

SUTTON POYNTZ NEIGHBOURHOOD PLAN STEERING GROUP

HERITAGE SUB-GROUP

RECORD OF SITE VISIT BY INDEPENDENT CONSULTANT TO IDENTIFY SITES OF LOCAL HERITAGE VALUE

Date: Thursday 23rd August 2018.

Time 09.15 to 12.30

Held at Northdown Farm and within the Sutton Poyntz Neighbourhood Area.

Present: Bill Egerton, Jill Kelsey, Colin Marsh (Minutes Secretary), Kim Sankey (Consultant)

Scope and Implications.

Kim Sankey explained that much of the groundwork for the proposed neighbourhood plan survey had been completed as a result of the assessment work undertaken as part of the AONB/South Dorset Ridgway Project study. It was confirmed that Historic England Guidance and criteria were used.

KS confirmed that the scope of work would cover built structures (e.g. houses, bridges and other structures such as telephone kiosks).

KS noted that current Local Plan documents lack detailed information relating to the outskirts of Weymouth, particularly construction involving locally distinctive materials, and suggested that the local authority would welcome the survey as it would save them time and expense.

CM explained that some local residents were concerned about the possible detrimental impact of 'listing' on property values and additional planning constraints that may result.

KS was of the opinion that property values would rise as a result of listing. It was however much more complex with regard to planning constraints as section 16 of the NPPF would apply, but given that the village was in the AONB and of Conservation Area status a local list was unlikely to make planning restrictions any more onerous. The benefit would be that the list would become enshrined in local planning policy and provide a strong element of local control. In future planning applications the significance of the building would be taken into account. A number of alterations such as removal of garden walls which do not require planning consent at present would continue to be unaffected, although attachment of a wall to a building on the list may provide some degree of protection.

Walk Around Survey

It was agreed that as KS had a current list of properties for potential listing based upon earlier work the walk around would revisit these as well as identifying any additional properties that may meet the criteria. Current 'Listed' properties were omitted.

The viewing of all properties was from publicly accessible areas, the route walked being from Mill Pond Bridge along the west side of the pond up to Fox Cottage, the Waterworks, along White Horse Lane, Mission Hall Lane and up Plaisters Lane before returning back down Plaisters Lane to the Cartshed, then along Puddledock Lane and returning via the Bridge Inn onto Sutton Road and finally along Silver Street and back to the Mill Pond.

Some points of note were:-

- Some buildings would be grade listed by default due to their attachment to buildings of 'Listed' status.
- Some properties were considered as a group, as one of the criteria recommended by Historic England was 'group value'.
- Local listing would take into account a number of features and where changes and additions had been made would seek to determine whether sufficient of the original structure had been preserved as well as the significance of that which remained, when considering inclusion on the list.
- Key architectural and structural features that were considered included, local and unusual materials of construction, brick arches and timber lintels, keystones, thatched rooves, cast iron rainwater fittings, timber or metal window frames, stone pillars, type of brickwork/stone/ mortar, chimneys, etc.
- Changes that were easy to reverse such as drain pipes have less of a negative impact on listing.

A total of 25 properties deemed suitable for listing resulted from the survey with several being added to the initial list and several others being removed.

Review and Next Actions

BE suggested a draft report be produced for householders. KS supported this idea and suggested that all householders should be consulted at the same time.

CM outlined the overall Neighbourhood Plan timetable and noted the need for the final draft policy sections to be completed before the end of September in readiness for a review by Brian Wilson Associates during the first week in October.

It was suggested that a meeting with affected parties prior to the October Steering Group meeting in order to identify concerns and reflect these in a modified document was desirable.

KS noted that preparation of the report may take a little longer than originally anticipated due to the need to carry out additional work on the philosophy and methodology which underpinned the survey. In view of this BE proposed that the Heritage sub-group would draft this initial section of the report for review by KS which would then be incorporated into her final report, thus leaving KS to concentrate on the architectural aspects. This was agreed. KS considered that she would be in a position to begin drafting the report w/c 27th August 2018.

KS asked whether the format should align with the Local Green Spaces report or the landscape style of the Place Appraisal. It was agreed that this decision be left to KS.

BE confirmed that the final document containing a list of 'Important Local Buildings' was expected to be used as an evidence base to underpin the Neighbourhood Plan and would be referred to within the latter.

JK left the meeting at 12.15 pm.

The meeting closed at 12.30 pm