

ACTON

**CONSERVATION AREA CHARACTER APPRAISAL
AND MANAGEMENT STRATEGY**

Adopted 28th June 2007

NOTES

Since this appraisal was adopted it has been amended to include references to the following consequences of subsequent legislative changes:

- The requirement to prepare a Local Development Framework for East Cheshire, which will replace Crewe & Nantwich Borough Council's Adopted Replacement Local Plan 2011, as a result of the decision taken in Parliament on 18th December 2007 to replace the existing County Council and six local authorities with two unitary authorities on 1st April 2009;
- The need to submit a Heritage Statement with every application for planning permission within a conservation area as a result of Statutory Instrument 2008 No. 550 (which came into force on 6th April 2008). Town & Country Planning (General Development Procedure) Order 1995;
- The requirement to submit an application for planning permission for a different range of specific types of works within the curtilage of a dwellinghouse within a conservation area, which would normally be classed as permitted development, as a result of Statutory Instrument 2008 No. 675 (which came into force on 6th April 2008) and Statutory Instrument No 2362 (which came into force on 1st October 2008). Town & Country Planning (General Permitted Development Order) (Amendment) (England) and (Amendment) (2) (England) Orders 2008.

PREFACE

This Conservation Area Character Appraisal and its initial proposals was first prepared by Crewe and Nantwich Borough Council in 1999 in consultation with local residents and the Parish Council and has subsequently been reviewed and updated in conjunction with the Parish Council in 2007.

Its purpose is to clearly define those aspects of the Conservation Area's architectural and historic interest which make it special, review its boundaries and consider how its special character and appearance might be better preserved or enhanced.

It acts as a guide to lead further work in adopting a firmer framework for the management of the Conservation Area.

It fulfills the requirements of Sections 69, 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and guidance contained in Planning Policy Guidance Note 15: Planning and the Historic Environment 1994.

It is based on the guidance published by English Heritage in 1995/1997 relating to appraisals and management plans for conservation areas, which culminated in the publication of their consultation draft documents entitled Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas in February 2006.

It gives a brief introduction to the subject of conservation areas, their Character Appraisals & Management Strategies, a summary of the stages of consultation carried out in the preparation of this document, and, a description of the Conservation Area from its designation report in 1984 - to illustrate its brevity and the need for a more detailed assessment to assist in the preservation and enhancement of the Conservation Area.

It is structured to encompass a detailed factual and objective appraisal of the character and appearance of the Conservation Area (Part 1) and a management strategy which explains how the current legislative framework nationally and locally seeks to preserve and enhance the character and appearance of the Conservation Area (Part 2).

It also contains a series of proposals which seek to address the need to ensure that the special architectural and historic character and appearance of the Conservation Area is preserved or enhanced and a timetable for their delivery based on a programme of short, medium and long-term projects (Part 2).

It concludes with an outline of how subsequent changes will be monitored and the appraisal and management strategy reviewed and updated.

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1. Introduction

1.1 A conservation area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance.

1.2 The Borough of Crewe and Nantwich currently has 19 conservation areas and the majority of these were designated prior to the formation of the Borough Council in 1974. Information relating to these is dated and is therefore inadequate in terms of current requirements to identify and understand the `specialness' of the area.

1.3 It is important to understand why a particular conservation area has been designated and current Government advice places great emphasis in having a comprehensive and robust understanding of what constitutes an area's special character or interest.

1.4 This understanding is important for both local plan and development control purposes and for the contribution it can make towards the formulation of proposals for the preservation or enhancement of the character and appearance of the area.

1.5 Character Appraisals are a tool for helping to understand the special interests of a conservation area and pro-actively managing that interest. It is intended that eventually each conservation area within the borough will have its own character appraisal.

1.6 This appraisal looks at Acton and is intended to provide a framework which will form a basis for the direction and management of the Borough Council's approach to the Conservation Area. It seeks to identify those components of the Conservation Area which make up its character.

1.7 Although the appraisal looks at the Conservation Area in some detail, it is not and cannot be comprehensive and the omission of any particular building, feature or space should not be taken to mean that it is of no interest.

2. Consultation

2.1 The initial Conservation Area Character Appraisal and its proposals as approved in its original form on 4th March 1999 formed the basis of consultation with local residents and the Parish Council on 30th April 1999 and it was subsequently adopted on 11th November 1999.

2.2 The Parish Council were re-consulted on the appraisal on 5th January 2007, to enable it to be reviewed and updated by the Borough Council's Conservation Area Sub Committee Evaluation Team (CASCET), comprising selected Members of the Development Control Committee and the Ward Councillor for Acton.

2.3 Following CASCET's consideration of the consultation responses received their recommendations on them were then approved by the Borough Council's

Development Control Committee on 28th June 2007, to enable the 1999 appraisal to be revised to incorporate: the amendments approved in both 1999 and 2007; factual updates; a management strategy identifying the current legislation relating to such areas, and, to set out a programme of work for the implementation of its proposals.

2.4 The continuing support of people within the Conservation Area is vital to a successful proactive management strategy aimed at reinforcing the area's special character.

2.5 The proposal to introduce an Article 4 (ii) Direction under the 1990 Town and Country Planning Act will be subject to a separate specific consultation exercise in the future.

3. Existing Designation

3.1 The Acton Conservation Area was designated on 26th September 1984 and the extent at of the settlement at that time is shown on **Map 2** of this document.

3.2 The early plan and form of the settlement in 1875 is shown on **Map 1** of this document.

3.3 The following is an extract from the designation report for the Conservation Area in 1984, which formed the original evaluation of the Acton Conservation Area.

` Situated to the west of Nantwich on the edge of Dorfold Park, the village of Acton is a closely knit group of mainly 17th and 18th century buildings surrounding St Mary's Church which dates from the 12th century. The village is largely unspoilt and has an attractive landscape setting, particularly to the south and west. The views of Acton from Dorfold Hall Lodge and the open fields which form the foreground are particularly important to the character of the conservation area as are the oak trees which line the main road. The name Acton means Oak Town.

There is evidence to suggest that at one time Acton was much larger than it's present size. In addition the village and its immediate surroundings are of considerable historic interest, particularly for their part in the Civil War. Land to the east and west of the village has therefore been included in the conservation area for its archaeological potential and the moated site to the west of the village has been scheduled an ancient monument'.

3.4 The original description of the character of the Conservation Area is brief. This appraisal seeks to draw out more comprehensive factors that gave rise to the description, based on Planning Policy Guidance Note 15 Planning and the Historic Environment which states at paragraph 4.2 that:

` It is the quality and interest of areas, rather than of individual buildings, which should be the prime consideration in identifying conservation areas. There has

been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on particular mix of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings, and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognizing the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings. ’

PART ONE

4. CHARACTER APPRAISAL

4.1 Boundary

4.2 The original conservation area boundary was determined in 1984 and is shown on **Map 2** of this document. It was drawn widely to include some surrounding fields to reflect the high historical value of the village and its setting including the medieval field systems and ridge and furrow (as subsequently identified in the County Landscape Assessment), and, to help protect the battlefield site, the parkland to Dorfold Hall, the ancient monument to the west and the general setting of the Conservation Area. It originally followed field boundaries, but in several places large sections of the hedges have subsequently been removed.

4.3 The 1999 appraisal noted that the school had been extended since designation and that the Conservation Area boundary now cut through the building as a result. This issue was addressed by extending the boundary here once the appraisal was adopted in 1999 following the public and Parish Council consultation, as noted in paragraph 9.3 of Part 2 and as shown on **Map 2** of this document. A further extension to the Conservation Area boundary to include some trees on Monks Lane, which was made at the same time, is described below in paragraph 4.19 of Part 1 and paragraph 9.3 Part 2 of this document.

4.4 Within the boundary the following elements make a strong contribution to the particular quality and characteristics of the Conservation Area and **Map 6** of this document highlights many of these principal visual elements.

4.5 At the northern entrance to the village, there is an obvious change between the open countryside and the built form. This is marked by the brick built barn of Church Farm, the school and elevated Old School House. The relationship between the two groups of buildings forms a 'gateway' to the village.

4.6 There are very strong visual and historic links between the settlement and Dorfold Hall, particularly its main entrance and lodge. The intervening field and the line of trees along the edge of the field make an important contribution to the setting of the village. This line of trees, its visual relationship with Grove Cottages on the bend of Chester Road and the copse forming a frame around the cottages make an important entrance approaching the settlement from the south east.

4.7 The copse forms a link between Grove Cottages and Star Cottages and Star Inn, the beginning of the main group of buildings leading to the Church. Behind Star Inn are a pair of prominent brick barns, an important part of the former Village Farm and a well known local landmark, which recently became a Grade II Listed Building and like its barns has since been converted into residential use. The adjacent Dutch barn was removed following a fire. The rear elevations of the barns mark the change between the built form of the village and the open countryside. The adjacent Glebe House and its surrounding tree cover makes a strong contribution to the character of the village, again making a marked change between the built form and the open countryside.

4.8 Surrounding all these strong elements there are areas of open land characterised by intermittent tree and hedgerow planting. These areas are critical to the setting of the conservation area given the different perspectives from which the settlement is viewed. They are furthermore, critical because of the overall extent of their historical and archaeological associations related to their Historic Park and Garden and their Battlefield Site designations, as identified on **Map 4** and **Appendix 2** of this document. This gives rise to an extensive area which has strong historical importance and value. The two areas, of built fabric and more open countryside, are interdependent and enhance one another. Archaeological sites and finds in the Conservation Area and Scheduled Ancient Monuments are identified on **Map 3** and **Appendix 1** of this document.

4.9 General Setting

4.10 The village is set in flat open countryside with minor undulations. Trees are the principle feature of the immediate countryside surrounding Acton. The presence of trees makes distant views from within the Conservation Area limited and in most places tree cover and the presence of the buildings within the Conservation Area creates effective visual enclosure with sneak views out to the surrounding countryside in some places. Many of the trees within the Conservation Area are currently protected by a Tree Preservation Order (TPO) as shown on **Map 5** and identified in **Appendix 3** of this document. In addition it should be noted that works to those not protected by a TPO are also controlled within a conservation area, as explained in paragraph 8.16 of Part 2 of this document.

4.11 Spatial Quality

4.12 The older buildings in the settlement are a relatively compact group of buildings which run along Chester Road and are centered on the road junction of Chester Road and Monks Lane which is the road to Wrexham.

4.13 The central space and the central feature of Acton is the churchyard which is dominated by the church within it. Despite the tree cover around Acton the church tower is high enough to appear above the trees and is a landmark for quite long distances. As well as general views from the countryside there are long, medium and short distant views of the church from the north-south footpath and medium range views from the east-west footpath. The full bulk of the church however is visible only from the south west quadrant. These views particularly demonstrate the connectivity between the church, the conservation area and the countryside. The church and its churchyard are slightly elevated from the surrounding land, but there is still a very strong sense of enclosure. Apart from the south west corner the edges of the churchyard are bounded entirely either by trees or buildings that contain views within the churchyard and focus attention on the very fine church.

4.14 Entering the Conservation Area from the north, a very strong gateway it is initially marked by the school and the very prominent 'Old School House'. It is the relationship of the Old School House, the oak tree directly opposite the school, the bend in the road and the brick barn to Church Farm which contribute to make a very strong 'gateway', which marks the start of the straight section of road through the

Conservation Area. Secondary elements which contribute to this gateway enclosure are the Church, Glebe House and the line of conifers surrounding the burial ground. Views of the school itself are blocked by a 2m high brick wall with chain link fencing on top and basket ball nets behind, which are not thought to be sympathetic to views of this gateway point, as shown on **Map 6** of this document.

4.15 Apart from being close to the 'gateway', as noted above, the barn at Church Farm has two other important townscape functions. It is on the back of the pavement and helps define the triangular space - along with the hedges and dwellings opposite - to form a notable entrance to Wilbraham Road. It is also V shape in plan. The combination of this and the side of Church Farm House creates a very fine traditional cobbled courtyard.

4.16 The main detractor in this location are the overhead electricity cables and their post noted, as a result of the 2007 re-consultation response. There may however be potential for enhancement here by the planting of clear stemmed trees at the entrance to Wilbraham Road, subject to conferring on the suitability of this with County Highways, checks on land ownership, clearance of underground services and any maintenance issues which may need to be resolved, as noted in paragraph 9.12 of Part 2 of this document.

4.17 The boundary planting in front of Church Farm House and the Village Hall opposite close the space down, before the central space opens up and the first full view of the Church is made. The enclosure in front of the church is made by the boundary trees and hedge in front of the more modern dwellings. These dwellings are hidden behind the landscaping and therefore only play a minor role in the enclosure of the space. The only view out of this space is a sneak long view out to the surrounding countryside to the south west from between the church and the corner property at the Monks Lane - Chester Road junction.

4.18 The scale of the space south of the road junction dramatically reduces, as the group of buildings are generally on the back of the pavement, and opposite it is dominated by a group of Yew trees in the garden of Acton Cottage.

4.19 Beyond Acton Cottage the line of oak trees spaced along Chester Road continue the enclosure on the eastern side of the main road. The central group of buildings ends at Star Cottages. Enclosure on the western side of the main road is maintained by a copse until the sharp bend in the road where a terrace of three small cottages marks the transition from built form to open countryside.

4.20 Approaching Acton along Monks lane the oak trees along the road make an important contribution to this western gateway approach and this was a factor which was recognised in the draft appraisal and which resulted in the Conservation Area boundary being extended here to include them when the appraisal was adopted in 1999 following the public and Parish Council consultation, as noted above in paragraph 4.3 of Part 1 of this document and in paragraph 9.3 of Part 2 of this document and shown on **Map 2**.

4.21 The north side is dominated by trees with glimpses of Glebe House and the church tower rising above. By contrast, the south side of Monks Lane has a prominent pair of brick barns belonging to Village Farm which have recently been converted into residential use. From the barns back to Monks Lane are the rear of the properties and outbuildings that front on to Chester Road. Beyond this point Monks Lane becomes very narrow, with a very strong sense of enclosure, before its junction with Chester Road.

4.22 Architectural Character

4.23 There are ten listed buildings within the Conservation Area and these display a wide range of architectural styles. They are shown on **Map 4** of this document and identified in **Appendix 2**. A central group is focused upon the church and comprises the church itself, its surrounding dressed sandstone boundary wall which defines the churchyard; the sundial within this, and, the Almshouses on its northern edge.

4.24 The remaining Listed Buildings are-

- The Star Inn, a late 17th century half timbered building giving it a unique presence in Acton, sitting on a stone plinth under a decorative blue tile roof ;
- The former vicarage Glebe House dated 1727, built of local orange / brown brick under a blue tiled roof, brick arches to openings and painted stone cills ;
- Church Farm House, early 19th century, is a simple rural design of local brick under a slate roof with painted stone lintels and cills ;
- Star Cottages, also early 19th, but portraying a simple vernacular style for agricultural workers dwellings in the local brick and under a blue tiled roof ;
- The K6 telephone box to the east of Monks Lane;
- The Old Farmhouse Village Farm.

4.25 Apart from most post-war development, all other buildings within the conservation area show great respect in their design, style and use of materials to the listed buildings. The exception is the use of red tiles on some of the roofs, either solely or decoratively along with blue tiles. This feature adds to the architectural palette within Acton. Although there is contrast and variation, the principle architectural characteristics are overall harmony and a very strong sense of grouping throughout the area.

4.26 The proposal to introduce an Article 4 (ii) Direction to protect the character of unlisted buildings within the Conservation Area was raised in the 1999 appraisal, in order to seek to retain the character and appearance of key features such as doors, windows and roof coverings on residential properties, in order to preserve the traditional appearance of these buildings and the overall ambience of the Conservation Area is noted in paragraph 9.9 – 9.10 of Part 2 of this document.

4.27 Street Furniture

4.28 There is a very limited amount of street furniture in Acton the only significant item is the King George V K6 Grade II listed telephone box at the road junction of Chester Road and Monks Lane. Its significance is enhanced as a focal point because the Church, which dominates this area, creates a traditional setting which enhances the character of the Conservation Area.

4.29 Materials

4.30 The materials used for roofs and walls have already been identified, however, other materials also add to the harmony and unity of the area. Virtually all windows in the older buildings are white painted and multi-paned. There are examples both of opening casement and vertically sliding sashes.

4.31 Apart from where the buildings are on the back of pavement, nearly all other buildings have a front boundary hedge or wall. There are several examples of dressed sandstone, similar to the churchyard wall, usually under a hedge. There are others of brick with sandstone copings often under hedges. The railings and wooden picket fence are not sufficient to dominate, but provide incidental interest.

4.32 Natural Elements

4.33 The strong architectural compositions are complemented by the prominence of mature trees throughout and around the village. They form a back cloth to the buildings and, with few exceptions, prevent views out across the surrounding countryside. This concentrates attention within the village giving a strong sense of enclosure with occasional important views in and out creating a strong relationship between village and countryside in these locations. Many of the trees are oak, which gives Acton its name. As noted in paragraph 4.10 above many of them are protected by a Tree Preservation Order (TPO) as shown on **Map 5** and **Appendix 3** of this document and works to trees within the Conservation Area which are not protected by a TPO are also controlled, as explained in paragraph 8.15 of Part 2 of this document.

4.34 Negative Elements

4.35 Since the opening of the Nantwich bypass, much of the through-traffic has diverted, but unfortunately traffic driving through the village thereafter still moved quickly because of the lack of any vehicular constraints. Whilst the village still has fairly high levels of through traffic the subsequent (November 2006) speed limit of 30mph in the conservation area is thought to have made a limited reduction to the speed of the traffic, but this is thought to be offset by increases in quantity generally.

4.36 Where constraint does exist, at the junction of Monks Lane and Chester Road, its physical characteristics ie. narrowness, lack of pavements and reduced forward visibility created problems for the relatively high level of vehicular activity. Damage to the churchyard wall and the house at the junction being particular problems. The reduction in the speed limits through the village is thought to have made this junction now less problematic than before. In addition it is thought that the narrowness of the junction does act as a speed regulator, although there is potential for continued property damage.

4.37 Elsewhere the utilitarian appearance of the increasing amounts of highway paraphernalia including signage and lighting, as well as the power distribution cables are all visual detractors and not particularly sympathetic to the conservation area.

4.38 These issues were raised in the 1999 appraisal and following the consultation in 2007 and still await action, as noted in paragraph 9.5 of Part 2 of this document.

4.39 The Old Farmhouse Village Farm and its associated outbuildings were until recently unused, detracting from the character and appearance of the Conservation Area, despite their high visual and historical value. This was addressed when they became listed buildings and were converted to residential use as Smithy bank, as noted in paragraph 9.7 of Part 2 of this document. In the consultation response in 2007 however it was thought that the residual concrete wall and fencing along one of the boundaries remains a detractor, as shown on **Map 6** of this document.

5.0 Previous Local Plan Issues

5.1 New Housing

5.2 The 1999 appraisal noted that The Adopted Borough Local Plan 1997 allocated a site in Acton for residential development in its Policy RES 1.47, which has now been completed. Among the development sites within Acton which were considered (but not irrevocably rejected) at that time was land around Village Farm and the Inspector at the public local inquiry into that Local Plan concluded that whilst not required at present the site might be reconsidered during the preparation of the next Local Plan. The Inspector's Report noted that:

'This is a very sensitive site, and the success of any scheme would lie in the detailed layout and design. Having considered the evidence I see no fundamental planning reason why a new townscape of quality, complementing the church and other buildings in this part of the village, should not be created. However, without sensitive design, good materials and a very high quality landscaping, it would be all too easy to lose a fine if presently down-at-heel section of the village conservation area for no visual gain whatsoever. The objection has to be seen in the context of an adequate housing supply provided by the Local Plan. I find that there would be material social and planning advantage in not allocating the site in the resent plan period. It might be reconsidered for an allocation in the next Local Plan.'

5.3 The 1999 appraisal noted that the above representation suggested that additional development could overcome the traffic problems associated with the junction of Monks Lane and Chester Road by providing for a new alternative route which relegates this junction's importance within the road hierarchy.

5.4 The 1999 appraisal noted however that such a development proposal would radically alter the low-key vernacular appearance when entering Acton from Monks Lane. Similarly it noted that whilst traffic issues may be a component of such a proposal the loss of such a complementary piece of villagescape must be a part of the debate.

5.5 It was therefore resolved that in the appraisal should also note that any future consideration through the Local Plan process of additional development in this locality must take full account of the impact that it would have on the character of the Conservation Area and balance that consideration alongside any benefits which could accrue.

5.6 In his findings on the next Local Plan (the now Adopted Replacement Local Plan 2011) the Inspector however concluded that:

‘ The revised PPG 3, issued in March 2000, indicated that authorities should concentrate most additional housing development within urban areas (para 21) on sustainability grounds. In the absence of any identified need to go beyond the identification of allocations in the form of urban extensions (para 30), it is difficult to see any justification for a development in the order of 30 or more dwellings at Acton.

The site appears as open countryside, forming the setting to the village, so that – in my judgement – development would be visually intrusive, having a significant impact on the setting provided by the Conservation Area designation, and also on the setting of the nearby listed buildings. These in my view are important considerations which supplement the strong case for not allocating the site in the Local Plan. ‘

5.7 Accordingly this land has not been allocated for development in the current Adopted Replacement Local Plan 2011 and the Parish Council have indicated that any further debate about the potential for overcoming traffic problems by developing housing and a new road would need to be reassessed in the light of the speed restrictions in the village and traffic density.

PART TWO

6.0 MANAGEMENT STRATEGY

6.1 This section sets out the legislative framework of planning policies, guidance and controls applying to Acton which, together with the proposals identified in this appraisal, guide and control development within and adjacent to the settlement, its Conservation Area and the surrounding open countryside and pay special regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area and its setting.

6.2 Together they form the Management Strategy for the Conservation Area and are embodied within:

- the planning policies contained in the Borough of Crewe & Nantwich Adopted Replacement Local Plan 2011;
- the additional guidance and controls set out in The Planning (Listed Buildings and Conservation Areas) Act 1990; Planning Policy Guidance Note 15: Planning and the Historic Environment 1994; The Town and Country Planning (General Permitted Development) Order 1995 and The Town and Country Planning (General Development Procedure) Order 1995, as amended.
- the proposed preservation and enhancement opportunities identified in the draft appraisal in 1999 and those approved following the consultations upon it and in its update and review in 2007, which include proposed amendments to the Conservation Area boundary, highways and traffic calming issues and the exploration of Article 4(ii) Direction controls.

The relevant details of each are given below.

7.0 Planning Policies in the Local Plan

7.1 The existing Borough of Crewe & Nantwich Adopted Replacement Local Plan 2011 was prepared in accordance with The Town and Country Planning Act 1990 and was adopted on 17th February 2005.

7.2 The relevant policies within it which relate to Acton seek to guide and control all new development within or adjacent to its settlement boundary and place restrictions on development in the surrounding open countryside, as identified on the Inset Map in the local plan and reproduced in **Map 7** located in the back of this document and listed below.

7.3 The conservation area designation seeks to ensure that the character and the appearance of the Conservation Area is preserved or enhanced. The policy relating to this is Policy BE 7 in the local plan, which is reproduced in full in **Appendix 4** of this document.

7.4 This is a material consideration which is taken into account when applying all the relevant policies in the local plan which relate to Acton, as listed below.

7.5 Relevant Local Plan Policies for Acton and the Surrounding Open Countryside:

7.6 Built Environment:

- BE 7 Development in Conservation Areas
- BE 8 Advertisements in Conservation Areas
- BE 14 Development Affecting Historic Parks and Gardens

7.7 Employment:

- E 5 Employment in Villages

7.8 Housing:

- RES 4 Housing in Villages with Settlement Boundaries
- RES 5 Housing in the Open Countryside
- RES 6 Agriculture and Forestry Occupancy Conditions
- RES 7 Affordable Housing in the Settlement Boundaries of Nantwich and the Villages listed in RES. 4
- RES 8 Affordable Housing in Rural Areas Outside (Rural Exceptions Policy)
- RES10 Replacement Dwelling in the Open Countryside

7.9 Recreation and Tourism:

- RT 1 Promotion of Open Spaces with Recreational or Amenity Value

7.10 Natural Environment:

- NE 2 Open Countryside
- NE 12 Agriculture and Quality
- NE 13 Rural Diversification
- NE 14 Agricultural Buildings Requiring Planning Permission
- NE 15 Re-Use and Adaptation of Rural Buildings for a Commercial Industrial or Recreational Use
- NE 16 Re- Use and Adaptation of Rural Buildings for Residential Use

7.11 Transportation:

- TRANS 8 Existing Car Parks

7.12 Archaeology:

- BE 15 Scheduled Ancient Monuments
- BE 17 Historic Battlefields

7.13 Other Related Policies

7.14 In addition the following policies are applied to proposals for development with implications for archaeology generally and for works to all listed buildings and to promote good design:

- BE 16 Development and Archaeology
- BE 9 Alterations and Extensions to Listed Buildings
- BE 10 Changes of Use for Listed Buildings
- BE 11 Demolition of Listed Buildings
- BE 12 Advertisements on Listed Buildings
- BE 2 Design Standards

7.15 The full text of each of these policies can be found in the Local Plan and viewed on the Borough Council's website (www.crewe-nantwich.gov.uk).

7.16 Although the Borough Council commenced work on the preparation of the next generation development plan, the Local Development Framework (LDF), in accordance with the Planning and Compulsory Purchase Act 2004, the decision taken in Parliament on 18th December 2007 to replace Cheshire County Council and its six local authorities with two unitary authorities necessitated the curtailment of work on that document.

7.17 As a result it is anticipated that work on a Cheshire East LDF for the new Cheshire East Borough Council which encompasses the former local authorities of Crewe & Nantwich, Congleton and Macclesfield is likely to formally commence from 1st April 2009 which is the vesting day for the new Cheshire East Council.

7.18 For the foreseeable future therefore this Conservation Area Character Appraisal and Management Strategy will be linked to relevant key policies in the existing Crewe & Nantwich Borough Adopted Replacement Local Plan 2011 - saved under the provisions of the Planning and Compulsory Purchase Act 2004.

8.0 Additional Protection and Controls Over Development

8.1 There are additional planning powers and guidance and statutory controls which seek to ensure that the character and appearance of a conservation area and its setting are preserved or enhance in all new development proposals, which come into force following designation.

8.2 These are currently contained within The Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Guidance Note 15: Planning and the Historic Environment 1994 and The Town and Country Planning (General Permitted Development) Order 1995 and (General Development Procedure) Order 1995, as amended. They are summarized below:

8.3 New Development

8.4 When considering applications for development proposals for any buildings or land in a conservation area Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

8.5 Guidance contained In paragraph 4.14 of Planning Policy Guidance Note 15: Planning and The Historic Environment 1990 is that, in the Secretary of State's view, this is a material consideration which also needs to be taken into account in the handling of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area.

8.6 In particular special regard needs to be paid to matters such as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design matters eg. the scale and spacing of window

openings, and the nature and quality of materials. In the interests of harmonising the new development with its own building or site specific context and with its neighbouring buildings and land in the conservation area.

8.7 Permitted Development

8.8 The Town and Country Planning (General Permitted Development) Order 1995, as amended, requires the submission of a planning application for certain types of development within conservation areas which elsewhere are classified as 'permitted development'. To enable full consideration to be given to the impact of a wider range of development proposals on the preservation or enhance of the character and the appearance of the conservation area.

8.9 These include works for the enlargement, improvement or alteration of a dwellinghouse - depending on the proposed size, height and location of the works; an enlargement consisting of an addition to a roof; the cladding of the exterior; the provision of a building, enclosure, pool or container within its curtilage; installing, altering or replacing a chimney, flue or soil and vent pipe, or, antenna or satellite dishes, or, solar panels on the dwellinghouse or within its curtilage - in key locations.

8.10 Full details of the limits and conditions which apply under the Order within and outside conservation areas can be found at www.planningportal.gov.uk, or, from Crewe & Nantwich Borough Council - who can also give advice on whether planning permission is required. A standard form is available from the latter on the Borough Council's website www.crewe-nantwich.gov.uk, or, from the Planning helpdesk at the Municipal buildings in Earle Street, Crewe. CW1 2BJ. Tel: 01270 537502 or 537503. The Borough Council currently charges a fee for such advice.

8.11 Demolition

8.12 Within a conservation area certain types of demolition, which elsewhere can normally be carried out without planning permission, are more restricted and require a special type of consent known as Conservation Area Consent. This includes the demolition of a building with a total volume of 115 cubic meters or more; demolition of a gate, wall, fence or other means of enclosure over 1 metre high fronting a highway, waterway or open space (or over 2 metres elsewhere) and total demolition of pre 1914 agricultural buildings.

8.13 Proposed works involving substantial destruction of a building or demolition of the entire building except its facade may also require an application for Conservation Area Consent.

8.14 Trees

8.15 Anyone wishing to carry out works to a tree which is protected by a Tree Preservation Order (TPO) needs to apply to the Borough Council to obtain permission to carry out the works proposed. All trees currently covered by a TPO within the Conservation Area are shown on **Map 5** of this document.

8.16 In a conservation area there is also a requirement to give the Borough Council

six weeks notice of any intention of works to top, lop or fell trees which are not protected by a TPO. To enable full consideration to be given to the impact of such works on the need to preserve and enhance the character and appearance of the conservation area.

8.17 An application form for both is available from the Borough Council's website www.crewe-nantwich.gov.uk, or, from the Planning Helpdesk at Municipal Buildings in Earle Street, Crewe. CW1 2BJ. Tel: 01270 537502 or 537503.

8.18 Design and Access Statements & Heritage Statements

8.19 All applications for Planning Permission, Conservation Area Consent or Advertisement Consent within a Conservation Area should now be accompanied by a Design and Access Statement and a Heritage Statement, explaining how the special character and appearance of the conservation area has been taken into account and how the proposals will preserve or enhance the character and appearance of the conservation area.

8.20 Other Related Consents - Archaeology

8.21 Whilst it is not the purpose of this document to address in detail development proposals relating to archaeology it should be noted that inside or outside a conservation area proposals for works which affect a Scheduled Ancient Monument will require a special kind of consent known as Scheduled Ancient Monument Consent. All current Scheduled Ancient Monuments within the Conservation Area are shown on **Map 3** of this document.

8.22 In addition it should be noted that conditions can be placed on decision notices granting planning permission, listed building or conservation area consent to require archaeological investigation on sites where it is considered that there may be some archaeological potential.

8.23 Other Related Consents – Listed Buildings

8.24 Whilst it is not the purpose of this document to address in detail development proposals relating to works to Listed Buildings it should be noted that inside or outside a Conservation Area proposals to carry out works to alter, extend or demolish a Listed Building or any building attached to it will require Listed Building Consent.

8.25 In addition Listed Building Consent will also be required for works to pre 1948 buildings in the curtilage of the Listed Building where the works would affect the character of the Listed Building or curtilage building itself.

8.26 Proposals to carry out repairs to a Listed Building may also require Listed Building Consent, depending on the scale of the works involved and the materials and techniques to be used and their effect on the Listed Building.

8.27 Planning Permission will also be required for works to erect, construct, maintain, improve or alter a gate, wall, fence or other means of enclosure if it is

within or enclosing the curtilage of a Listed Building, or, for a new building, enclosure, pool or container situated within the curtilage of a Listed Building.

8.28 All current Listed Buildings within the Conservation Area are shown on **Map 4** of this document.

8.29 All applications for Listed Building Consent also need to be accompanied by a Design and Access Statement and a Heritage Statement, explaining how the special architectural or historic interest of the building will be protected and why the proposal is appropriate.

8.30 Advice on Proposals

8.31 This appraisal should not be relied on for a full determination of whether a proposal for development within the Conservation Area would be appropriate.

8.32 Advice on such matters at pre application stage can be obtained by either writing to :

The Planning Department, Crewe & Nantwich Borough Council, Municipal Buildings, Earle Street, Crewe. CW1 2BJ

giving full details of the proposed works and their location and photographs if possible, or, by telephoning the Planning Help Desk on 01270 537502 or 537503 and asking to speak to the duty planning officer or by emailing the planning helpdesk at planning@crewe-nantwich.gov.uk giving full details of the proposed works and their location.

9.0 Proposals Arising from the Appraisal

9.1 The preservation and enhancement opportunities noted in the appraisal seek to better preserve or enhance the character and the appearance of the Conservation Area. They are detailed below and action to date noted:

9.2 Conservation Area Boundary

9.3 In the 1999 appraisal it was proposed that the boundary to the Conservation Area should remain largely unaltered, save for a minor amendment around the school to include the new extension to it and a minor amendment on Monks Lane to include the lines of oak trees on the south side of Monks Lane (paragraphs 4.3 and 4.19 above), as indicated in Plan 1 of the 1999 appraisal and as shown in **Map 2** of this document.

-These recommendations were approved when the appraisal was adopted on 11th November 1999 and the boundary was subsequently amended, as shown on the Inset Map in the Adopted Replacement Local Plan 2011 and reproduced in **Map 2** of this document.

9.4 Highway Issues/Traffic Calming

9.5 In the 1999 appraisal it was proposed that discussions with the Highway

Authority should explore sympathetic ways of reducing the intrusiveness and damage caused by traffic usage and that this should include conditions on Chester Road itself and the critical junction between Chester Road and Monks Lane.

-This recommendation was approved when the appraisal was adopted on 11th November 1999, but still awaits a formal approach to the Highways Authority. The subsequent works to reduce the speed limit to 30 mph will need to be taken into account in any such discussions (paragraphs 5.7 and 4.34 & 4.85 above).

9.6 The Old Farmhouse Village Farm and Environs

9.7 In the 1999 appraisal it was proposed that the neglect of these buildings needed to be addressed, as they had a critical role in the character of the Conservation Area being both a valuable physical resource and visual asset.

-This recommendation was approved when the appraisal was adopted on 11th November 1999 and was subsequently actioned through their repair and conversion to residential units following their spot listing as Grade II listed buildings in 2002 (paragraph 4.38 above).

9.8 Article 4(ii) Direction

9.9 In the 1999 appraisal it was proposed that the loss of traditional features on unlisted buildings within the Conservation Area needed to be brought within planning control by the establishment of an Article 4 (ii) Direction whereby specific rights to make alterations to or remove key features such as doors, windows and roof coverings from residential properties without the need to seek planning permission can be withdrawn, in order to enable such proposals to be fully assessed to preserve the traditional appearance of these buildings and the overall ambience of the Conservation Area (paragraph 4.25 above).

9.10 It proposed that a scheme for Article 4(ii) controls as outlined in Appendix 1 of the 1999 appraisal, reproduced in **Appendix 5** of this document, would be subject to a later separate and specific consultation exercise. As this concept needed to be explored given that a number of buildings within the Conservation Area are not listed but nonetheless have an important role to play within the Conservation Area.

-This recommendation was approved when the appraisal was adopted on 11th November 1999, still awaits such a consultation and may now need amending to take into account recent changes to the General Permitted Development Order in relation to Permitted Development Rights for residential properties.

9.11 Other Related Issues Raised in the 2007 Consultations– electricity cables/posts

9.12 The issue of the overhead electricity cables and posts was raised in the 2007 consultation response, as it was thought they detracted visually from the character of the Conservation Area in the vicinity of Church Farm House and Wilbraham Road and that there may be some potential for enhancement by the planting of clear stemmed trees at the entrance to Wilbraham Road, subject to conferring on the suitability of this with County Highways, checks on land ownership, clearance of

underground services and maintenance issues which may need to be resolved.

-This issue might be addressed in time in conjunction with others, following further investigation of the issues outlined above (paragraph 4.15 above).

9.13 Other Related Issues Raised in the 2007 Consultations– written guidance

9.14 The issue of the need for written guidance for property owners to advise them of what being in a conservation area means, the restrictions which apply, their rights and responsibilities was raised in the 2007 consultation responses from a number of conservation areas in the Borough of Crewe & Nantwich who were re-consulted on their appraisals at the same time as Acton.

-This recommendation was approved on 28th June 2007, and awaits action to take into account the impact of the subsequent changes to the General Permitted Development Order in relation to Permitted Development Rights for residential properties (as noted above after paragraph 9.10 above), and, to take into account the potential for a joint approach on the subject in conjunction with the officers of the East Cheshire Borough Council following vesting day on 1st April 2009.

10.0 Delivery Plan

10.1 A delivery plan for all these preservation and enhancement opportunities has been devised, based upon the actions outlined in this report. Its premise is that the programme will entail short, medium and long term projects.

10.2 Short term projects would aim to be delivered within 18 months to two years, medium term within 3-4 years and longer term over 5 years, as noted in **Appendix 6**.

10.3 The delivery plan is a notional one at this stage, as resources and other competing work commitments may cause some over run. In addition discussions with the Parish Council, the Highways Authority, Utilities, land and property owners etc may need to be undertaken as work on the projects progresses. As a result the Delivery Plan and timetable can only be indicative at present, but with the aim of giving some structure and coherency to the programme of initiatives arising. Some allowance has been made for all of these in **Appendix 6**.

11.0 Monitoring, Review and Update

11.1 As work on the projects evolves and as and when significant events dictate changes resulting from them will be monitored and this document will be amended or reviewed, with an overall aim of updating the Appraisal and its Management Strategy every five years.

11.2 During the course of the 2007 consultation it was advised that the University of Keele landscape history course intend to undertake a detailed study of the parish of Acton and that its results were awaited. The completion of this work will be logged and any action arising noted in future amendments or updates.

APPENDIX 1

SCHEDULED ANCIENT MONUMENTS. ARCHAEOLOGICAL SITES & FINDS

<u>Scheduled Ancient Monument</u>	<u>Monument Number</u>
Monks Lane Moated Site	SM 13437
Standing Cross in St Mary's Churchyard	SM 32562

<u>Sites and Finds</u>	<u>Reference Number</u>
Collection of carved stones at St Mary's	268/1/4

**Source: Cheshire County Council Historic Environment Record (HER) 2007
(excludes listed buildings)**

APPENDIX 2

LISTED BUILDINGS, HISTORIC PARKS & GARDENS, HISTORIC ATTLEFIELDS

<u>Listed Buildings</u>	<u>Grade</u>
Star Cottages, Chester Road	II
The Star Inn, Chester Road	II
Church Farm House, Chester Road	II
Church of St Mary The Virgin, Monks Lane	I
Almshouses in St Mary's Churchyard, Monks Lane	II
Sundial in St Mary's Churchyard, Monks Lane	II
St Mary's Churchyard Wall, Monks Lane	II
Glebe House, Monks Lane	II*
Telephone Kiosk East of Monks Lane and Parish Church	II
The Old Farmhouse, Village Farm	II
 <u>Historic Parks and Gardens</u>	
Dorfold Hall	II
 <u>Historic Battlefields</u>	
Battle of Nantwich 1644	II

FOOTNOTE: the entry for Glebe House was previously recorded incorrectly in the master document and has been amended above to record it correctly as a Grade II* listed building. 23.02.09.

**Source: Department of the Environment Register 1986 (as amended),
English Heritage Registers 6th October 1986 and March 1995.**

**APPENDIX 3
TREE PRESERVATION ORDERS**

No on Map/description
TPO 31

Situation

T1 - Beech	Within the curtilage of 'Acton Cottage' on the northern boundary of the property
T2 – Oak	In field enclosure 3500, some 85 feet south of the end of Wilbraham Road
T3 – Oak	In field enclosure 3500, some 120 feet east of the south east corner of enclosure 2904
T4 – Oak	On the southern boundary of enclosure 3689, some 300 feet from the boundary of enclosure 5900
T5 – Oak	On the southern boundary of enclosure 3689, some 380 feet from the boundary of enclosure 5900
T6 – Oak	On the southern boundary of enclosure 3689, some 450 feet from the boundary of enclosure 5900
T7 – Oak	On the southern boundary of enclosure 3689, opposite the entrance to 'Grove Cottage'
T8 – Oak	On the western boundary of enclosure 3689, some 130 feet north of 'Grove Cottage'
T9 – Oak	On the western boundary of enclosure 3689, some 220 feet north of 'Grove Cottage'
T10 – Oak	On the western boundary of enclosure 3689, opposite the entrance to the Star Inn car park
T11 – Oak	On the western boundary of enclosure 3689, opposite the southern boundary of 'Star Cottage'
T12 – Sycamore	On the western boundary of enclosure 3500, opposite the Star Inn
T13 – Oak	On the western boundary of enclosure 3500, some 25 feet north of the Star Inn
T14 – Lime	Within the curtilage of St. Mary's churchyard, some 55 feet north of the junction of Monks Lane and Chester Road
T15 – Lime	Within the curtilage of St. Mary's churchyard, some 95 feet north of the junction of Monks Lane and Chester Road
T16 – Lime	Within the curtilage of St. Mary's churchyard, some 30 feet south of the northern boundary, close to Chester Road
T17 – Birch	Within the curtilage of St. Mary's churchyard, south of Church Farm and some 50 feet west of Chester Road
T18 – Lime	To the north of St. Mary's churchyard, some 80 feet west of Chester Road
T19 – Lime	Within the curtilage of St. Mary's churchyard, south of Church Farm and some 115 feet west of Chester Road

T20 – Birch	Within the curtilage of St. Mary's churchyard, some 45 feet due north of the north east corner of the church
T21 – Lime	Within the curtilage of St. Mary's churchyard, some 20 feet north of the church
T22 – Lime	Within the curtilage of St. Mary's churchyard, between the church and Monks Lane
T23 – Lime	Within the curtilage of St. Mary's churchyard, some 40 feet to the north east of the Lynch gate
T25 – Beech	In the south west corner of enclosure 0408, close to the north side of Monks Lane
T26 – Oak	Within enclosure 8900, on the south side of Monks Lane, some 35 feet west of the boundary with enclosure 0006
T27 – Oak	Within enclosure 8900, on the south side of Monks Lane, some 110 feet west of the boundary with enclosure 0006
T28 – Oak	Within enclosure 8900, on the south side of Monks Lane, some 185 feet west of the boundary with enclosure 0006
T29 – Oak	Within enclosure 8900, on the south side of Monks Lane, some 270 feet west of the boundary with enclosure 0006
T30 – Oak	Within enclosure 8900, on the south side of Monks Lane, some 360 feet west of the boundary with enclosure 0006
A1 - several Oak, Elm, Sycamore and Beech trees standing in the area marked A1 on map	Between 'Star Cottage' and 'Grove Cottage' on the west side of Chester Road
A2 - the several Horse Chestnut, Ash, Beech, Sycamore, Lime, Elm, Pine and Robinia trees standing in the area marked A2 on the map	Within the grounds of 'Glebe House', to the south and east of the property

G1 - group consisting of 3 Yew, 1 Holly and 1 Robinia Within the grounds of 'Acton Cottage' between the dwelling and the boundary with Chester Road

G2 - group consisting of 1 Lime, 2 horse Chestnuts, 1 Beech In a central position in field enclosure 0408

Source: Crewe & Nantwich Borough Council Records 2007

APPENDIX 4
POLICY BE.7 CONSERVATION AREAS

CONSERVATION AREAS WILL BE PRESERVED AND ENHANCED BY THE FOLLOWING MEANS:

- DEVELOPMENT INVOLVING DEMOLITION OF AN UNLISTED BUILDING WILL NOT BE PERMITTED WHERE THE BUILDING MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA: UNLESS THERE IS CLEAR AND CONVINCING EVIDENCE THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SUSTAIN EXISTING USES, OR FIND VIABLE AND COMPATIBLE ALTERNATIVE USES; AND THAT THESE EFFORTS HAVE FAILED. THESE EFFORTS SHOULD EMBRACE FINANCIAL, STRUCTURAL AND TECHNICAL MATTERS.
- DEMOLITION OF AN UNLISTED BUILDING MEETING THE ABOVE CRITERION WILL ONLY BE PERMITTED IF DETAILED PROPOSALS FOR THE RE-USE OF THE SITE, INCLUDING ANY REPLACEMENT BUILDING OR OTHER STRUCTURE, HAVE BEEN APPROVED.
- DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD HARM THE CHARACTER, APPEARANCE OR SETTING OF A CONSERVATION AREA;
- A NEW BUILDING WILL NOT BE PERMITTED UNLESS IT WOULD HARMONISE WITH ITS SETTING BY BEING SYMPATHETIC ON SCALE, FORM AND MATERIALS TO THE CHARACTERISTIC BUILT FORM OF THE AREA, PARTICULARLY THE ADJACENT BUILDINGS AND SPACES;

AN ALTERATION OR EXTENSION OF A BUILDING WILL NOT BE PERMITTED UNLESS IT WOULD HARMONISE WITH THE BUILDING AND THE CONSERVATION AREA BY:

- RETAINING, AND WHERE NECESSARY, RESTORING TRADITIONAL FEATURES SUCH AS SHOP FRONTS, BOUNDARY WALLS, PAVED SURFACES AND STREET FURNITURE;
- REFLECTING THE SCALE, FORM AND CHARACTER OF THE BUILDING; AND
- USING MATERIALS TRADITIONALLY CHARACTERISTIC OF THE AREA.

A NEW SHOP FRONT OR FASCIA WILL NOT BE PERMITTED UNLESS

IT IS IN PROPORTION WITH THE BUILDING AND IN CHARACTER WITH THE ARCHITECTURE OF THE BUILDING AND IT'S SETTING.

Justification

The aim of designating Conservation Areas in the Borough is to conserve and enhance the special character of these areas by preserving existing buildings and features and promoting their appropriate enhancement. This can be achieved by careful control of development both within and adjacent to the Conservation Area.

The Local Planning Authority has a duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas. Developers may be asked to contribute towards the implementation of these schemes where there is a clear link between the development and the scheme.

Where the character and appearance of a Conservation Area is threatened by unsympathetic permitted development, the Local Planning Authority may seek a restriction of permitted development rights, under Article Four of the Town and Country Planning General Development Order 1988 (as amended).

It is important that in exercising its planning duties the Local Planning Authority pays special attention to the need to enhance and preserve Conservation Areas by considering the need to prevent the loss or damage of buildings that make a positive contribution to the character or appearance of a Conservation Area. Demolition of such buildings will only be permitted in exceptional circumstances; and subject to detailed plans for any redevelopment being acceptable to the Local Planning Authority.

Outline planning applications are generally unacceptable in Conservation Areas. Proposals need to be examined in detail in order to assess the impact of the development proposal on the character of the area.

Source: Crewe & Nantwich Adopted Replacement Local Plan 2011

APPENDIX 5

OUTLINE OF PROPOSED ARTICLE 4 (ii) DIRECTION

**THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

Where the development would front a highway, a waterway or open space:-

1. The enlargement, improvement or other alteration of a dwellinghouse.
2. The alteration of a dwellinghouse roof.
3. The erection of a porch outside any external door of a dwellinghouse.
4. The building within the curtilage of a dwelling of a building, enclosure, swimming or other pool, which is incidental to the enjoyment of the dwelling.
5. The creation of a hardstanding within a dwellinghouse curtilage.
6. The installation or replacement of a satellite dish on a dwelling or within its curtilage.
7. The erection or removal of a chimney on a dwellinghouse.
8. The erection or removal of a gate, wall, fence or other means of enclosure.
9. The painting of a dwellinghouse, or any curtilage building.

Source: Crewe & Nantwich Borough 1999 Acton Conservation Area Appraisal

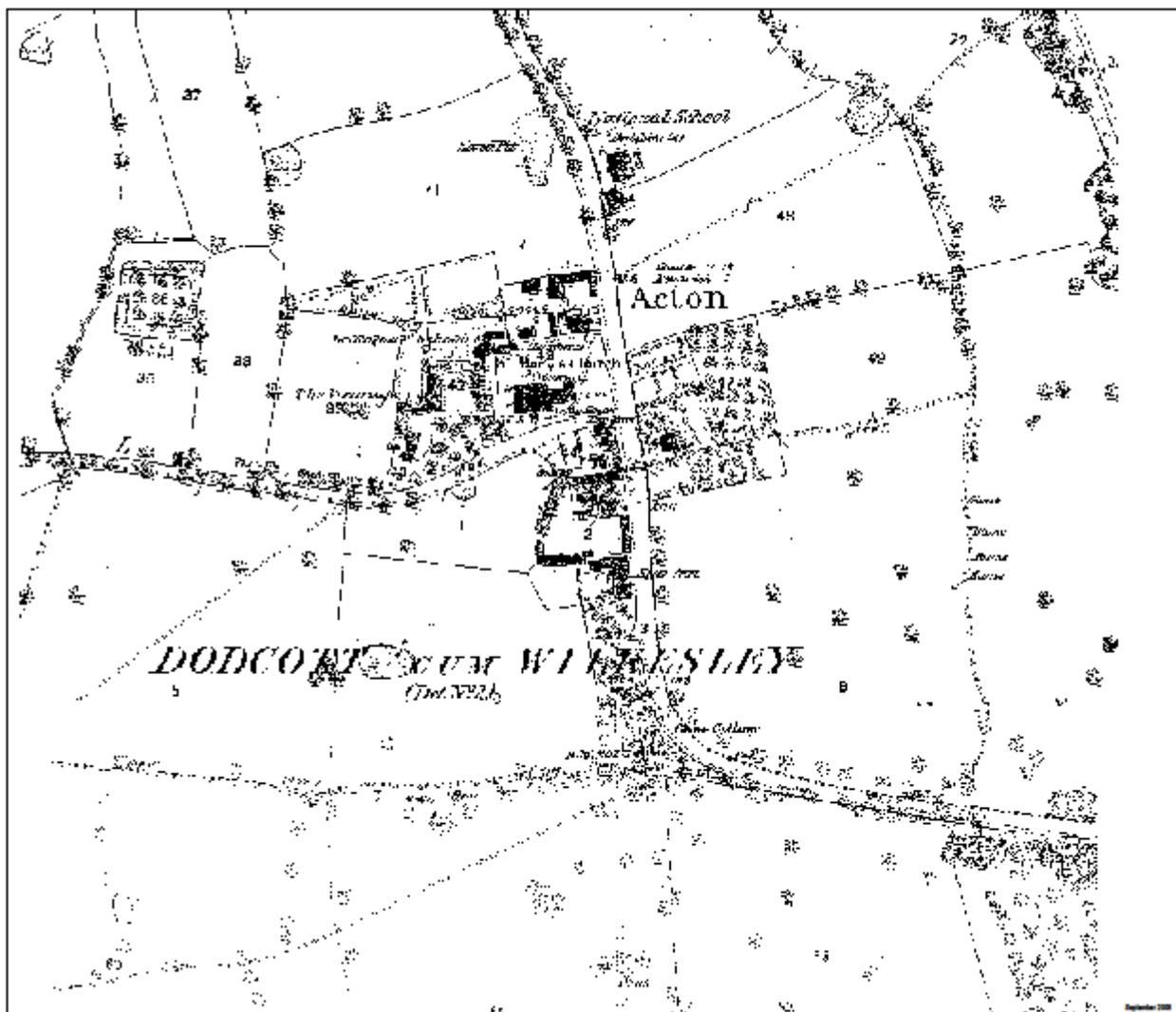
APPENDIX 6
DELIVERY PLAN – Acton

Proposal	Short Term (18 months to 2 years) or previously.	Medium Term (within 3-4 years)	Long Term (over current 5 year period)	Notes
1. Conservation Area Boundary: School.	Completed			Amended after adoption of appraisal in 1999.
2. Conservation Area Boundary: Trees south of Monks Lane.	Completed			Amended after adoption of appraisal in 1999.
3. Village Farm and Environs	Completed			Addressed following spot listing in 2002.
4. Article 4 (ii) Direction	●	●		Specific consultation exercise, yet to be action.
5. Highway Issues/ Traffic Calming		●	●	Approach to Highways Authority, yet to be actioned.
6. Overhead Wires/ Planting at entrance to Wilbraham Road		●	●	Approach to Statutory Undertaker and Highways, yet to be actioned.

● denotes notional period for action to be taken to deliver proposal 27

Proposal	Short Term (18 months to 2 years) or previously.	Medium Term (within 3-4 years)	Long Term (over current 5 year period)	Notes
7. Written Guidance for property owners about the Conservation Area	●	●		Joint approach, yet to be agreed with fellow officers for East Cheshire Borough

● denotes notional period for action to be taken to deliver proposal



Acton

Map 1

Conservation Area

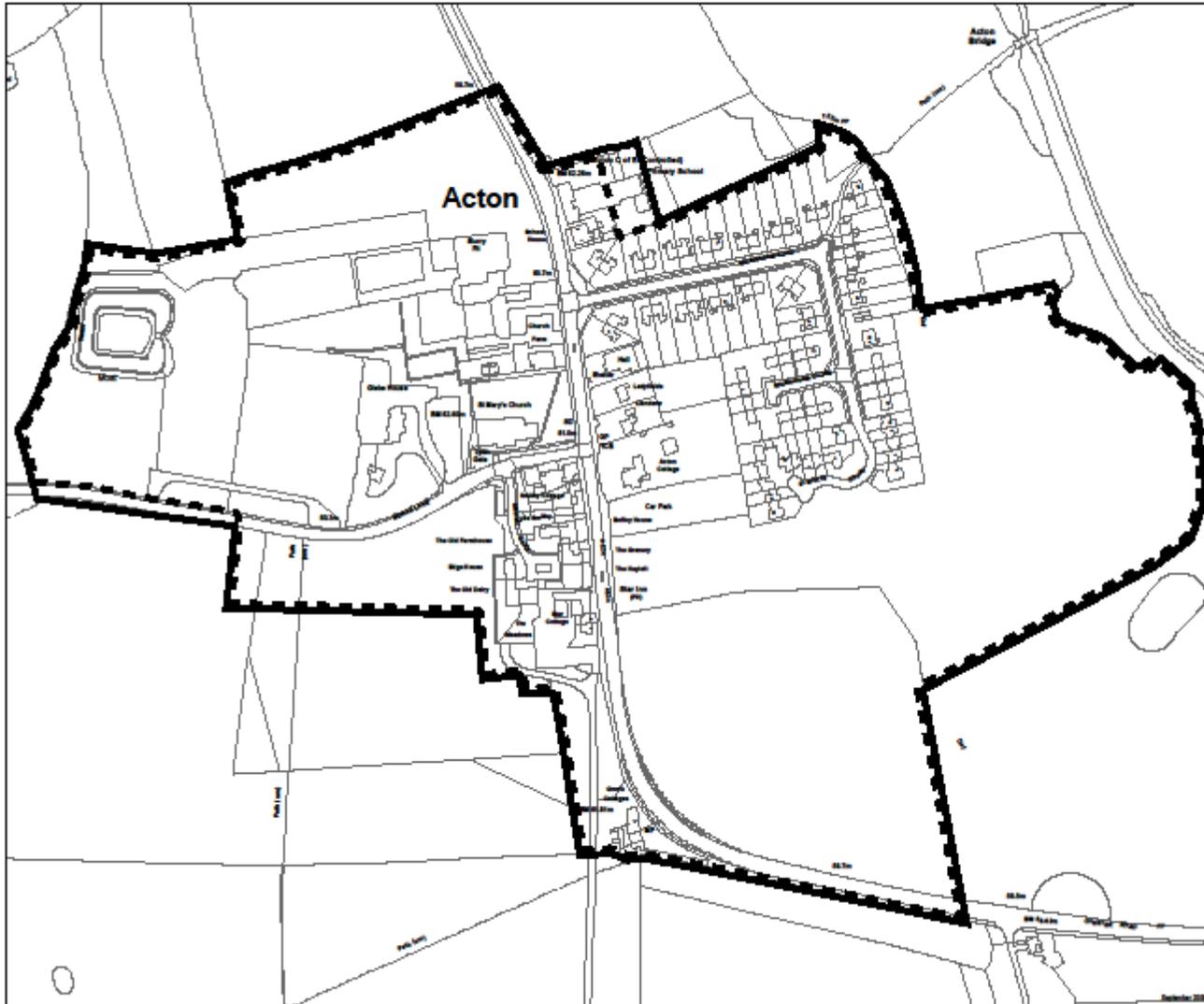
**Ordnance Survey Map LV.16
First Edition 1875**

Z

source: Chester Records Office

Acton Conservation Area

As Designated and Amended



- Existing Conservation Area Boundary (1999)
- Original Conservation Area Boundary (1984)

N

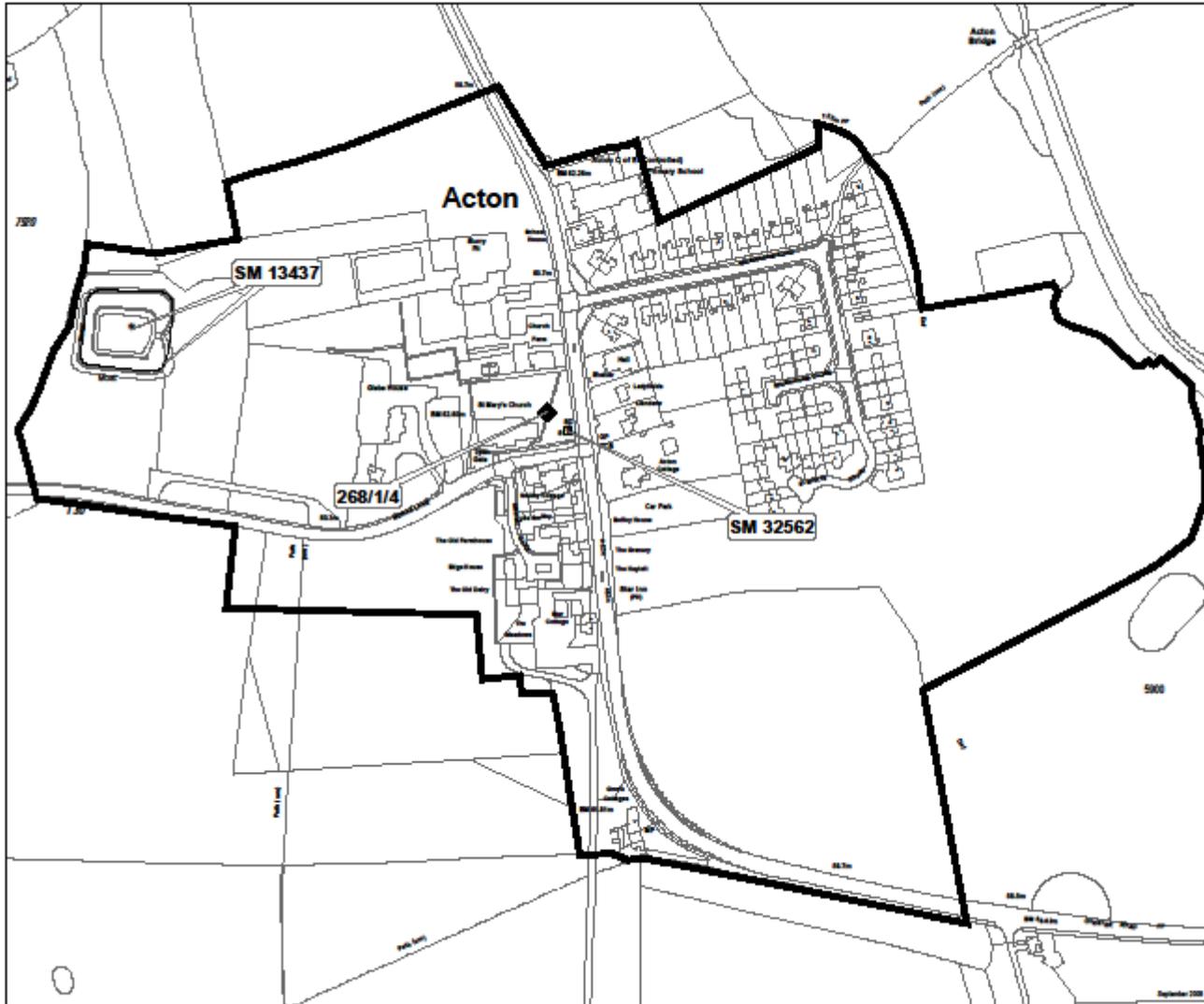
0 25 50 100
Metres

source:
Cheshire County Council
Designation Report 26th September 1984
and Crewe and Nantwich Borough Council
Appraisal Report 1999

Acton

Conservation Area

Archaeological Sites and Finds



Existing Conservation Area (1999)

Scheduled Ancient Monument
(Monument No. SM13437
Monument No. SM32562)

Find Site
(Reference No. 268/1/4)



source:
Cheshire County Council
Historic Environment Record (HER) 2007

Acton Conservation Area

Tree Preservation Orders



Existing Conservation Area Boundary (1999)

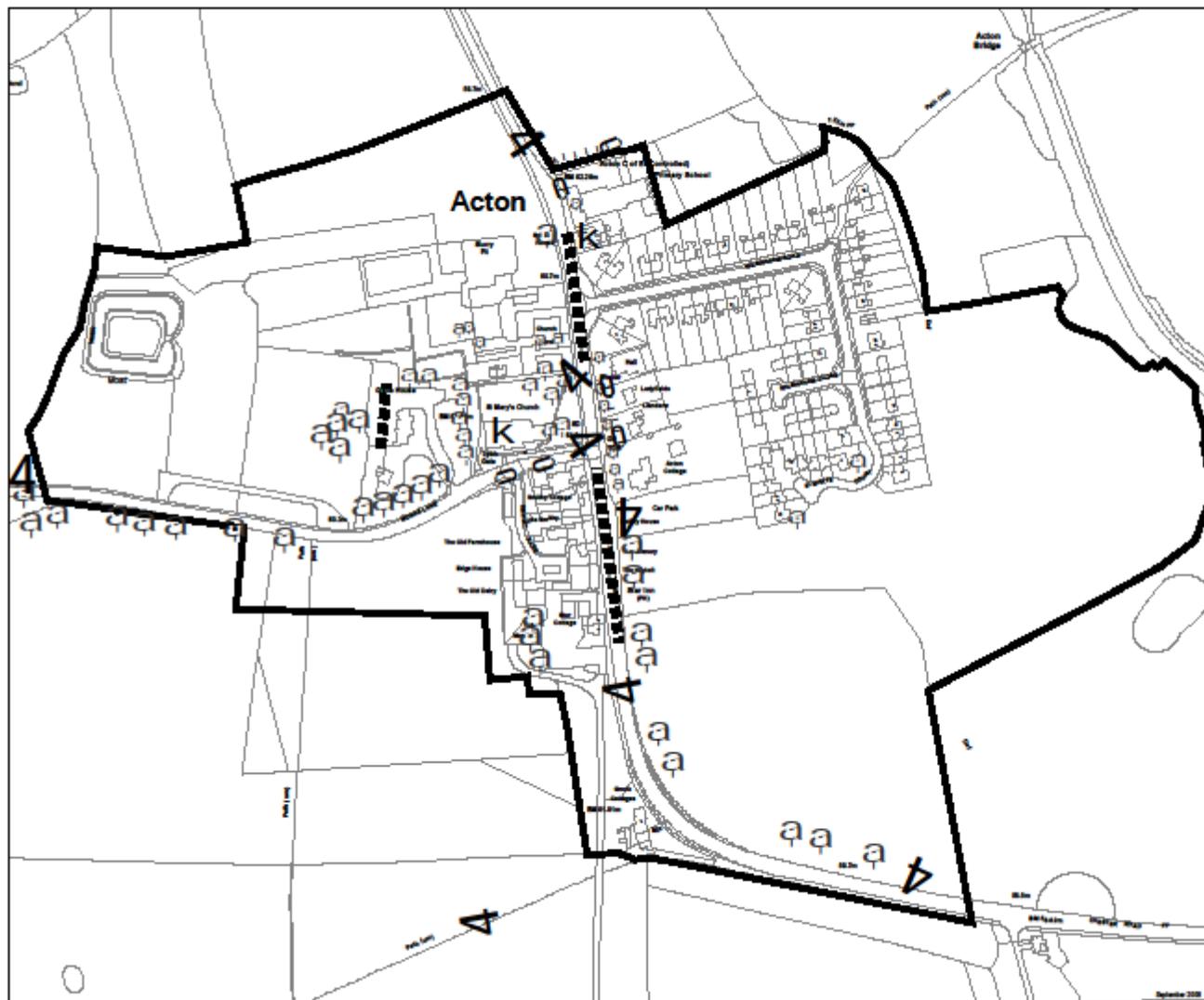
TPO
A2
Tree Preservation Orders
(TPO 31)



source:
Crewe & Nantwich Borough Council Records 2007

Acton Conservation Area

Principal Visual Elements



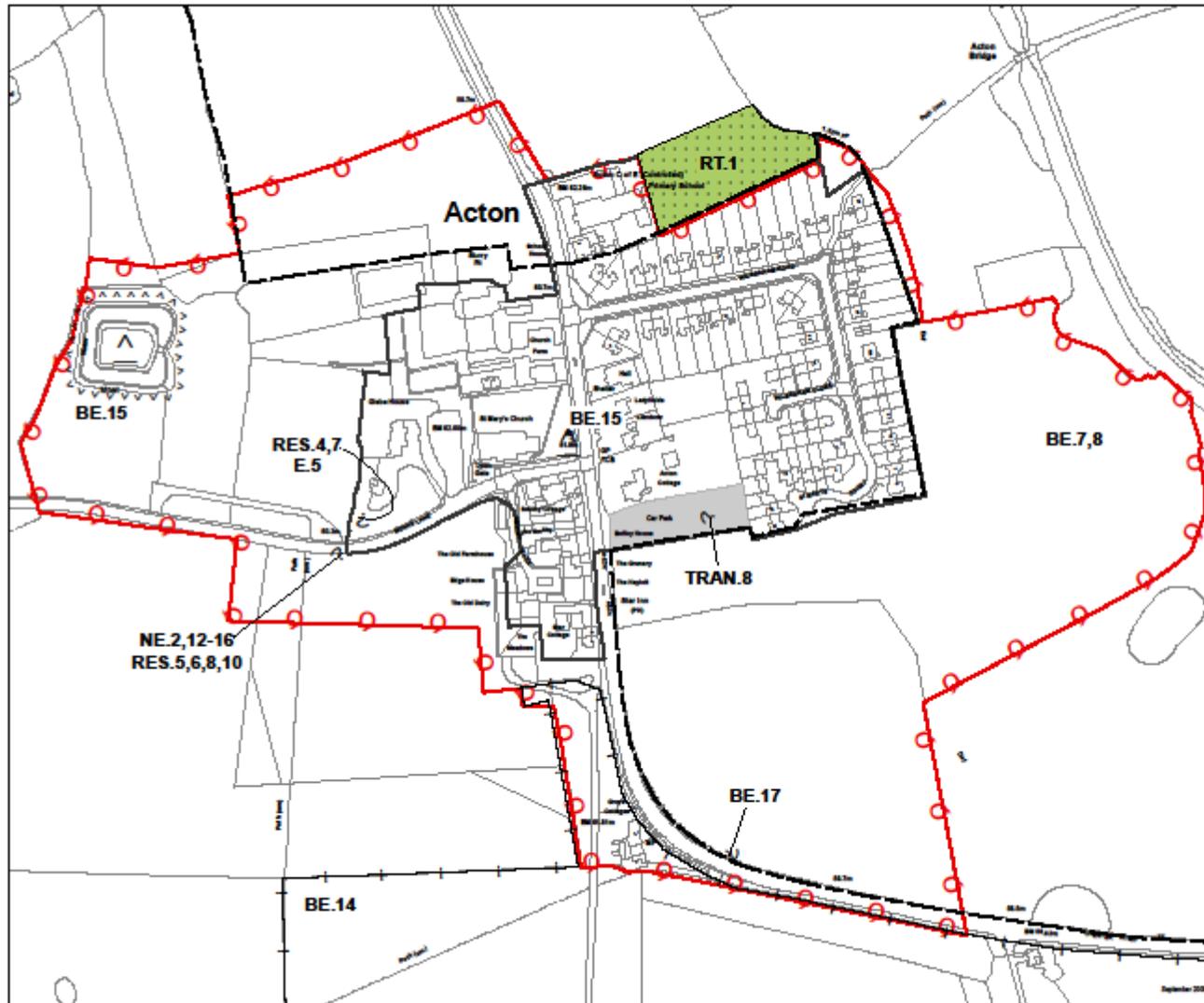
-  Existing Conservation Area Boundary (1999)
-  Important Buildings/Groups
-  Areas of Limited Contextual Value
-  Focal Points/Sense of Place
-  Views into/out of Conservation Area
-  Visually Important Trees/Planting



source:
Crewe & Nantwich Borough Council Appraisal
Report 1999 and 2007

Acton Conservation Area

Adopted
Replacement Local Plan 2011
Local Development Framework



-  Existing Conservation Area (Policies - BE.7,8)
-  Scheduled Ancient Monument (Policy BE.15)
-  Historic Battlefield (Policy BE.17)
-  Historic Park & Garden (Policy BE.14)
-  Within Acton Settlement Boundary (Policies RES.4,7, E.5)
-  Existing Car Park (Policy TRAN.8)
-  Formal Open Space (Policy RT.1)
-  Open Countryside (Policies NE.2, 12-16 RES.5,6,8,10)

source:
Adopted Replacement Local Plan 2011
Acton Inset Map

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