

1.2 Review and Re-designation of Conservation Areas at: Boughton Street, Boughton Church and South Street

Summary

This report outlines proposals for boundary changes and re-designation of the existing conservation areas at Boughton Street, Boughton Church and South Street. It recommends that some revised boundaries be approved and that the conservation areas be formally re-designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. The proposals involve changes to the existing conservation area boundaries for all three conservation areas and include character appraisals and management strategies in line with current good practice for the management of conservation areas.

Decisions required

Members are recommended:

- (1) To consider the 4 formal responses received from the public consultation exercise (reproduced at Appendix 1).
- (2) To note the content of the conservation area character appraisal and associated management strategies.
- (3) To resolve that Boughton Street, Boughton Church and South Street are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and that as such, they should be re-designated as conservation areas in accordance with section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.
- (4) To resolve that the boundaries to the conservation areas be as proposed on Map No. BSCA05 (Boughton Street), Map No. BCCA03 Rev. A (Boughton Church) and Map No. SSCA03 (South Street), set out at Appendices 3, 4A and 5 respectively.

1.0 Background

The Implications of Conservation Area Designation

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on every local planning authority to “*determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*” and, from time to time, to review the functioning existing conservation areas.
- 1.2 In considering the extension of, and re-designation of conservation areas Members need to have full regard to the statutory requirements for, and implications of designation. The National Planning Policy Framework – first introduced in 2012, and now onto its second edition (from February this year) has not materially altered the requirements for, or implications of conservation area designation (or re-designation) from the previous national planning guidance systems set out with firstly a suite of Planning Policy Guidance notes (from 1990) and then a suite of Planning Policy Statements (from 2004). The principles of this are that when considering the designation (or in this case, re-designation) of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. In terms of implications, it

is critical to recognise that conservation area designation introduces controls over the way owners can alter and/or develop their properties, the likes of which do not apply elsewhere. The principal consequences of conservation area designation include:

- local planning authorities being under a general duty to ensure the preservation and enhancement of conservation areas, and having a particular duty to prepare proposals to that end;
- Local planning authorities having policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area when considering development proposals (see paragraph 1.3 below);
- Control over demolition of unlisted buildings;
- Control over works to trees (subject to certain exemptions);
- Restriction of the types of development which can be carried out without the need for planning permission, such as the construction of a dormer window (i.e. the removal of permitted development rights); and
- Extra publicity required to be given to planning applications affecting conservation area

Other consequences, less significant in practice are as follows:

- Greater ease in the making of Article 4 Directions to limit permitted development rights;
- Limited financial assistance sometimes being available for the upkeep of a building within a conservation area (although it should be noted that the Council has not run a conservation grant scheme programme since approximately 2005, due to repeated net cuts in local government funding since the late 1990s and the need for Council's to introduce efficiencies as a result);
- Fewer types of advertisements which can be displayed with deemed consent (i.e. without the need for an advertisement consent application approval); and
- The local planning authority or Secretary of State being able to take steps to ensure that buildings in conservation areas are kept in good repair (primarily through the use of a Section 215 (Untidy Land/Building) Notice¹, but also with the possible option of a Section 54 (Urgent Works) Notice² .

(¹ Section 215 of the Town and Country Planning Act, 1990)

(² Section 54 of the Planning (Listed Buildings and Conservation Areas) Act, 1990)

1.3 The Council's Local Plan Policy on conservation areas is Policy DM33 – *Development Affecting a Conservation Area*. This re-states the national requirement to meet the preserve or enhance test and sets out four specific criteria to confirm how it will apply this test at the local level, by expecting development proposals to:

- (i) Respond positively to its conservation area appraisals where these have been prepared;

- (ii) Retain the layout, form of street, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
 - (iii) Remove features that detract from the character of the area and reinstate those that would enhance it; and
 - (iv) Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.
- 1.4 Half of the Borough's conservation areas were reviewed and re-designated between 1999 and 2006. Three of the urban conservation areas at Sittingbourne, Queenborough and Sheerness Dockyard were subsequently reviewed in 2010/11, having been originally designated in 1969, 1978 and 1972 respectively.

Boughton-under-Blean Parish Conservation Areas

- 1.5 Boughton Street, South Street and Boughton Church conservation areas were designated in 1970, 1975 and 1976, respectively. Up until now, they have lacked detailed appraisals or management strategies and as such, case law concerning conservation area designation indicates that it is possible (albeit highly unlikely) that they could fail (resulting in the designations being quashed) if legally challenged on the basis for their original designation. It is also the case that the boundaries designated at the time for each separate conservation area would now fail to include some areas that contribute to the special character of each respective conservation area. As such the Council has sought to ensure that the boundaries are changed to reflect the current situation on the ground and thereby be brought up to date as required in line with the national guidance put in place to support the aforementioned legislation.
- 1.6 The three conservation areas in question all lie within the parish of Boughton-under-Blean, and, apart from the need to update these old designations, the review of these conservation areas was given priority over the review of other Swale Borough conservation areas as part of the evidence base to support the development of a neighbourhood plan for Boughton-under-Blean and its neighbouring parish of Dunkirk.
- 1.7 Government funding for the neighbourhood plan process also helped facilitate partnership working with the Council to fund completion of the appraisal work by a consultant. This essentially entailed the preparation of proposals, character appraisals and management strategies, all in line with current guidance on conservation area designation and management.
- 1.8 For the avoidance of doubt, Dunkirk Parish itself contains no conservation areas, nor are there any areas within the parish that were, or are presently considered worthy of potential designation. Otherwise, their appraisal and potential designation would have formed a part of the review work, and would be referred to in this report.
- 1.9 Hard copies of the public consultation draft versions of the character appraisal and management strategy documents are available in the Members' room or can be viewed online at www.swale.gov.uk/conservation-areas. Under the Council's Standing Orders, the decision to designate (or re-designate) conservation areas rests with Planning Committee.

2.0 Proposed Changes to the Conservation Area

- 2.1 The proposed changes consist entirely of proposed boundary alterations to each of the 3 conservation areas, consisting of:
- 5 boundary extension areas for the Boughton Street Conservation Area;
 - 2 boundary extension areas and 1 boundary reduction for the Boughton Church Conservation Area; and
 - 2 boundary extension areas for the South Street Conservation Area.
- 2.2 For clarity and ease of reference, all the proposed boundary alterations to each of the 3 conservation areas are described in summary form within a table at Appendix 2 to this report. The table also sets out any representation made in relation to each change, your officer's comment on these (where applicable), and finally the recommendation going forward (i.e. confirmation of the proposed boundary change or otherwise, as considered appropriate).
- 2.3 The boundary alterations as proposed at the public consultation stage are shown on maps BSCA05, BCCA03 and BSCA03 at appendices 3, 4 and 5 respectively, whilst the boundary alterations as amended in response to public consultation are shown on maps BSCA05, BCCA03 Rev. A and BSCA03 at appendices 3, 4A and 5. Full descriptions of the proposed boundary changes can be found in Appendix 2 of each of the public consultation character appraisal documents, as referenced in the list of background documents to this report.

3.0 Public Consultation on the Boughton Conservation Areas

- 3.1 Public consultation took place between the 27th February 2017 and the 9th April 2017, comprising public consultation posters at key locations in Boughton under Blean parish, a notification letter sent out to all those residents and businesses affected, and notification letters to Historic England, Kent County Council, Boughton-under-Blean Parish Council and Dunkirk Parish Council. Full details were also posted on the Council's web site and hard copies of the appraisal documents made available at Boughton Street Library and Council's main office in Sittingbourne. Finally, the Council's Conservation & Design Manager made a presentation to the Parish Council of the conservation areas review work on the 8th February, 2017.
- 3.2 The reason for the long delay between going out to public consultation on this conservation area review work, and presenting the outcome of that exercise to the Planning Committee with associated recommendations essentially relates to resourcing issues within the Planning Service, which have only been addressed with an additional resource from May 2019.

Results of Consultation

- 3.3 Four letters/emails of representation were received in response to the public consultation exercise. These are reproduced at Appendix 1 in as full a form as possible, subject to necessary redactions to protect the anonymity of correspondees in accordance with the requirements of the General Data Protection Regulations, 2018.
- 3.4 Two of the representations made (from residents of the Boughton Church Conservation Area) were supportive of the conservation areas review work and simply stated support for the proposed extended boundaries. However, it should be

noted that the two representations made in this respect were tempered by clear concerns expressed about a current planning application at that time for use of part of the Lime Kiln site for the erection of a polytunnel structure for production of food, wood storage, plant production, propagation and rearing animals. This application (ref. 17/500664/FULL) was subsequently approved in June 2017 on a temporary 3 year basis subject to landscaping requirements and other limitations. To date, it has however not been implemented.

- 3.5 Objections were received from Boughton-under-Blean Parish Council and a local farming business in relation to the conservation area review work, but these only specifically related to two of the three proposed boundary alterations at Boughton Church Conservation Area. Appendix 2 refers.
- 3.6 It would be possible to exclude both of the two proposed boundary extensions from the Boughton Church Conservation Area (Boughton Church CA) in response to the Parish Council and local landowner objections, and this matter has been given very careful consideration including a site meeting with the parties in question to seek to gain a clearer understanding of their individual concerns.
- 3.7 The table at Appendix 2 sets out the extent of the consultation response to the proposed boundary alterations. It can be seen from this that there was just general support from the Parish Council in relation to the Boughton Street and South Street Conservation Areas. In relation to the Boughton Church, 2 of the 3 proposed boundary alterations have been challenged, and as a result, 1 of the proposed boundary extensions is now proposed to be omitted. The commentary in table 2 sets out the reasoning for this.

4.0 Proposal

- 4.1 The proposal is to re-designate and amend the boundaries of the three conservation areas (as slightly amended following public consultation) and equip them with character appraisals and management strategies which will assist with development management and heritage protection purposes over the next decade or so.
- 4.2 Proposed changes to the boundaries of the conservation areas as originally considered by the Boughton & Dunkirk Neighbourhood Plan Committee in liaison with the former Conservation & Design Manager are highlighted in the character appraisal and management plan documents and on maps BSCA05 (Boughton Street CA), BCCA03 (Boughton Church CA) and SSCA03 (South Street CA) at appendices 2, 3 and 4. It is only the boundary alignment of the Boughton Church Conservation Area which has been challenged and questioned through the public consultation exercise. The considerations relating to this have been clearly set out in Appendix 2, and the resultant recommended change to the alignment of the conservation area boundary in response to this, is set out at Appendix 3A.

5.0 Conclusion

- 5.1 The review of the three conservation areas has highlighted that they remain areas of special architectural or historic interest which merit protection through conservation area status. Appreciation, particularly of traditional agricultural scenes (formed in large part from surviving groupings of agricultural buildings) has grown in the 40 plus years since the latest of the three conservation areas was originally designated in 1976, and for that reason, some changes to the boundaries might be considered almost inevitable.

- 5.2 Formal written response to the public consultation has been minimal but informal feedback from interested parties either face-to-face and/or by telephone has been more numerous and also overwhelmingly positive.
- 5.3 In the light of the review work, the subsequent character appraisals production and associated consultation exercise, I consider that all three areas very clearly possess special architectural or historic interest, the character or appearance of which it is, and would be desirable to continue to preserve or enhance. I therefore recommend that the conservation areas be re-designated in accordance with the boundaries which are shown on Map No. BSCA05 (Boughton Street), Map No. BCCA03 Rev. A (Boughton Church) and Map No. SSCA03 (South Street), set out at Appendices 2, 3A and 4 respectively.
- 5.4 I also recommend that the character appraisal and management strategies be noted and formally adopted as material considerations for development management purposes, once the necessary notifications have been made in the local newspaper and the London Gazette and with Historic England and the Secretary of State for the Department for Digital, Culture, Media & Sport, as required by legislation.

Appendices

Appendix 1: Copies of the Public Consultation Representations received in relation to the Conservation Area Review work (redacted where appropriate to comply with the General Data Protection Regulations, 2018).

Appendix 2: Table of proposed alterations to the Boughton parish conservation areas.

Appendix 3: Map No. BSCA05 (Boughton Street Conservation Area) – proposed changes to conservation area boundary.

Appendix 4: Map No. BCCA03 (Boughton Church Conservation Area) – ORIGINAL proposed changes to conservation area boundary.

Appendix 4A: Map No. BCCA03 Rev. A (Boughton Church Conservation Area) – REVISED/CURRENT proposed changes to conservation area boundary.

Appendix 5: Map No. SSCA03 (South Street Conservation Area) – proposed changes to conservation area boundary.

Responsible Officer: Simon Algar, Conservation & Design Manager

List of Background Documents

The following documents are available for inspection in the Members' Room:

☐☐ Copies of the Feb 2017 public consultation version Character Appraisal & Management Strategy documents – also showing proposed Conservation Area boundary changes (also available to view on-line at www.swale.gov.uk/conservation-areas)

☐☐ Conservation Area Designation, Appraisal and Management - Historic England Advice Note 1, 2nd Ed, Feb. 2019 (also available to view on-line at: <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>)

APPENDIX 1

Copies of Public Consultation Representations received in relation to Conservation Area Review work.

Note: Each of these has been subject to some redactions in order to comply with the requirements of the General Data Protection Regulations, 2018

Representation No. 1

Dear Mr Algar,

Boughton Church Conservation Area (Boughton-Under-Blean) – Proposed Area Extension

■ stumbled upon an online document today entitled 'Boughton Church Conservation Area Appraisal'.

■ farm in the parishes of Boughton and Selling. ■ been farming in the area for over 400 years. ■ know from experience that the job becomes more and more difficult with increased red tape and regulation year on year.

■ land surrounding Boughton Church ■ is currently free of any environmental designation such as AONB/ Conservation Area. Since the mid 70's, a number of properties around Boughton Church that are several hundred years old or more have been enveloped by a designated conservation area to protect their heritage and rightly so.

With a recent move by local government for each parish to submit a 'Parish Plan', the Conservation area has clearly been brought back into focus.

By revisiting the Boughton Church Conservation Area, it appears that 'Area 3' could be included in this plan going forward. 'Area 3' includes a part row of our harvest workers huts that are in a state of disrepair and a field of approximately 3 acres. ■ do not really understand why this particular parcel has been selected and by whom. The field ■ will continue to be 'farmed'. There are no trees on this parcel of Land whatsoever. The workers huts are in a state of disrepair but still used for agricultural purposes. Their age reflects their condition.

■ always feel disheartened by people that move to the village, work away from the village but feel they must change/stop agricultural advancement so they can have their tranquil weekend. The fact is the area is for us all to enjoy but we need to be sensible about restricting activities of rural businesses which create rural employment and sustain/ maintain the countryside as we know it today.

On the basis of the above, ■ feel very strongly that 'Area 3' is excluded from the planned extension of the existing conservation area as it is part of a working farm. ■ note that the Boughton Golf Course (a rural business) has been excluded from the conservation area and backs onto ■ land at Boughton Church.

Yours sincerely,

■
■
■

Representation No. 2

Hi Simon

Just to let you know that Boughton under Blean Parish Council discussed the amendments to the 3 conservation areas within the Parish at our recent Parish Council meeting. Councillors present had no objection to the proposals for Boughton Street and Boughton South Street.

However, the Parish Council did decide that they would NOT support the proposal for including the civic cemetery in the proposed extension of the conservation area at Boughton Church. The Parish Council own the civic cemetery and purchased the land when it was not in a conservation area. To now change the type of area would impose additional constraints on the running and maintenance of the cemetery that were not forecast and would be of no additional benefit to the Parish Council.

I would be grateful if you could confirm receipt of this email and how things may or may not proceed from this stage (in particular with the objection to the extension of Boughton Church).


Regards



Clerk to Boughton under Blean Parish Council

Representation No. 3

Hi,

I live at , which is part of the Boughton Church Conservation Area. I note with interest the planned expansion of the conservation area. I have read the consultation documents and would like to express my strong support for the extension of the conservation area as proposed. The encroaching development towards the hop pickers huts has been of concern for some time.

I would also support the burying of the many cables in the area which are unsightly.

I would draw [your attention] to planning application 17/500664/FULL which affects this area of land. There is also other ongoing work by a new farmer on this area which is currently removing some of the existing trees.

Kind regards,



Representation No. 4

Dear Mr Algar,

I refer to your recent letter regarding the review of the conservation areas in this parish. I am in full favour of the current conservation areas being maintained and, where planned, expanded.

I wanted however to bring your attention to a matter which has arisen in the Boughton Church Conservation Area which directly and negatively impacts both the residents of Boughton Church Cottages and the proposed extension to the conservation area.

This land known as Lime Kiln on which the hop pickers' huts stand has recently been leased by the farmer, [REDACTED] to another small scale farmer, [REDACTED]. Work has already started to clear the land of trees and fence posts have been erected to ultimately enclose the land.

I live [REDACTED] [within the Boughton Church Conservation Area]. Like everyone in this small enclave, I have enjoyed an uninterrupted view across the fallow field [REDACTED] over to the hop pickers huts. The field attracts a lot of wildlife including, but not limited to, rabbits, foxes, stoats/weasels and pheasants. We also enjoy the sight of birds of prey soaring over the field in search of their quarry and the dusk sorties of a barn owl. All of this is currently in jeopardy as the fallow field is turned into something akin to a large scale allotment.

This project is already detracting from the visual appearance of its surroundings and once the fence is fully installed, there will be visual loss of the hop pickers huts both from Boughton Church Cottages and the road in general. Moreover the new tenant, [REDACTED] has lodged an application with Swale Borough Council to erect a polytunnel [REDACTED] which would not be in keeping with the proposed plan to extend the conservation area. [REDACTED] is also in discussions with a Kent-based Wireless Internet Service Provider, Vfast Limited, to instal a mast/repeater which [REDACTED] is currently lobbying the [REDACTED] [local people] to support. This would also not be in keeping.

To his credit, [REDACTED] did arrange a meeting with the local residents to outline his plans for the land but having listened to them, I fear that the working of the land will impact our privacy and peace and quiet and thus our enjoyment of what is currently a piece of open countryside and a view of the hop pickers huts. Furthermore [REDACTED] advised us that [REDACTED] has an annual open day in the summer which [REDACTED] invites [REDACTED] customers and anyone else associated with [REDACTED] business. This would be held on the land at Lime Kiln. Again, this would negatively impact not only on the residents right to enjoy the tranquillity of their surroundings but just as importantly impact on parking when there is already insufficient parking for our visitors.

Yours sincerely,

[REDACTED]

APPENDIX 2:**TABLE OF PROPOSED REVISIONS TO THE BOUNDARIES OF THE BOUGHTON PARISH CONSERVATION AREAS****BOUGHTON STREET CONSERVATION AREA**

Ref. No.	Proposed Boundary Change Summary Information	Representations Made	Officer Response	Recommendation
1	This essentially consists of the approach to the village from the west, and land either side of Stockers Hill at the western end of Character Area 1. The gradient, the curve in the road and the houses at this point give the distinct feeling of having arrived at the periphery of the village. Mature trees and green hedges are important features on this approach to the village and combine with the buildings to provide an attractive composition worthy of protection and inclusion within the C.A.	Parish Council – general support	Noted, and agreed that the proposed boundary changes are appropriate.	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 3 of this report).
2	This represents an insignificant alteration to the boundary of the Conservation Area at 207 The Street, simply in order to respond to apparent changes in plot boundaries that have occurred since the Conservation Area was originally designated.	Parish Council – general support	Noted, and agreed that the proposed boundary changes are appropriate.	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 3 of this report).

BOUGHTON STREET CONSERVATION AREA (Continued)

Ref. No.	Proposed Boundary Change Summary Information	Representations Made	Officer Response	Recommendation
3	This area includes part of a garden, recently used as a beer garden, and the car park to the White Horse Inn. It forms the setting to several listed buildings on The Street and is bounded, in part, by traditional brick boundary walls.	Parish Council – general support	Noted, and agreed that the proposed boundary changes are appropriate.	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 3 of this report).
4	This proposed extension concerns an area of land and buildings to the north of Character Area 1 (of two identified character areas within the conservation area) at the head of School Lane and to the north of nos.184 to 220 (evens) The Street. At this point, School Lane turns into a footpath leading through to the village hall car park. The east of the footpath is bounded by characteristic school railings which are raised on a brick plinth and terminated by brick and stone gate piers. The village school was built c.1905 in a forceful gothic style consisting of tall windows, gables and decorative brick banding. Contrasting red and yellow stock brickwork sits under steeply pitched plain tiled roofs. Its multiple gables, finials, roof vents and chimneys create an interesting silhouette and a pleasing stop to the view up School Lane. To the west of the foot path is a pleasant row of two-storey cottages	Parish Council – general support	Noted, and agreed that the proposed boundary changes are appropriate.	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 3 of this report).

Ref. No.	Proposed Boundary Change Summary Information	Representations Made	Officer Response	Recommendation
	<p>which, despite some changes to fenestration and the odd extension, make their own contribution to the character of the place. The area also includes the Mill House and the site of a former windmill set on the rise of the hill.</p>			
5	<p>This area consists of a house and garden called Sandy Ridge. It sits to the east of Bounds Lane which is one of the small roads at right angles to The Street. From The Street looking up Bounds Lane, the view is terminated by the pleasant painted brick elevation of the cottage with a characteristic peg tile roof. Bounds Lane is one of several tracks which head off to the north through orchards and arable fields in the direction of Staple Street.</p>	<p>Parish Council – general support</p>	<p>Noted, and agreed that the proposed boundary changes are appropriate.</p>	<p>Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 3 of this report).</p>

BOUGHTON CHURCH CONSERVATION AREA

Ref. No.	Proposed Boundary Change Summary Information	Representations Made	Officer Response	Recommendation
1	<p>This proposed extension was put forward by members of the Neighbourhood Plan Committee, which considered that although the graveyard extension appears to have been created in the 1990s (the date on the gate to this area reads 1994), the tree and hedge planting of this area has achieved a maturity in the intervening period and the area is clearly significant and special to those of the local community that use it or have used it in the past.</p>	<p>General support (two local residents).</p> <p>Parish Council objection: The PC owns the civic cemetery and purchased the land when it was not in a conservation area. To now change the type of area would impose additional constraints on the running and maintenance of the cemetery that were not forecast and would be of no additional benefit to the Parish Council.</p>	<p>The area of the churchyard extension is physically different in appearance and associated character from the parish churchyard. It provides little if anything in the way of benefit to the positive management of, or a contribution to the understanding of the heritage significance of the Boughton Church Conservation Area. The arguments about imposing additional burdens on the Parish Council are not convincing, but the area in question nevertheless clearly already forms part of the setting to the conservation area and is located in the countryside for development plan purposes (i.e. has no</p>	<p>Omit the proposed boundary change from the conservation area re-designation proposal, as the positive management of the Boughton Church Conservation Area would not be compromised or hindered by the omission of this proposed extension to its boundary. Note: This is not to say that the area in question should never form part of the Boughton Church C.A., but that as things stand at present, there is inadequate justification for changing the status quo position in relation to the conservation area boundary alignment at this location.</p>

Ref. No.	Proposed Boundary Change Summary Information	Representations Made	Officer Response	Recommendation
			development potential). The PC remains committed to the ongoing management of the area for burial/remembrance purposes.	
2	This proposed change involves a rationalisation of the existing boundary to reflect changes on the ground since designation in 1976. It would remove a small rectangle of farmland at the rear of Boughton Church Conservation Area.	General support (two local residents). Parish Council – general support	Support noted and agreed that this effective tidying up of the Conservation Area boundary at this location is needed.	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 4A of report).
3	This proposed extension was put forward by members of the Neighbourhood Plan Committee. The rationale for this is that the hoppers huts at the northern end of the parcel of land in question (known as lime kiln) still have a visual relationship with Boughton Church Farmhouse and its associated cottages directly across the open field in question, to the southwest. In the context of there being fewer and fewer surviving hoppers huts across the county and the traditional agricultural setting on the lower ground around the hill on which the parish church is perched, being eroded to some degree by the golf course, the reservoir	General support (two local residents). Objection from local landowner: The area includes a part row of harvest workers huts that are in a state of disrepair and a field of approx. 3 acres. It's not really understood why this particular parcel has been selected and by whom. There are no trees on this parcel of land and the workers huts are in a state	Things have moved on since the objection was made. The hoppers huts have deteriorated further, are now largely disused and the subject of a current application to convert and extend them into holiday accommodation. The proposed scheme would alter their overall form, but it would critically preserve the simple quintessential	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 4A of this report). Retention of the proposed extension would help to ensure that the historic operational use connection and ongoing visual connection between the huts and the adjacent farmhouse and farm

Ref. No.	Proposed Boundary Change Summary Information	Representations Made	Officer Response	Recommendation
	and modern large and bulky agricultural buildings which relate poorly to their natural surroundings, the retention and conservation of a once much larger grouping of hoppers huts at this location is seen as one of the key strands in any boundary change and associated management strategy to preserve, and where possibly enhance the special character and appearance of the Boughton Church Conservation Area.	of disrepair but still used for agricultural purposes. The area is for all to enjoy but we need to be sensible about restricting activities of rural businesses which create rural employment and sustain/ maintain the countryside as we know it today. It is part of a working farm.	appearance of them as seen from the road. The scheme also appears to offer the only realistic option for the long term conservation of these traditional agricultural buildings.	cottages could be maintained in a meaningful manner which would benefit the special character of the Boughton Church C.A.

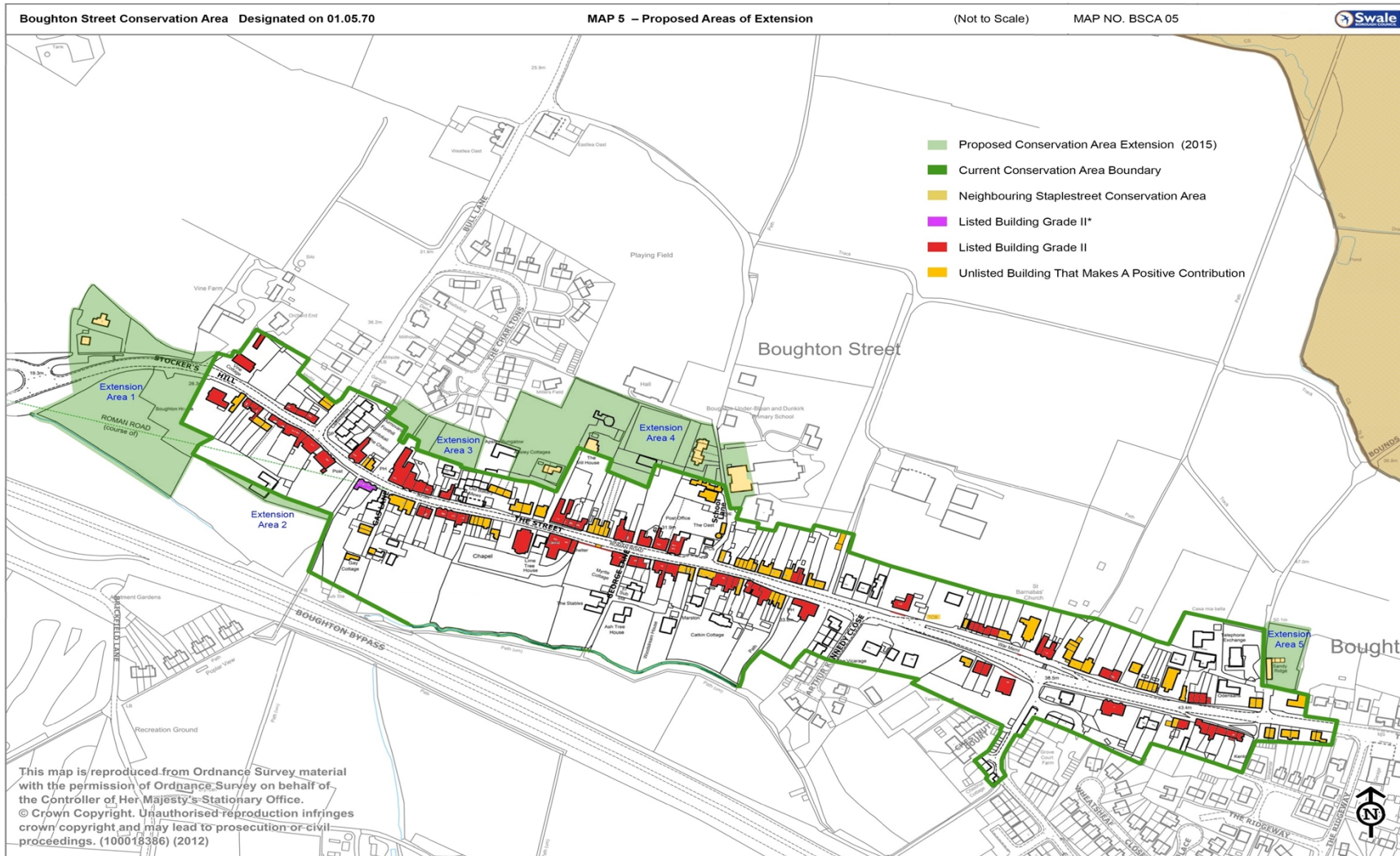
SOUTH STREET CONSERVATION AREA

Ref. No.	Proposed Boundary Change Summary Information	Representations Made	Officer Response	Recommendation
1	PROPOSED EXTENSION 1 seeks to extend the boundary of the Conservation Area to the northwest to include the field on the north of the road which is farmed as a Cobnut Platt. Cobnut Platts were once a common sight in Kent but have declined in post war years. It has special interest as a well-managed and once common but now unusual feature of the Kent	Parish Council – general support	Noted, and agreed that the proposed boundary changes are appropriate.	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 3 of this report).

Ref. No.	Proposed Boundary Change Summary Information	Representations Made	Officer Response	Recommendation
	landscape.			
2	<p>PROPOSED EXTENSION 2 consists of the area of North Lane to the north-east of the existing Conservation Area. The character of this area has some similarities to the existing Conservation Area in that it consists of a loose-knit group of houses and farm workers' cottages which date from over several centuries and are generally well preserved. The area also includes one listed building at Orchard Cottages and one former farm building, now a house, at The Barn and Oast.</p> <p>The incline as one ascends North Lane is noticeable and affords glimpsed views across parts of South Street and the wider landscape. Traffic is extremely limited and the rural tranquillity is seldom disturbed.</p>	Parish Council – general support	Noted, and agreed that the proposed boundary changes are appropriate.	Proposed changes as set out at public consultation stage to remain as indicated on proposed extensions map (see appendix 3 of this report).

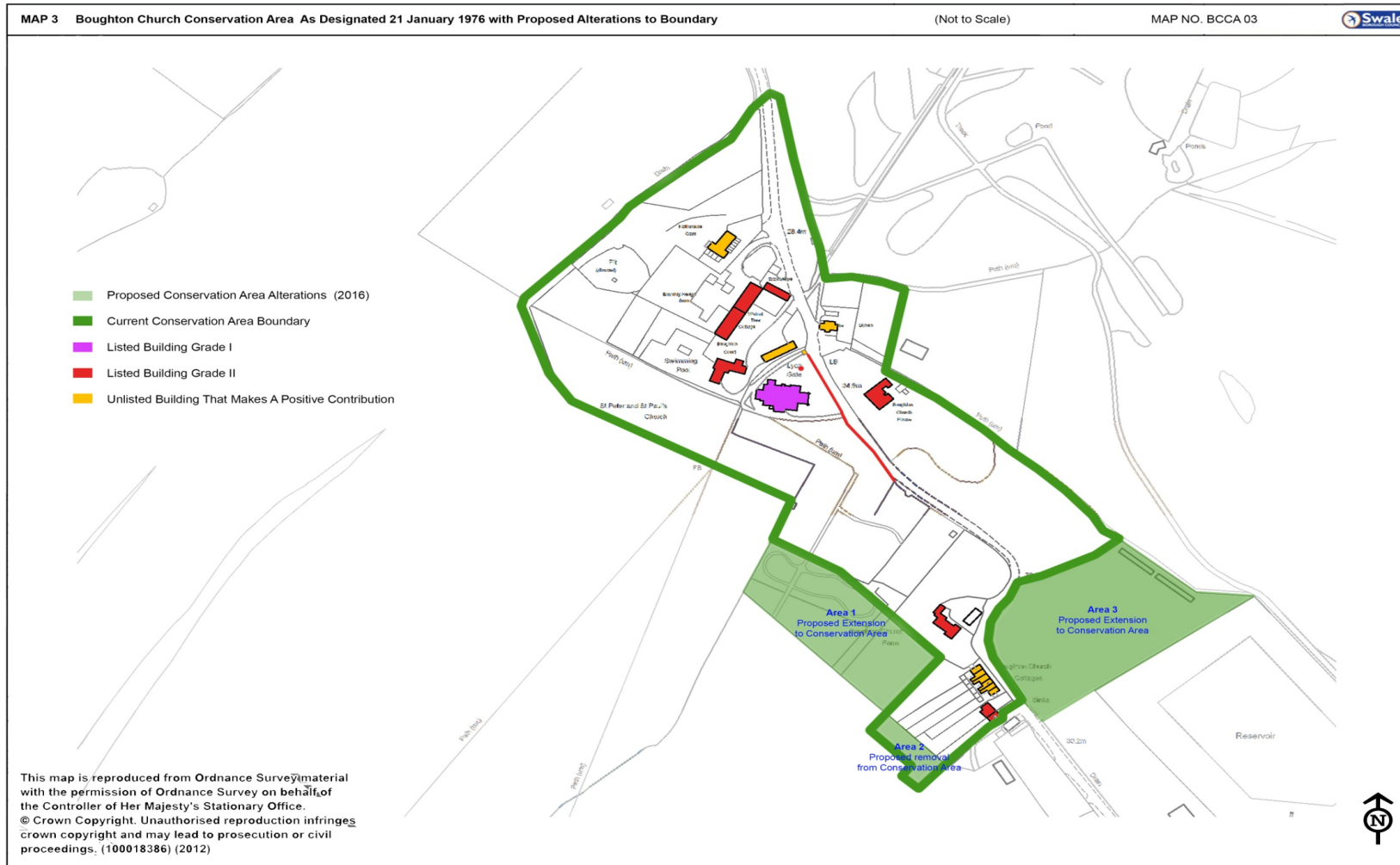
APPENDIX 3

Map BSCA05 showing proposed alterations to boundary of Boughton Street Conservation Area



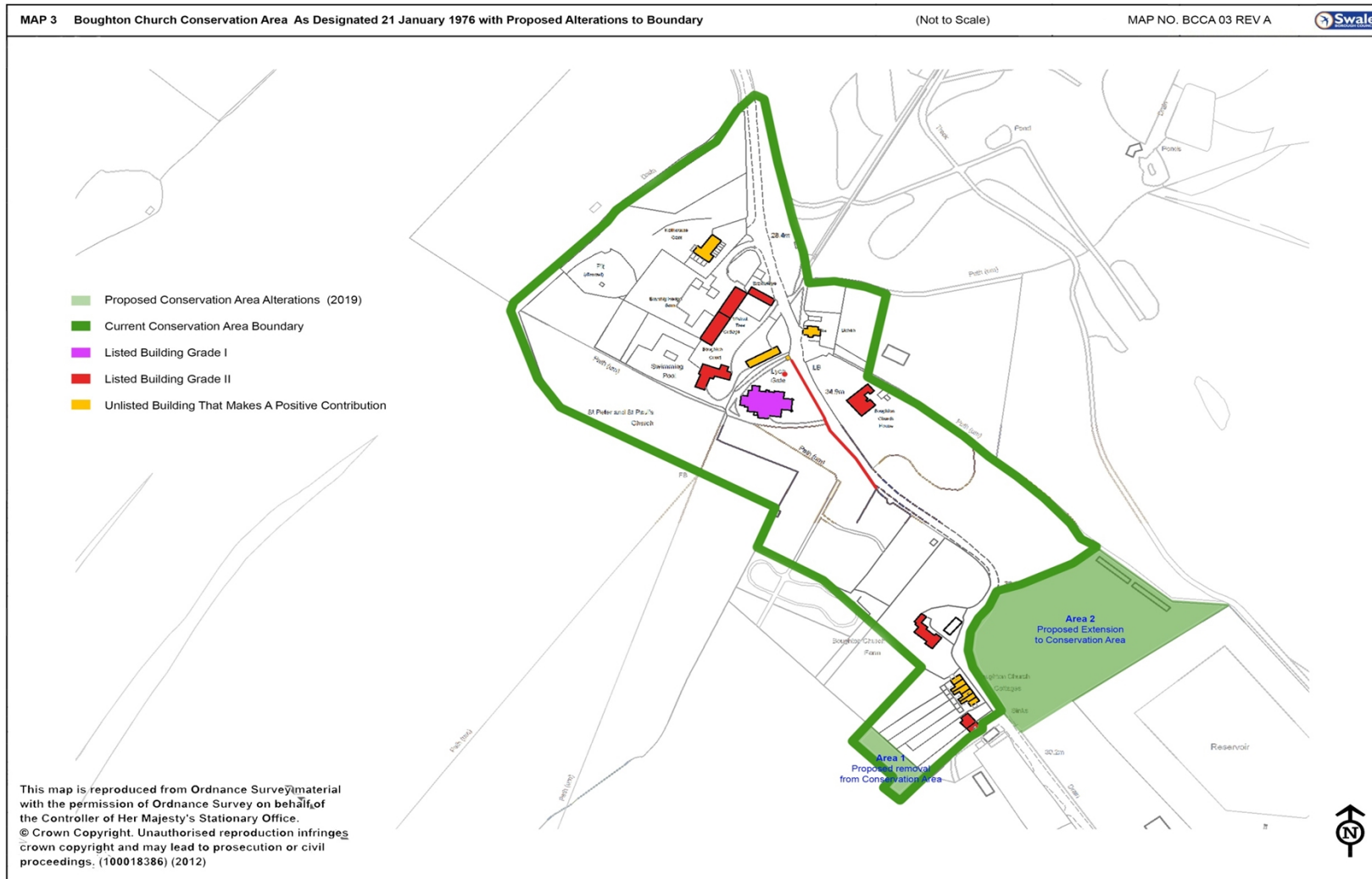
APPENDIX 4

Map BCCA03 showing originally proposed alterations to boundary of Boughton Church Conservation Area



APPENDIX 4A

Map BCCA03 Rev. A showing revised/current proposed alterations to boundary of Boughton Church Conservation Area



APPENDIX 5

Map SSCA03 showing proposed alterations to boundary of South Street Conservation Area

