



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Officer Delegated Decision

Published on 3 February 2022

Decision: Balscote Conservation Area Re-Appraisal

Decision taker: Assistant Director Planning and Development

Decision Date: 26 January 2022

Source of delegation: Constitution Part 3: Officer Scheme of Delegation

Is decision subject to Call-in? No

Deadline for Call-in: N/A

Is decision key? No

Is decision exempt? No

Is decision urgent? No

Summary

The Planning (Listed Buildings and Conservation Areas) Act 1990 comprises legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, 'the character or appearance of which it is desirable to preserve or enhance.' Local planning authorities have a duty under the Act to consider boundary revisions to their conservation areas 'from time to time'.

The Balscote Conservation Area was first designated in 1980 and the boundary reviewed in 1998. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date.

A consultation on the draft document took place between 16 September 2019 and 28 October 2019. This report sets out the comments received on the draft appraisal and on the proposed changes to the boundaries. The report requests that both the proposed changes to the conservation boundaries and the amended appraisals are approved under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") with immediate effect.

Seven boundary changes were proposed for amendment in the draft document. Two of these have been further amended following the consultation.

In brief, the changes involve:

- i. Re-drawn boundary to include the garden of Chapel Barn to follow the property boundary.
- ii. Re-drawn boundary to follow the tree line to the north east on Chapel Lane. To follow natural features to include the trees that contribute to the character of the Conservation Area in this location.
- iii. Re-drawn boundary to the east to follow the tree line between the village and New Manor Farm (Roundhill House).
- iv. Inclusion of land south and east of The Manor (Manor Farmhouse complex) to include Hill barn, 8 The Hedges and the small parcel of land to the south of these properties adjacent to Shutford Road.
- v. Inclusion of the boundary walls of Third Acre and the garden to the rear of Ash Barn. To follow property boundaries and give some protection to the historic boundary walls.
- vi. Removal of land within the curtilage of Ashfield House to follow property boundaries.
- vii. Inclusion of the gardens of Norland and Honeysuckle House to the west, to follow the boundary of these properties.

The Conservation Area Appraisal identifies and analyses the distinctive character of the area derived from its unique topography, historic development and features such as buildings, streets, layout and form.

The appraisal includes a Management Plan which outlines opportunities to enhance the area and identifies threats to its character and appearance. A series of action points are outlined to address these issues.

The appraisal of the character of a Conservation Area provides a sound basis for development management, for developing initiatives for improving the area and for assisting with plan-making. A clear definition of those elements which contribute to the special architectural or historic interest of a settlement provides a robust framework for the future management of the historic environment of that settlement, against which applications can be considered.

Decision

Resolved

- (1) That, following consultation with the Lead Member for Planning the adoption of the Balscote Conservation Area Appraisal following its re-appraisal is approved.

Reasons for Decision

The Conservation Area Appraisal has been reviewed and consulted upon. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date. The appraisal provides a sound basis for development management, for developing initiatives for improving the area and for assisting with plan making.

Alternative Options Considered

The following alternative options have been identified and rejected for the reasons as set out below.

Option 1: To seek further amendments to the Conservation Area Appraisal.

Officers consider that the reviewed Conservation Area Appraisal which proposes no changes to the Conservation Area boundary is in the best interests of preserving the district's built heritage.

Option 2: To oppose the proposed changes – would result in the AD Planning and Development reconsidering those changes.

Officers consider that an updated appraisal and Conservation Area boundary are in the best interests of preserving the district's built heritage.

Conflicts of Interest Declared and Dispensations Granted by Head of Paid Service

None

Attachments

Report to Assistant Director - Planning and Development

Decision Notice completed by:

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