

Initial Conservation Area queries for WNC on Consultation (140722)

I am assuming and hoping that you will have received a number of queries from other villagers, but various comments/concerns that we as a Parish Council have received about the proposal so far include (in no particular order of priority):

1) Solar panels – there is no mention of how if at all, it is proposed to deal with these going forward. Is the default position that none are allowed – is an application always going to be required and what needs to be addressed (as there appears to be no consistent policy ...) – are they allowed on rear elevations that do not face into the conservation area

2) Likewise, Electric vehicle charging points on properties – are these going to require an application before any installation can be carried out? What are the parameters, if any, that will dictate if an application is required?

3) There appears to be little, if any, consideration on how the village is to evolve. It cannot become a shrine to the past – how is evolution therefore built in?

4) On a similar point, the consultation makes no reference to how to encourage climate change and the need to think differently – how is that to be addressed?

5) Conservation areas protect our nations distinct, local heritage. The proposed expanded areas include modern properties – how and why are those included?

6) The proposed expanded area's need to be redrawn omitting the more modern property; villagers have bought a modern property which was outside the conservation area, but now find that it is to be included and with it the withdrawal of permitted development rights. That creates a cost that was not factored into their purchase

7) Conservation areas are areas of "special architectural or historic interest" – the proposed extension appears to have been drawn without any thought as to whether an individual building meets those criteria. It appears to be a case that it is easier to include everything rather than looking at the detail – this relates to the more modern properties that now find themselves with additional costs and burdens because it was "easier to colour the plan that way"

8) Demolition of a building – how is a building defined? Does it include sheds, potting sheds etc?

9) How are Openreach and other similar providers able to erect new telegraph poles and run new wires without any consultation – or are they excluded from planning requirements within a conservation area

10) Whilst there are a number of properties that have parts which are listed (so that work on unlisted parts may not require planning permission) only one property has been proposed for a Local List? Why is a local list required if it falls within the conservation area anyway

11) Please provide details of the scoring threshold that "Bartons" achieved to justify its inclusion on the Local List

12) Please identify those other properties that you considered for inclusion on the local list but which did not meet your scoring threshold

13) There are notable absences from the consultation including Newnham Hall, the Windmill on Newnham Hill – why is the proposal limited in this way – why have such buildings been excluded?

14) Why has UPVC been excluded? What is considered an “historic” property. There are a number of properties with UPVC replacement windows which you would be hard to identify as not being wooden windows.

15) Street surfaces such as cobblestones have been tarmacked over – this has been done by the local authority – are they going to remove the poor modern (pot holed) surfacing and will they not be tarmacking over them in the future

16) On page 56, there is a footnote to “Newnham History pg 103” – That source is not listed – please clarify

17) On page 60 – permitted development rights to be withdrawn – do all 3 categories of rights being withdrawn apply to all the properties listed?

18) The level of minute detail is concerning – how and why should the route that any external wiring, aerials follow, be the subject of planning control; likewise the colour of paint to be used

19) How and when is a consultation carried out in respect of proposed Article 4 directions – what is the process and timing (assuming that the proposed conservation plan as a whole is approved) and importantly, will the consultation be public and not just addressed to the properties affected

20) Why is there no mention of possible traffic restrictions in the Conservation area. To preserve properties with little or no foundations against vibration from heavy traffic then limitations should be referred to in the consultation; likewise, parking, both on street and on grass areas within the conservation area - how are those to be controlled, all of which have a significant detrimental impact on what you are seeking to maintain/establish

21) Many of the reasons given to try and justify the current proposed restrictions appear to emanate from a failure over the last 20 years (when the conservation area was last reviewed) in terms of planning controls. How is this document going to bring certainty along with a consistent decision making process instead of an individual's opinion

I look forward to responses to the above points being dealt with during your online presentation so that informed responses to the consultation can be made instead of a series of questions