

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Strategic Communities**
held on Monday, 7th October, 2013 in Committee Suite 1 & 2, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor D Brown.

Councillor in attendance:

Councillor P Findlow.

Officers in attendance:

D Hallam – Principal Design and Conservation Officer

I Dale - Heritage and Design Manager

C Foreman – Democratic Services Officer.

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 PUBLIC SPEAKING TIME/OPEN SESSION

No members of the public were present.

4 REQUEST TO REMOVE PROPERTY FROM THE LOCAL LIST - ROSE COTTAGE, PRESTBURY

Consideration was given to a request for Rose Cottage, Prestbury, to be removed from the Local List as the original justification for its inclusion could no longer be justified.

The building had originally been included because of its presence at the site since the mid 1800s (but potentially earlier), evidenced by the Tithe map; it's modest size and scale, set against a backdrop of larger, grander properties in the locality, and lastly, it's simple cottage vernacular and character.

Since its inclusion on the Local List, however, a number of events had resulted in the property being substantially altered; much of which had received planning permission. The works included substantial demolition and re-build of the cottage, extensions to the building and works within the cartilage involving a rebuilding and enlargement of the detached garage and creation of a very formal vehicular entrance.

The net effect of the work undertaken to the building was a substantial erosion of the heritage significance and authenticity of the building. When assessed against

the criteria for selection of buildings set out in the Local List SPD, it was considered that Rose Cottage inadequately fulfils the adopted criteria. It was stressed however that was a finely balanced case.

It was also stressed that if the building were to be removed from the local list it would still retain some heritage significance and would be considered as a non-designated heritage asset, albeit one that no longer adequately meets the Local Listing criteria. The provisions within the NPPF with regards to the assessment of development proposals upon its historic significance would therefore remain. The NPPF stressed the need to recognise that heritage assets are an irreplaceable resource and needed be conserved in a manner appropriate to their significance, and this included both designated and non-designated assets.

Members expressed considerable disappointment with the chain of events leading to the irrevocable changes to this property such that it no longer fulfilled the necessary criteria to be on the Local List. In response to the request of the Portfolio Holder and the Local Ward Member Officers agreed to investigate the history of this, and any similar cases, and to ensure that processes were put in place to ensure that such a thing could not be repeated elsewhere.

RESOLVED

That officers be authorised to remove the property from the Local List as the extent of the changes to the building since its inclusion have resulted in substantial erosion of its heritage significance, such that it no longer adequately satisfies the selection criteria set out in the Local List Supplementary Planning Document.

The meeting commenced at 9.30 am and concluded at 9.45 am

Councillor (none)