

# Fryerning Conservation Area Boundary Change Consultation Report

A report detailing the public consultation undertaken in light of recommended boundary changes to the Conservation Area

December 2013

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# 1 Background

## Consultation on Recommended Boundary Changes

- 1.1 This report sets out details of the public consultation undertaken in light of recommended boundary changes to Fryerning Conservation Area.
- 1.2 The consultation followed completion of the Fryerning Conservation Area Appraisal and Management Plan (2011). The Appraisal recommended boundary amendments be made to the Conservation Area which were then shared with the public for comment. The consultation took place for a period of six weeks from Friday 27 September to Friday 8 November 2013, in line with the Council's Statement of Community Involvement (SCI).

## Conservation Areas

- 1.3 Conservation Areas are "areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) Act 1990).
- 1.4 The designation of Conservation Areas provides local authorities with additional statutory powers affecting, for example, the demolition of buildings, works to trees, publicity procedures for planning applications and restrictions placed on permitted development rights. Local authorities will also formulate policies in their Local Plan to preserve the character of conservation areas. However, designation does not prevent any changes being made within a conservation area. There will be different pressures (good and bad) that may affect character and appearance.

## Appraisal and Review

- 1.5 Local authorities not only have a duty to designate conservation areas, they are required to formulate policies and devise schemes for the preservation and enhancement of their character and appearance and keep them under review. The Brentwood Replacement Local Plan (2005) sets out the Council's intention to carry out Conservation Area Appraisals, to clearly assess and define their character, allowing informed planning decisions and identification of what should be preserved and enhanced.
- 1.6 The Council commissioned Essex County Council to prepare a series of character appraisals for each of the Borough's 13 conservation areas. To date eight appraisals have been completed, including the Fryerning Conservation Area Character Appraisal and Management Plan (2011).
- 1.7 Following recommendations in previous appraisal management plans and subsequent public consultations, changes have been made to the boundaries of the following five conservation areas:

## CONSERVATION AREA

- Brentwood Town Centre Conservation Area;
  - Ingatestone High Street Conservation Area; and
  - Ingatestone Station Lane Conservation Area.
- 
- Great Warley Conservation Area; and
  - Herongate Conservation Area

## BOUNDARIES AMENDED

January 2010 \*

October 2012 \*\*

*\* Agreed at Policy Board (1 Dec 2009), changes implemented 13 Jan 2010*

*\*\* Agreed at Policy & Resources Board (17 Oct 2012)*

- 1.8 The Fryerning Conservation Area Appraisal and Management Plan recommended that amendments be made to the boundary of the Conservation Area. The Council subsequently carried out a public consultation so that local people could comment and have their say.

## 2 Consultation

### Methodology

- 2.1 Responses to the proposed boundary changes were invited from those who live and work in the Borough. The consultation was specifically aimed at informing those who would be directly affected by the changes. Addresses within the proposed areas were sent a letter explaining the consultation process and how to find out more information, either by visiting the Council's website ([www.brentwood.gov.uk/planning](http://www.brentwood.gov.uk/planning)) or by contacting the Planning Policy Team.
- 2.2 Ingatestone and Fryerning Parish Council, who were involved in the preparation of the Fryerning Conservation Area Appraisal and Management Plan, were also invited to comment on the recommendations.
- 2.3 The Council's website provided more information on the consultation and a link to the Fryerning Conservation Area Appraisal and Management Plan. A comment form was also available to download. Comments could be made by completing a comment form, responding by email or in writing.
- 2.4 Hard copies of the comment form and other information were available to send to anyone who requested. Copies of the Appraisal were also available to view at the Town Hall and local libraries (Brentwood, Shenfield and Ingatestone).
- 2.5 The comment form was designed to be simple, requesting basic contact details, whether the person agreed or disagreed with the proposals, and space for further comments.

### Sample

- 2.6 Two responses were received during the consultation period, both in writing by letter.

## 3 Response

- 3.1 Essex County Council's Historic Buildings and Conservation Team advised that the Conservation Area boundaries are drawn fairly tightly round the residential area and follow logical plot divisions. There seems to be no scope for reductions to the extent of the area.
- 3.2 A map of the existing Fryerning Conservation Area boundary and proposed boundary extension is set out in Appendix A.

### Responses Received

- 3.3 Two responses were received to the consultation. These can be separated as follows:
- Agree: 1 (50%)
  - Disagree: 1 (50%)
- 3.4 A summary of all responses received is set out in Appendix B. No responses were received from residents within the proposed extension to the Conservation Area.

### Comments

- 3.5 The response objecting to amending the Conservation Area boundaries was specifically an objection to the content of the Fryerning Conservation Area Appraisal and Management Plan document. This objection was based on the fact that the Council had not formally adopted the Appraisal, therefore challenging the validity of the document's content. The objector requested that the Council commission a new assessment to replace the current Appraisal and that the proposed Conservation Area extension be postponed until this reassessment has been completed.

## 4 Recommendation & Decision

### Final Recommendation

- 4.1 Following consultation with Essex County Council's Historic Buildings and Conservation Team the following recommendations were made:
- 4.1.1 The Fryerning Conservation Area is generally in good condition, the houses and their gardens well maintained. There are some places where there is scope for improvement. Properties tend to be under considerable pressure for demolition, alteration, extension, and the erection of gates, outbuildings and swimming pools. In a village where the houses are often set well back from the road, the appearance of gates, driveways, boundary treatments and landscaping is all the more important. The Conservation Area boundaries are presently drawn fairly tightly round the residential area and follow logical plot

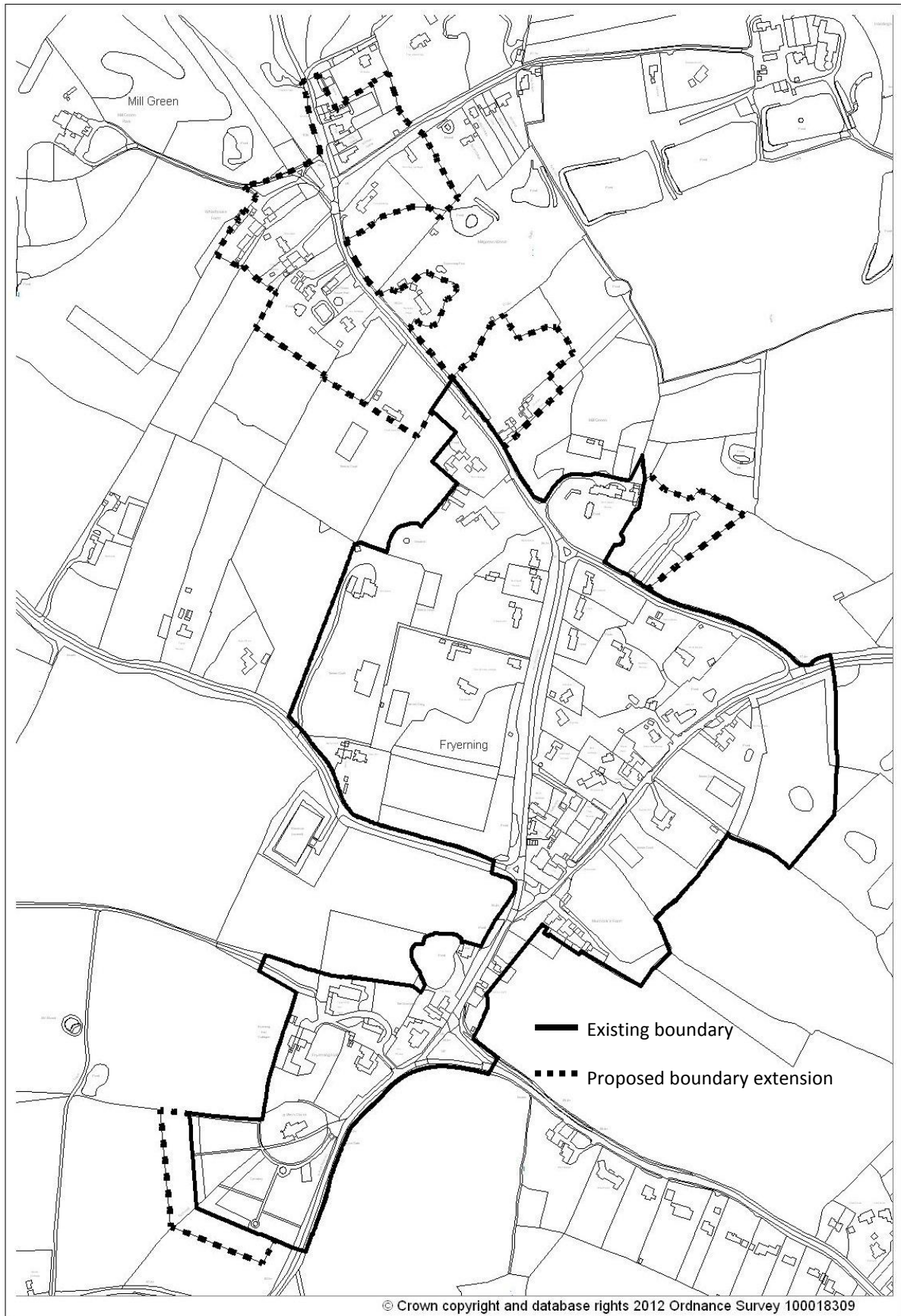
divisions, this is not proposed to be disturbed. There is sufficient architectural and historical interest within the proposed to extend the Conservation Area of Fryerning.

- 4.2 In response to the objection received, all Conservation Area Appraisals and Management Plans undertaken on behalf of Brentwood Borough Council provide technical evidence for use by Council Officers when determining planning applications and informing planning policy. It is not necessary that these be formally adopted. Some Local Authorities choose to formally adopt appraisals, but there is no regulatory requirement to do so. The Council has a duty to formulate policies and devise schemes to preserve and enhance the character and appearance of conservation areas. These should also be kept under review. Regardless of the document's formal status, the recommendation to review boundaries remains. For this reason it is judged that the proposed extension to Fryerning Conservation Area should be agreed as recommended by Essex County Council.

## Decision

- 4.3 At the meeting of the Council's Policy Board on 18 December 2013, Members of the Council unanimously resolved to agree the recommended amendments to the boundaries of Fryerning Conservation Area.
- 4.4 Published agendas and minutes of all Council meetings can be found on the Council's website at [www.brentwood.gov.uk/agendaminute](http://www.brentwood.gov.uk/agendaminute)

## Appendix A: Fryerning Conservation Area Map





## Appendix B: Consultation Responses

| Ref. | Organisation                           | Agree? | Summary of Comments  | Response   |
|------|--|--------|--|--|
| F01  | -                                      | No     | <p>Objection to the content of the Character Appraisal and Management Plan document, but less specifically on the proposals to amend Fryerning Conservation Area boundary. This objection was based on the fact that the Council has not formally adopted the Conservation Area Appraisal and Management Plan, therefore challenging the validity of the document's content. The objector requested that the Council commission a new assessment to replace the current Appraisal and that the proposed Conservation Area extension be postponed until this reassessment has been completed.</p> | <p>All Conservation Area Appraisals and Management Plans have been undertaken as technical evidence for use by Council Officers when determining planning applications and informing planning policy. It is not necessary that these be formally adopted. Some Local Authorities choose to formally adopt appraisals, but there is no regulatory requirement to do so. The Council has a duty to formulate policies and devise schemes to preserve and enhance the character and appearance of conservation areas. These should also be kept under review. Regardless of the document's formal status, the recommendation to review boundaries remains. For this reason it is judged that the proposed extension to Fryerning Conservation Area should be agreed as recommended by Essex County Council.</p> |
| F02  | Ingatestone & Fryerning Parish Council | Yes    | <p>The proposal to extend the Conservation Area boundary in Fryerning is very much in line with what the Parish Council would like to see and gives valuable protection to additional important character properties and therefore these changes should be introduced as quickly as possible.</p>  | -  |



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Published December 2013 by **Brentwood Borough Council**  
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