and effective conservation areas need to be reviewed and brought up to date with revisions to the boundary where they are necessary or desirable, taking account both of current understanding of historic significance and reviewing changes and development that has taken place since original designation.

Through the process of review and the preparation of the appraisal, some amendments to the boundary are felt to be necessary to the area, some to correct boundary anomalies and ensure the boundary coincides with on-the-ground features and some to add areas that have now been identified as worthy of inclusion. The proposed alterations and extensions to the designated conservation area are shown on the attached map.

Proposed boundary changes

The attached maps show the existing boundary and proposed alterations marked and numbered.

Key to proposed boundary changes – Final March 2018

Locations of numbered changes are shown on proposals maps

1. **Add** – Landscaped grounds of Ven House. Map 3
2. **Add** – Small area of woodland adjacent to Canon Court Farm beneficial to the setting of the southern part of the conservation area. Map 1
3. **Not used**
4. **Add** – Adjacent to Old School House - amendment to boundary to follow physical boundary features. Map 1
5. **Remove** – Amendment to boundary to follow physical boundary features the A30 road junction with Gainsborough.

6. **Add** – Two attractive early C20 houses and gardens that contribute to the setting of the listed former school and to Gainsborough. Map 1
7. **Add** – Group of houses around small green at junction of Rosemary Street and Paddock Walk, the river bridge and cottages on Lower Gunville. Attractive area substantially unchanged since c1840 containing older cottages and The Knapp. Map 1
8. **Add** – C19 house Orchard Close. Map 1
Remove – parking area at Glovers Close
9. **Remove** - Amendment to boundary to follow physical boundary features excluding Venn Farm bungalow. Map 1
10. **Add** – Area to include the distinctive avenue along the A30 western approach to the village, listed early C20 house Bowling Green, listed Crackmore Lodges and the segment of Sherborne Castle designated Historic Park that lies in South Somerset District. Map 4
11. **Add** – A large extension to the north of the village centre including the river valley at Kingsbury Regis, the undeveloped land that separates Kingsbury from the core of the village, older buildings along Cold Harbour, the former Methodist Church, the Old Angel Inn and some properties along Station Road; Bazzleways, Springfield, Bullens, Stonehaven and Culverdene House. Map 2

Consultations

The boundary proposals were sent to the Parish Council and Ward members prior to the wider public consultation. A number of comments and suggestion were received after a Parish Council meeting in support of some proposals and against some others.

All the properties that would be affected by inclusion in the conservation area for the first time were then consulted on the boundary proposals by letter, public notices were displayed in the village, and all the details were displayed on the SSDC website and with full details also being available to the public with the Parish Council.

A number of suggestions and responses about the boundary changes were received. No comments have been received relating to the draft Appraisal.

Milborne Port Conservation Area Review		
CONSULTATION RESPONSES		
	Response	SSDC Reply/ Response
	<p>The proposals are a good plan for maintaining the historic character of the village but</p> <p>Do not remove stone wall opposite the Old School Gainsborough (change 5)</p> <p>Add green spaces either side of Newtown to preserve its special identity</p>	<p>Wall would not be removed from CA but boundary of CA would follow and include the wall</p> <p><i>The proposed boundary is drawn to include the grass A30 road verge, the walls along Gainsborough and the old Pump House which I believe is what you wish to see included</i></p>

	Support for the proposed changes to the CA but In Kingsbury Regis include all of the land to the north and south of Court Lane, as well as the fields immediately behind the listed buildings at Manor Farm.(Change 11) Retain and Brookside in CA. (Change 3)	Fields not suitable for inclusion in CA and designation to prevent development not appropriate Retain as part of historic minster precinct
	Object to physical removal of car park	Misunderstood proposals in vicinity of Glovers Close - <i>I can assure you we are not physically removing the car park. The proposal is to amend the conservation area boundary so that it doesn't include the car park.</i>
	Object to physical removal of car park	Ditto
	Object to physical removal of car park	Ditto
	Proposal is welcomed and I hope it will increase the protection of the historical and valuable building fabric of Milborne Port. The extension to include Ven House is also an important one as I hope it will safeguard the setting of this significant grade 1 listed house.	No response required
	Object to inclusion of farmland south and north east of Ven House. (Change 1)	We have noted your concerns and also those expressed by the Parish Council regarding the land farmed by the Venn Farm Partnership around Ven House and have modified the proposals to only include the landscaped areas associated with Ven House together the small woodland south of Brook Street which is important to the setting of the southern part of the village. Thus the farmland to the north and north east of the A30 would remain outside the conservation area. I attach a map to illustrate this.
	To include The Granary and fields around Manor Farm Kingsbury	Granary isolated from manor Farm and separated by modern houses so not appropriate to include
Milborne Parish Council	Change 1 – Disagree with inclusion of Ven HPG - could be counterproductive for the trees	Omit Ven HPG except land in ownership of Ven House
	Change 2- Woodland adj Canon Court Farm – No opinion	No action necessary
	Change 3 – Brookside and Pudbrook - Why are only older buildings considered conservation?	Not to remove Brookside and Pudbrook from CA
	Change 4 – minor boundary correction - Agree	No action necessary

	Change 5 – minor boundary correction - Agree	No action necessary
	Change 6 – Add two houses in Gainsborough - Agree	No action necessary
	Change 7 – Add group at Rosemary St - Agree	No action necessary
	Change 8 – add Orchard Close - Agree	No action necessary
	Change 9 – minor boundary correction - Agree	No action necessary
	Change 10 – Add avenue along A30 from Crackmore Lodges - Concern about trees	No action proposed
	Change 11 –Add extension to Kingsbury Regis - Agree	No action necessary
	Disagree with addition of land around Newtown	Omit extensions at Newtown

The table below summarises the response and the actions taken.

Procedure

The boundary amendments are designated by a decision by this committee and it only remains to publicise the decision. The appraisal will be an advisory document that will form part of the Historic Environment Strategy that in turn forms part of the Local Plan and is required by the National Planning Policy Framework.

Financial Implications

The cost of statutory publicity in the local press and the London Gazette is expected to be approximately £100.

Implications for Corporate Priorities

Contributes to Corporate Aims 4 'Ensure safe, sustainable and cohesive communities' and 5 'Promote a balanced natural and built environment'.

Carbon Emissions and Adapting to Climate Change Implications

No implications arising from this report.

Equality and Diversity Implications

None

Background Papers: Conservation Area Files
Milborne Port Conservation Area Assessment.
