

Daventry District Council

**Great Brington Conservation Area
Appraisal and Management Plan
Supplementary Planning Document**

Statement of Consultation

Adopted March 2021



Introduction

This report sets out the consultation undertaken on the Great Brington Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD). This report is required by regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012.

At its meeting on 15th October 2020 the Council's Strategy Group resolved that consultation could take place on the document.

Consultation

An eight week consultation period took place ending on 18th January 2021. The Parish Council, District Councillors and other consultees and local residents who had asked to be so, were notified.

A public drop-in session was held at the Great Brington Reading Room on 19th June 2019. An online consultation session was held via Zoom during the consultation period on 8th December 2020, attended by members of the public.

Publicity

The draft SPD could be accessed from the Planning Policy, Conservation Areas and Consultation pages of the Daventry District Council Website.

Due to the COVID-19 outbreak, hard copies were not placed in local libraries, however hard copies were available on request free of charge.

The Council placed a notice on the Council's website, a copy of which is included at Appendix A.

Consultation Period

Consultation took place with organisations referenced above and local residents on the document for a period of eight weeks until 5.00pm on the Monday 18th January 2021.

Comments received

Six responses were received via email. These are set out in Appendix B.

Consideration of Responses

The Council carefully considered the comments received. Changes were made to the document as a result of these responses. These changes are set out in Appendix B.

The representations were reported to the Council's Strategy Group on 4th March 2021 followed by Full Council on 18th March 2021 when the document was adopted.

Appendix A- Great Brington Consultation Notice

**Great Brington Conservation Area Appraisal and Management Plan
Town and Country Planning (Local Planning) (England) Regulations 2012
Regulation 12, 13 and 35 – Consultation Statement regarding Supplementary
Planning Document**

Daventry District Council is consulting on a Conservation Area Appraisal and Management Plan for Great Brington. The document will, if adopted, provide advice on the special architectural and historic interest of the conservation area and will supplement the Settlements and Countryside Local Plan (Part 2) for Daventry District and the West Northamptonshire Joint Core Strategy.

The Council hereby welcomes comments from any interested party on the document.

The document will be available on the Council's website:

<https://www.daventrydc.gov.uk/ConservationAreas>

Paper copies can be requested by emailing heritage@daventrydc.gov.uk

The consultation commences at 10am on Monday 23rd November 2020 and closes at 5pm on Monday 18th January 2021.

Comments in writing should be forwarded to Rhian Morgan, Heritage Policy Officer, Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP or e-mail heritage@daventrydc.gov.uk by **5pm on Monday 18th January 2021** at the latest.

Comments cannot be accepted after this time.

Rhian Morgan

Heritage Policy Officer

Respondent	Comments	response	action
			buildings (Numbers 9, 10, 11 and 142).”
Pamela Bright	<p>Having read the review for Great Brington we would like you to correct the information regarding 59 Main Street, which is noted on Page 46 as being not listed.</p> <p>This property is known as Carey House, not Carely House (it has never been known as Carely House) and is Grade 11 listed as noted as your first entry of listed property on Page 72. The number of Carey House is 59 and is also noted as listed on the map of listed property as being located adjacent to the new Rectory.</p> <p>The mistake on the name must have occurred on the occasion of the original listing.</p>	<p>Comments noted.</p> <p>Thank you for bringing this to our attention. The reference to No.59 Main Street not being listed will be removed. The name Carely House was taken directly from the National Heritage List for England, maintained by Historic England, and is likely reflective of an historic error. An amendment will be made to reflect the correct name “Carey House”.</p>	<p>No change.</p> <p>Section 7.1, page 46, para 6, amend text:</p> <p>“Many of the earlier buildings are listed at grade II, however some notable non-listed examples remain of this vernacular style, including Dairy Farm and No.59 Main Street. Both are Dairy Farm is constructed of coursed ironstone with long straw thatched roofs. Dairy Farm has timber casement windows very similar in style to those of the neighbouring listed No.63, and a later, but traditionally styled, plank door. <u>No.59 Main Street (Carey House) is another grade II listed example which is also constructed of ironstone with a thatched roof which</u></p>

Respondent	Comments	response	action
			<p>incorporates timber casement windows with leaded lights and both stone and timber lintels.”</p> <p>Appendix A: Listed Buildings and Scheduled Monuments, page 72, amend text:</p> <p><u>“Carey House (listed as “Carely House” on the National Heritage List for England)”</u></p>
Phil Richardson	<p>An excellent document. Well done. All good.</p> <p>I note that P26 column one is incomplete at the end. Lost under the photo?</p>	<p>Comments welcomed.</p> <p>Thank you for bringing this to our attention. The final three words of the sentence appear to have been added by mistake, and will be amended.</p>	<p>No change.</p> <p>Section 6.3, page 26, para 2, amend text:</p> <p>“This presence of greenery provides a practical space and a visually pleasing element which softens the road junction, whilst also <u>providing</u>”</p>
Great Brington	<p>The Parish Council feel that the appraisal is a well thought out document and fits well with the themes in the village design statement. We believe that the</p>	<p>Comments welcomed.</p>	<p>No change.</p>

Respondent	Comments	response	action
Parish Council	recommendations made are sensible and the parish council supports them.		
Andrew Shaw	<p>(a) The proposal (10) to retain the existing conservation area is acceptable.</p> <p>(b)The proposal (9.1) to add 12 properties to the local list adds further "protection" to the character of the conservation area. However why have (a) The Stables, at the entrance to Hamilton Lane, (b) the converted cow sheds and barn between Main Street and Hamilton Lane and the 3 attached cottages opposite Brington Lodge been excluded from proposed "local list"? All sets of properties are "locally special" and (a) and (b)have "historic association" with farming in Great Brington.</p>	<p>a) Comments welcomed.</p> <p>b) These three properties have been assessed against the criteria for the Local List, adopted by the Council. The Stables, Hamilton Lane, and the former cowsheds, did not meet the threshold to be added to the Local List, due to the number of 20th and 21st century additions and alterations. The three cottages opposite Brington Lodge, Nos.28-30 Main Street, did meet the threshold and will therefore</p>	<p>No change.</p> <p>Add Nos.28-30 Main Street to the Local List.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comments	response	action
	<p>(c)The statements within Threats and Recommendations (2) - inappropriate development and (5) - highways, should strengthen the parish council position in objecting to the proposals for the redevelopment/change of use planning applications for the "redundant" farm buildings on the Whilton side of Brington Grange.</p> <p>(d)Open Space area, Central Paddocks (OS12) is considered to add a significant contribution to the character and appearance of the conservation area. Additionally the views across the Central Paddocks is also designated as an important view and vista (V19) within the conservation area. Yet in the past few years owners /tenants of these paddock areas have constructed quite substantial wooden shed and stable type structures all without planning permission. As the District Council considers this paddock area needs preserving then what action will the district council be taking to have these unauthorised buildings removed?</p>	<p>be added to the Local List.</p> <p>c) Comments noted.</p> <p>d) It is possible that the structures in question fall under the category of "permitted development" and can therefore be constructed within certain conditions without the need to submit a planning application. Your concern that these buildings do not benefit from permitted development rights and have been constructed</p>	<p>No change.</p>

Respondent	Comments	response	action
	<p>(e)Policy and Legislation (2.3) acknowledges the Brington parish design statement as a supplementary planning document. Has the parish council conducted a</p>	<p>without the benefit of consent has been passed to our Development Control team who can advise on this.</p> <p>Regarding future development within OS12, it is within the conservation area and any proposals would be determined with regard to the contents of an adopted conservation area appraisal and other planning policies. The conservation area appraisal identifies this open space as making a significant contribution to the character and appearance of the conservation area.</p> <p>e) The Bringtons Design Statement was consulted in the production of the draft</p>	

Respondent	Comments	response	action
	comparison between the design statement to the conservation area proposal to ensure there are no significant anomalies?	conservation area appraisal, and it is considered that there are no significant conflicts between the two documents.	

