



To: Executive Councillor for Planning and Sustainable Transport  
Report by: Head of Planning Services  
Relevant scrutiny committee: Environment Scrutiny Committee  
Wards affected: Petersfield, Romsey

21 June  
2011

**CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR  
MILL ROAD  
Not a Key Decision**

**1. Executive summary**

- 1.1 A review of the 1999 Mill Road and St Matthews Conservation Area Appraisal, and an appraisal for the potential designation of a new Conservation Area in Romsey were agreed as part of the 2009-10 Pro-active Conservation programme. A report on the review findings was presented to Environment Scrutiny in March 2011.
- 1.2 Due to a proposal to extend the conservation area boundary beyond the area covered by the review, a further period of public consultation was entered into following the March meeting.
- 1.3 The re-consultation has received a good level of support and the draft Appraisal and boundary review are now recommended for approval.

**2. Recommendations**

- 2.1 The Executive Councillor is recommended to approve the revised Conservation Area boundary and the content of the draft Appraisal.

**3. Background**

- 3.1 The City Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations, boundaries, and consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.

- 3.2 Draft Appraisals have been prepared by consultants. Funding was agreed for Pro-Active Conservation work for each of the financial years 2008-9, 2009-10, and 2010-11.
- 3.3 Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 3.4 A report was brought to this committee in March 2011 recommending the approval of an extension to Conservation Area no. 1 to include Romsey, Brookfields, Burnside and Stone Street. Due to a recommendation from Cambridge Past Present and Future to include an additional area in Argyle Street, and in order to undertake further consideration of the inclusion of the Brookfields Hospital buildings, an additional consultation period was needed. As a result it was agreed that the decision on formal designation of the proposed boundary extension would be made at this meeting.
- 3.5 The draft Appraisal used for the second consultation was an amalgamation of the two produced for the first. The overwhelming majority of the responses received from Romsey for the first consultation were in favour both of giving Romsey Conservation Area status and including it in a combined Conservation Area with Mill Road and St Matthews. The resultant document was called the Draft Mill Road Area Conservation Area Review.
- 3.6 The second consultation went out to the amenity societies, English Heritage, County Highways and Planning, Environment Agency, the Ward Councillors and the County Councillors as statutory consultees.
- 3.7 In addition, where email or property addresses were available, all those who responded to the first consultation were re-consulted. A table of their responses is included as Appendix 1.
- 3.8 The re-consultation was also made available on the City Council's Consultation page of the website and a hard copy, with comments sheets, was placed in the Planning section of the Customer Service Centre for reference. A press release was also issued to make people aware of the re-consultation.
- 3.9 There have been 18 written responses to the re-consultation. Of these 14 wholly support the proposed Conservation Area boundary review and Appraisal. Of the remaining 4 - 1 supports the boundary, but suggests some changes to the text of the Appraisal and 3 do not indicate either support or not of the proposals. Of these 3 - 1 is commenting on the trees in Devonshire Road and the proposed development of the Travis Perkins site which is outside the proposed Conservation Area boundary and 1 is from County Planning who

comment on the text of the document with regard to public realm points raised within it. The third representation is on behalf of NHS Cambridgeshire regarding the area around Brookfields Hospital, but does not object to the extension of the Conservation Area to include Romsey and the eastern side of Brooks Road.

- 3.10 The Januarys representation on behalf of NHS Cambridgeshire, Appendix 3, emphasises that north of Mill Road, from the Brookfields Hospital site to Brooks Road, has a different character to the rest of Romsey and that it fails to meet the criteria for Conservation Area status. They also believe there is no justification or benefit to be gained from including this area within the designation due to the quality of some of the buildings and the number of development sites and potential development sites.
- 3.11 Despite this opposition, it is proposed that the area should remain within the Conservation Area. There are pockets of buildings of different character within the majority of our Conservation Areas. It is not believed that the points raised within the representation outweigh the benefits from including this part of Mill Road in the Conservation Area and described within the draft Appraisal.
- 3.12 The English Heritage response is in favour of the draft Appraisal but suggests that Nos. 48, 65-79 (odd), 93-105 (odd) should all be added as Positive Unlisted Buildings. In addition they also suggest that the row of mature willow trees on the east side of the brook should be included within the Conservation Area boundary and identified as an Important Tree Group on the relevant Townscape Analysis Map. Should the Committee wish, these two suggestions could be added to the maps which will form part of the Appraisal.
- 3.13 The Savills representation on behalf of Anglia Ruskin University supports the extension of the Conservation Area but suggests a number of alterations to the text, especially with regard to the emphasis within the document of the residential nature of the Conservation Area where they believe that the area is more mixed. These points have been taken on board and the text of the document has been amended accordingly.
- 3.14 The draft Appraisal provides evidence to illustrate that the existing and proposed areas meet current national criteria, in terms of the special architectural and historic interest for Conservation Area designation.
- 3.15 It is envisaged that when the current programme of Conservation Area Appraisals is completed, the Conservation Area boundaries will be re-designated. The existing boundary to Conservation Area no 1 will need to be re-drawn at that time, to separately identify Conservation Areas corresponding to the proposed Mill Road Appraisal, the Historic

Core Appraisal, and other Appraisal areas forming part of Conservation Area no 1.

3.16 Members are asked to consider the recommendation to approve the alterations to the boundary of Conservation Area no 1 to include Romsey, Brookfields, Burnside, and Stone Street.

#### **4. Implications**

##### **Staff**

The extensions to the Conservation Areas will result in some additional workload arising from planning and tree work applications that involve properties and trees in the Conservation Area boundaries.

##### **Finance**

The financial implications are set out within the report above.

##### **Environmental**

The environmental implications are set out within the report above.

##### **Community Safety**

There are no direct community safety implications.

##### **Equalities and Diversity**

There are no direct physical equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement.

#### **5. Background papers**

These background papers were used in the preparation of this report:

Planning Policy Statement 5

<http://www.communities.gov.uk/publications/planningandbuilding/pps5>

English Heritage: Guidance on Conservation Appraisals, February 2006

<http://www.english-heritage.org.uk/publications/guidance-conservation-area-appraisals-2006/>

Mill Road and St Matthews Conservation Area Appraisal 1999

<http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/historic-environment-and-trees/conservation-areas/>

(scroll down, click on “central conservation area”, then on “Mill Road and St Matthews Area Appraisal)

Committee Report - Draft Conservation Area Boundary Review for Mill Road and St Matthews, to Include Romsey – 15 March 2011

Draft Mill Road and St Matthew's Conservation Area Character Appraisal –  
February 2011

Draft Proposed Romsey Town Conservation Area Character Appraisal –  
February 2011

## **6. Appendices**

### **Appendix 1**

Summary of responses to public consultation

### **Appendix 2**

Draft Mill Road Area Conservation Area Appraisal

### **Appendix 3**

Januarys representation on behalf of NHS Cambridgeshire

### **Appendix 4**

Map - Proposed Mill Road Conservation Area Character Areas

### **Appendix 5**

Map -Proposed Mill Road Conservation Area Townscape Analysis 1

### **Appendix 6**

Map -Proposed Mill Road Conservation Area Townscape Analysis 2

## **7. Inspection of papers**

To inspect the background papers or if you have a query on the report  
please contact:

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