

**ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE,
31ST JANUARY 2012, Agenda Item 8.**

Supplementary information relating to boundary alterations at Repton and Milton conservation areas (see paragraph 3.11 of the report)

When the first batch of eleven conservation area character appraisals was considered for adoption by the committee in June 2011, formal adoption of revised boundaries at Repton and Milton was deferred so that comments arising from consultation could be more carefully considered.

At Milton, Smiths Gore, acting for the Church Commissioners, raised objections to the extension of the conservation area as proposed and suggested a more modest extension. At Repton, the limit of the boundary extension at Pinfold Lane was questioned.

As a result of further consideration it is now recommended that:

- The proposed extended boundary of the Milton conservation area, as consulted on in 2011, should be adopted as then proposed.
- The proposed boundary changes at Repton are adopted as proposed in 2011 except for minor changes at Pinfold Lane following public consultation comment. These changes comprise the exclusion of four modern houses nos. 6 - 12 (even) Wystan Court, and the inclusion of six houses nos. 23 – 35 (odd) Pinfold Lane (there is no number 31).

Our review of conservation area boundaries, and compilation of character statements, has been informed by the relevant English Heritage guidance now contained in “Understanding Place: Conservation Area Designation, Appraisal and Management”, last updated in 2011.

The specific reasoning behind the recommended boundary changes at Repton and Milton is as follows:

At Milton, the proposed extension takes in the tree-lined brook and network of lanes at the south end of the village that are part of its essential topographical and archaeological framework. As English Heritage observe, “it is now recognised that the boundaries of some conservation areas designated many years ago may have been drawn too tightly. For example the full extent of historic rear plots, which are often of archaeological interest and an essential part of the framework of an historic town, were omitted”. Milton, first designated in 1971, was indeed an early designation with a very tight boundary, which has not been reviewed in the 41 years since then.

The proposed Milton extension also includes numerous buildings and features which contribute positively to the character and special interest of the area, including Grade II listed Mill Farm with its neighbouring outbuildings, several other houses and buildings, and the archaeological remains of the leat and mill pond which served the mill. It also includes the open area between the village street and the brook that is part of the essential framework of the village.

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At Repton, the proposed extension of the conservation area still included the site of the former Pinfold Farm, unfortunately demolished for redevelopment in the late 1970s and now occupied by nos. 6, 8, 10 and 12 Wistan Court. Although nos. 8 and 10 were physically joined together in an attempt to replicate the massing of the former farm buildings, the result is not sufficiently meaningful to merit continued inclusion in the conservation area. It is therefore recommended that nos. 6, 8, 10 and 12 Wistan Court be excluded from the conservation area.

Conversely, it was suggested that nos. 33-35 Pinfold Lane, currently outside the conservation area and not originally recommended for inclusion, do make a contribution to the character of the area. They are prominent in the approach to the historic core of the village from Mount Pleasant, and it is therefore recommended that these, and the adjacent houses nos. 23-29, are included in the revised boundary.