

CABINET MEMBER DECISION



Decision:

That approval is granted to extend the boundary of the conservation area in Folkingham along West Street to include Woodlands Cottage, Woodlands, Westgate House and the former Folkingham estate workers cottages and to exclude Kimes Bus Depot on Sleaford Road from the boundary of the conservation area.

(1) **Details of Decision**

To consider the responses to the consultation exercise carried out for the conservation area appraisal for the village of Folkingham.

(2) **Considerations/Evidence**

A conservation area appraisal for the village of Folkingham has recently been carried out and a draft appraisal document produced, which was the subject of consultation earlier this year. The purpose of this report is:

- to review the responses received to the consultation exercise,
- to consider any possible amendments in the light of the responses, and
- to consider adoption of the appraisal, with or without amendment.

A copy of the draft appraisal was sent to each property within the conservation area, to the parish council and to the district councillor.

Responses from local residents

Six individual responses were received from local residents. Two broadly agreed with the draft appraisal and supported the proposed management proposals. Three objected to the suggestion to exclude Kimes Bus Depot on Sleaford Road on the eastern edge of the conservation area on the basis that the site could be redeveloped for housing. However two of these respondents did

support the proposed extension of the conservation area along West Street to incorporate Woodlands Cottage, Woodlands and Westgate House. The owner of Kimes Bus Depot supported the proposal to exclude it from the boundary of the conservation area on the basis that the buildings lacked any architectural or historic merit.

Response from Folkingham Village Design Statement Group

The group agreed with the proposals to exclude Kimes Bus Depot and to extend the boundary along West Street and they also broadly agreed with the management proposals. The group also proposed a further extension along West Street to incorporate the five pairs of former estate workers houses to the west of Westgate House.

Response from Folkingham Parish Council

The parish council also suggested that the boundary should be extended beyond Westgate House to include the former estate workers cottages. The council objected to the proposal to exclude Kimes Bus Depot on the basis that the two storey former granary within the complex of buildings was worthy of retention in its own right.

In response to the comments from the Village Design Statement Group and the Parish Council, the occupants of the estate workers cottages were consulted on the possible inclusion of their properties within the conservation area. One response was received which strongly supported this proposal.

The possible options with regard to the boundary of the conservation area are as follows:

- To retain the existing boundary.
- To extend the boundary along West Street to include Woodlands Cottage, Woodlands, Westgate House and the former Folkingham estate workers cottages. To exclude Kimes Bus Depot, located on Sleaford Road at the eastern edge of the conservation area.
- To extend the boundary along West Street as outlined above and to retain Kimes Bus Depot.

(3) Reasons for Decision:

There appears to be popular support for the proposed extension along West Street to include Woodlands Cottage, Woodlands, Westgate House and the former Folkingham estate workers cottages, as outlined on the accompanying map.

Woodlands Cottage, and the Grade II listed Woodlands and Westgate House are attractive large scale 19th century brick buildings set back from the roadside within large grounds. The buildings continue the pattern of development established by The Rectory which is included within the boundary of the conservation area.

The estate cottages date from the early 1880s and, although they are simple in design, they form an attractive group as they have largely been unaltered. The cottages reflect the vernacular traditions of the village as they are constructed of brick with stone quoins and are domestic in scale, consisting of two storeys with steeply pitched roofs.

These buildings possess intrinsic architectural and historic merit and their inclusion within the boundary would enhance the overall special interest and character of the conservation area.

There is also a strong opposition to the proposed exclusion of Kimes Bus Depot from the conservation area on the basis that the site could potentially be redeveloped for housing. However, this does not form sufficient justification for retaining the site within the boundary as conservation areas are designated on the basis of their special historic and architectural character rather than as a means of precluding development.

To justify the inclusion of the depot within the conservation area the buildings must contribute to its special character. The former granary is relatively utilitarian in appearance but it is not without merit as it is an attractive example of a vernacular 19th century agricultural building. The bus garages date from the late 1970s and are constructed from brick with asbestos cladding, the garages do not reflect the historic or architectural character of the conservation area nor do they have any intrinsic interest. However, they are set back from the roadside and are screened from the road by hedges and trees which minimises their visual impact if the decision was taken to retain it within the boundary.

Conflicts of Interest

(Any conflict of interest declared by any other Cabinet Member consulted in relation to the decision to be recorded).

NONE

Dispensations

(Any dispensation granted by the Standards Committee on respect of any declared conflict of interest to be noted).

NONE

Decision taken by:

Name: Councillor Mrs Frances Cartwright
Portfolio Holder: Economic Development

Date of Decision: 12 January 2009

Date of Publication of Record of Decision:

Date decision effective (i.e. 5 days after the date of publication of record of decision unless subject to call-in by the Scrutiny Committee Chairman or any 5 members of the Council from any political groups):