

DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

Decision maker: Cabinet Member for Housing and Planning

Date: 19 April 2016

Decision in the matter of: Sandbach Town Conservation Area - Proposed amendments to Boundary

Decision:

1. That the Sandbach Conservation Area be extended as per the boundary plan attached to the report.
2. That the Environmental Planning Manager be authorised to undertake the necessary notification of amendment to the Conservation Area as required by Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Background: The conservation area was last reviewed in 2014 and as part of the appraisal processes of that review this boundary amendment was proposed. At that time there had not been a review of the conservation area or a Conservation Area Character Appraisal. There were also no up to date conservation management proposals for the conservation area.

The area enclosed by the boundary amendment was previously put forward for inclusion by the ward member for the area and the Town Council who considered the request represented the majority community view. A decision on this area was, however, postponed at that time due to a planning appeal for new housing on land within part of the proposed conservation area.

The land immediately adjacent to Dingle Farm is in the recently revised conservation area boundary and part of the curtilage to the Listed Farmhouse (grade II). The remaining 2 paddocks, 7 Dingle Lane and part of Dingle Lane are proposed to be included within the conservation area boundary. These paddocks influence perceptions upon approach to the conservation area. They form part of the significance of the listed building and give context the farm and conservation area. Dingle Lane is an informal Green Lane with a key view into the conservation area (defined by the visual juxtaposition of the farmhouse and the Church and its environs). Following a recent

appeal a planning inspector decided that the paddocks form a part of the setting and significance of the listed buildings and also the conservation area. The conservation officer agrees with this assessment. They provide evidential and aesthetic value to the listed building and conservation area and therefore should be included in the Sandbach Conservation Area.

Background Documents:

The background papers relating to this report can be inspected by contacting the report writer.

Approved:

Signed
Councillor Ainsley Arnold (Cabinet Member for Housing and Planning)

Date:

19 April 2016

Advising Officer:

Signed
Katherine Bailey (Conservation Officer)