



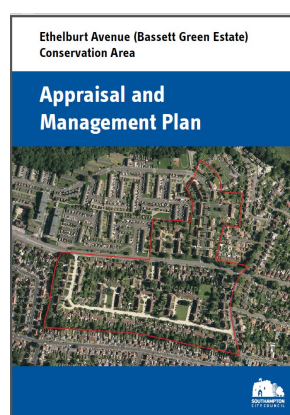
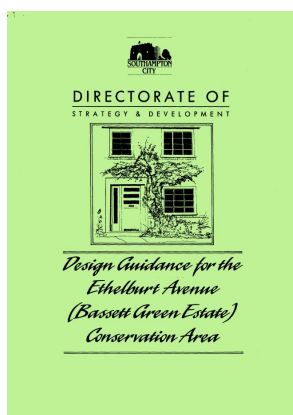
Herbert Collins Estates Residents Association

From the Chairman: R.F.George
75 Bassett Green Road,
Swaythling,
SOUTHAMPTON,
SO16 3DW.

20 March 2015

Dear Resident,

City Council's Public Consultation **ends** Friday 17 April 2015



The City Council's new Appraisal and Management Plan for this Conservation Area is now out for public consultation. Why should you bother responding? Because the Management Plan may stop you doing something with your property that you want to do. When the final version is approved by the Council, it will be given great weight in determining planning applications.

The Consultation web page is

www.southampton.gov.uk/planning/heritage/conservation-areas/ethelburt-avenue.aspx

It is important to consider the fine detail of the **Management Plan** on pages 17 to 24.

Of particular interest to residents of Leaside Way, with their unloved steel windows, is Policy BGE 12.3 which says "As with wooden windows, it will be a requirement that replacement metal windows match originals in terms of size, colour, glazing pattern and profile of glazing bars."

Policy BGE 6 on rainwater goods makes no provision for any kind of plastic guttering. This, despite the HCERA Committee considering that suitable plastic guttering is acceptable.

Policy BGE 15.1 is intended to stop the loss of planted areas to car parking space. An earlier draft had "*Where additional hard surface has been permitted, and when replacing existing hard surface, gravel is to be preferred to brickwork, black asphalt or white chippings.*" This was deleted on the grounds that additional hard surface isn't going to be permitted.

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The Design Guidance included items which lie outside planning control, such as the care of privet hedges. The HCERA Committee were keen that such items be retained in the new document. For reasons of doubtful validity, they have been removed. The best we have from the Historic Environment Group Leader so far is "*I have suggested that it may be possible to have a separate section to the Appraisal that contained the non-statutory guidance that you are keen to retain.*"

Market Buildings

The Appraisal contains a proposal that Market Buildings is included in the Conservation Area. The Consultation is seeking your views on this.

New Article 4 Direction

A proposed new Article 4 Direction is shown in Appendix 2, page 26 (the Notice for the current Article 4 Direction is on page 25). Remember that an Article 4 Direction removes your right to do certain things without planning permission. So please look at this carefully. The new Article 4 Direction imposes new requirements for Planning Permission for

Hard Surfaces

Chimneys

Painting

Gates and Fences

Solar Photovoltaic and Solar Thermal Equipment

The Residents' Association has not been consulted on this new Article 4 Direction which is largely a copy of the one for the Oakmount Triangle Conservation Area. Whether in error or by design, there is a change from applying to development on the front and side elevations of a building to development that **fronts onto a highway**. We consider this to be highly unsatisfactory. I cannot believe it is intended, but you never know.

For various links and more information go to our website

<http://www.herbertcollins.co.uk/pages/appraisal/#draft>

If you have any questions, send us an email. It would also be helpful, if when you submit your comments to the Council, you email us a copy.

Yours sincerely,

Ray George
Chairman