

Report to Cabinet

Subject: Linby Conservation Area Appraisal and Management Plan

Date: 4th November 2021

Author: Planning Policy Manager

Wards Affected

Linby

Purpose

The purpose of this paper is to seek Cabinet approval to publish the Linby Conservation Area Character Appraisal and the associated Management Plan (attached as **Appendix 1**).

Key Decision

This is not a key decision.

Recommendation(s)

THAT:

- 1) Approve the appended Linby Conservation Area Character Appraisal and Management Plan at **Appendix 1**;
- 2) Authorise the Planning Policy Manager to publish the document; and
- 3) Delegate authority to the Planning Policy Manager to make any minor typographical, formatting or factual amendments to the Linby Conservation Area Appraisal and Management Plan as appropriate.

1 Background

- 1.1 Under Sections 69-71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 (the 'Act') there is a duty on local planning authorities to

determine which parts of their areas are of special architectural or historic interest and to designate them accordingly, in order that their character or appearance may be preserved or enhanced.

- 1.2 Linby Conservation Area was designated in 1972 and a Conservation Area Appraisal was adopted in August 2011. The format for these documents has considerably changed since 2011 as has guidance and this document re-appraises Linby and its Conservation Area boundary in the light of changes over time. The document sets out guidance for the preservation and control of change in a Management Plan to ensure the Conservation Area continues to retain its special architectural and historic interest.
- 1.3 The Council's Conservation and Heritage Officer has been actively involved in the preparation of the Conservation Area Appraisal and Management Plan working alongside Planning Policy. The document has also been subject to informal consultation with Linby Parish Council who have provided valuable comments and assistance.
- 1.4 A Conservation Area Character Appraisal seeks to highlight the specific qualities of a place that contribute to its character and which are worthy of protection and enhancement. This provides a framework against which decisions about future development can be made. The purpose of a Conservation Area is not to prevent development but rather it is to manage change in an informed manner that preserves and enhances the Conservation Area without harming its special character and appearance.
- 1.5 The Appraisal also provides the opportunity to re-assess the Conservation Area boundary to ensure it continues to have special architectural or historic interest to warrant designation and to amend the boundary accordingly and include new areas where appropriate. A number of boundary changes are proposed which are set out in this report.
- 1.6 The adopted Appraisal will be used to inform the consideration of management and development proposals within the Area. The Management Plan sets out broad planning guidance by which the objectives of preserving and enhancing the unique character and appearance of the Conservation Area can be pursued through the planning process.
- 1.7 The Appraisal and Management Plan have been subject to public consultation between 12th July and 23rd August 2021 in accordance with the requirements of S71 of the 'Act'. Comments were received and addressed elsewhere in this report.

2 Proposal

2.1 It is proposed that Cabinet approves the Linby Conservation Area Appraisal and Management Plan attached at **Appendix 1**.

2.2 The main significant features that make up the special architectural and historic interest of Linby include:

- The rural setting of the village, highlighted by open and greenfield farmland landscape that surrounds the buildings in an historic harmonious relationship, with mature trees, field boundaries of hedgerows, stone boundary walls, together with the permeating waters of ancient streams that form the Linby Docks in the centre of the village.
- The landform and topography that changes through the village to provide different views, together with the meandering roads and footpaths that result in enclosed views upon entrance in to Linby and opening up to the wider open spaces within the village core with green spaces and Linby Docks running either side of Main Street affording long views.
- The linear pattern of development from its mediaeval origins to the present day, with the location of the church, farm houses and ancillary outbuildings close to the village centre, cottages aligning the Main Street, crofts, tracks connecting to the fields beyond and the later housing of the C18th, C19th and C20th to the village edges as the settlement expanded.
- The influence of the railways and the relationship with neighbouring settlements
- Most notably two intact post medieval stone crosses, one to each end of the village (Top and Bottom Cross) but within sight of each other.
- The prevalence of vernacular buildings consistently using locally quarried stone and a combination of clay tile and natural slate roofing, with timber sash windows. These range from large farm houses, farmyards and associated agricultural buildings, barns, stables, mills, to smaller cottages and the School house.
- The retention of historic architectural details, including plan form, door and window openings, timber horizontal sliding sash windows;
- The high quality and well maintained public realm including a prevalence of natural York stone for footpaths and kerbs, local stone blocks to manage verge parking, the grassed areas on Main Street, low level of street clutter such as overhead wires and signs, Victorian style lamp columns.
- The lack of commercial buildings, shops, offices.

Issues and Opportunities

- 2.3 The village of Linby has retained much of its original character and appearance with its early informal layout, mixture of plot sizes and uses, the variety of buildings, the influences of agriculture, transport, topography, geology and natural elements. The consistent use of natural materials; stone for walling, clay or slate tiled roofs, timber windows and doors which have been used over centuries with changing building styles against a rural backdrop setting provide Linby with its special character. Yet there is development that has occurred that does not respect the village character outlined.
- 2.4 Gateways and gate piers help formalise entrances to driveways into properties and provide a break in walling. They should be of the same materials as the wall to which they are attached, well designed with a suitable coping and finial, the piers sufficient in strength and size to hold attached gates and proportionate to their context reflecting the size/width of the entrance while bearing in mind the size and status of the property to which they belong.
- 2.5 Building features make an important contribution to the character and appearance of buildings and the Conservation Area. Where they reflect the age of the building in their style and design, they should be preserved. The use of natural materials, in particular stone for footpaths, enhances the setting of the street scene and buildings. Where the opportunity exists to extend the use of natural stone paving and kerbs throughout the village that should be taken.
- 2.6 The Borough Council monitors listed buildings at risk and in 2017 Nottinghamshire County Council on behalf of Gedling Borough Council, carried out a survey of all listed buildings in Gedling Borough including Linby. Three buildings/structures were recorded as being in poor condition with one located outside of the Conservation Area. Of the others, 21 Main Street remains vulnerable although window repairs have been undertaken. Since the Buildings at Risk survey in 2017 repair work has been undertaken to Bottom Cross thanks to the intervention of the Parish Council and in cooperation with Historic England to make the structure stable. Bottom Cross is no longer in poor condition and has been removed from the Historic England Heritage at Risk Register.
- 2.7 Significant green spaces (Map 8) and key views and vistas (Map 9) should be protected from harmful development that blocks or harms their significance.
- 2.8 The setting of the Linby Conservation Area is an important consideration in proposals for new development. Linby is surrounded by open countryside designated as Green Belt which helps preserve its setting and

important views in to and out of Linby. However, on the southern and western approaches to Linby the residential development at the former colliery is highly visible.

- 2.9 Fencing and signs as seen at Linby Colliery Welfare Football Club have a negative impact upon the setting of the Conservation Area. The situation could be significantly improved by planting with native species to screen the palisade fence from view. A similar strategy could be adopted elsewhere on the edges of the village. The use of appropriate species can help deter intruders in designing out crime.
- 2.10 The impact of highway signs can be detrimental to the Conservation Area. Wherever possible, highway signs should be discreetly located, sufficient to achieve their purpose but bearing in mind the important buildings and views in the part of the Conservation Area that they are located so that significance is not harmed. The Borough and Parish Councils should work with the County Council to mitigate the impact of statutory signs upon the Conservation Area.
- 2.11 Increasing pressures upon Linby come from the growth of nearby settlements, in particular Hucknall to the south. Increases in vehicular traffic from the surrounding areas may impact upon village life with Linby used as a route through from Hucknall towards the A60 east and south to Nottingham from junction 27 of the M1. The Gedling Local Plan identifies housing allocations at Hayden Lane and Top Wighay Farm.
- 2.12 Linby is washed over by Green Belt restricting new development proposals within and beyond the village settlement boundary as defined in the Gedling Borough Local Planning Document adopted 2018. This has restricted development within the village to infill plots and extensions to dwellings. The key is ensuring that new development complements the character of Linby Conservation Area. The Management Plan sets out a strategy for its preservation and enhancement.

Consultation

- 2.13 Consultation on the Linby Conservation Area Appraisal & Management Plan took place between 12th July and 23rd August 2020. The documents were made available on the Council's website for local residents to view and make comments. Paper copies could be viewed at Brooke Farm, Linby and the Civic Centre in Arnold. Letters were sent to all households in Linby living within or adjoining the Conservation Area boundaries. Posters were put up around Linby Village and an officer made a presentation to Linby Parish Council at their October meeting. Eight comments were received from two respondents and these are summarised in **Appendix 2** together with the Council's response.

- 2.14 Comments were received from Linby Parish Council and one local resident. The comments from the Parish Council on the Conservation Area Character Appraisal related to the boundary itself. Their comments on the Management Plan referred to the impact of bad pointing, the impact of solar panels and the impact of fencing on top of stone walls. A working groups was requested, to discuss funding avenues to improve infrastructure within the conservation area.
- 2.15 The local resident identified a number of qualities of the conservation area. They also noted the importance of materials of street furniture and buildings as well as various impacts arising from traffic passing through the village. It was suggested that a new access road be created to the north of Linby and Papplewick.

Next Steps

- 2.16 As no changes to the Conservation Area boundary are proposed, there is no requirement for this to be notified to the Secretary of State (Communities) and advertised in the London Gazette. However, respondents will be notified to inform them that the updated Conservation Area Appraisal and Management Plan has been approved.

3 Alternative Options

- 3.1 An alternative option is not to approve the updated Conservation Area Appraisal and Management Plan. This would result in the Borough Council relying on an outdated version of the document and not meeting its statutory requirements under S69 (2) of The 'Act' to review Conservation Areas and to ensure Linby Conservation Area continues to be sufficiently relevant and informative, including only those areas of special architectural or historic character within its boundary.

4 Financial Implications

- 4.1 Any costs can be met from existing budgets.

5 Legal Implications

- 5.1 The Appraisal meets the Council's obligations required by the Planning (Listed Building and Conservation Areas) Act 1990. Under Sections 69 and 71 of the Act, the Council should review conservation area boundaries from time-to-time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
- 5.2 The principal legal effect of the designation of an area as a Conservation Area is control over demolition of buildings (including structures classed as buildings in planning legislation) and less generous permitted

development rights, under the Town and Country Planning (General Permitted Development) Order 2015.

6 Equalities Implications

- 6.1 It is not necessary to carry out an impact assessment, as the main impact would be on the ability of people to alter or extend their property. In this case, no changes to the boundary of the Conservation Area are proposed and no additional residential properties are affected.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 The document will help to protect the environment of the Conservation Area. There are no implications for climate change.

8 Appendices

- 8.1 **Appendix 1:** Linby Conservation Area Appraisal and Management Plan
Appendix 2: Summary of comments and the Council's response

9 Background Papers

- 9.1 None

10 Reasons for Recommendations

- 10.1 The reasons for the recommendations are:
- a) For the purpose of planning guidance.
 - b) To comply with statutory requirements and to publicise the approved document.
 - c) For the purpose of efficiently rectifying minor errors as appropriate.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer