

OADBY COURT CONSERVATION AREA

REPORT OF CONSULTATION

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1. INTRODUCTION

- 1.1 QuBE Planning Ltd were appointed by the Borough of Oadby and Wigston to carry out an appraisal of the Oadby Court Conservation Area, to produce development control guidelines and then to subject both draft documents to a period of public consultation.
- 1.2 This report describes the public consultation undertaken, summarises the representations received and sets out a response to the principal areas of concern to allow the Borough Council to decide whether to amend the documents prior to final approval and publication.

2. METHODOLOGY

- 2.1 The public consultation comprised:
 - A copy of the Conservation Area Appraisal and Development Control Guidelines were distributed to all properties within the Conservation Area and those immediately surrounding it. The consultation period finished on 13 November 2006.
 - A copy of the documents was also distributed to key stakeholders.
 - A public exhibition was staged in St Peter's Centre in Wigston Road, Oadby on Tuesday 17th October 2006 between 1.00pm -7 .00pm. Staff from the Borough Council were available to deal with comments and questions.
 - A copy of the exhibition panels can be found in Appendix 1.
 - A press release was issued and coverage appeared in the Leicester Mercury and the Borough Council's 'letterbox' publication.

3. SUMMARY OF RESPONSES

Level of response

- 3.1 One email response from a resident of the area was received and the exhibition was attended by one person from the area. Although the response rate was low, it should be noted that the Conservation Area only consists of 5 properties. Letters were also received from Leicestershire County Council and Oadby Civic Society.

Comments

- 3.2 The following specific comments were made by Kanti Chhapi:

Appraisal

Page 8 Para 6.1: I understand that the 'unusual building line' may be related to a planned road improvement at the time that did not proceed.

Page 12 Para 8.1: I welcome the proposed extension of the Conservation Area to include the verge between Oadby Court and Leicester Road. However, it is important that the trees and vegetation are kept well maintained.

Appraisal Map: Siting of important trees to be checked and corrected. The site plan should record current building footprints, including any extensions. (Also please note - no. 3 Oadby Court has existing consent for future detached garage block in front garden.)

ACTION: The appraisal map has been checked to ensure the most up to date OS map base as been used and the tree locations have been as accurately plotted as possible.

DC Guidance

Page 13 Para 10.2: There is no specific exclusion of pitched roofs in the criteria for future extensions. This must be the greatest risk to the character of the group. Also, landscape works that enhance the setting of the houses should be considered on their own merit and should not preclude works to hedges, including their removal if necessary.

ACTION: None – pitched roofs are by definition excluded by the requirement for extensions to respect the form, proportions, materials need detailing of the original houses.

Other comments

- 3.7 The following comments were received from Leicestershire County Council:
- Para 9.2 – Care would need to be taken to ensure that if car parking were reduced in the grounds of No.81 Leicester Road would not result in the demand for additional on-street parking.
 - Para 9.3 – The unkempt grass verge to the south of No.1 Oadby Court should be referred to the Highways Authority Southern Areas Manager.

ACTION: The grass verge will be referred to the appropriate Authority.

- 3.8 The Oadby Civic Society agreed ‘with the sentiments contained there in with regard to the properties included in this Conservation Area.’ They also fully agreed ‘with the guidance as set out and the restrictions to be imposed on any proposed works for which Planning approval is applied and trust that these will be rigidly maintained.’

4. CONCLUSIONS

- 4.1 The Conservation Area Appraisal and Development Control Guidelines were both generally well supported in the responses received.
- 4.2 The Conservation Area Appraisal is generally considered to accurately reflect the character and qualities of the area.
- 4.3 The Development Control Guidelines are generally well supported by the respondents to the public consultation.

5. RECOMMENDATIONS

- 5.1 That the Conservation Area boundary be amended to include the verge and planting which separates Oadby Court from Leicester Road.
- 5.2 That no changes be made to the Conservation Area Appraisal.
- 5.3 That no changes be made to the Development Control Guidance.

APPENDIX 1

Note: Due to the file size of Appendix 1 it has not been included in the low resolution version of the Report of Consultation. To view Appendix 1 please download the high resolution version of the document available on the Borough Council's website. Alternatively a hard copy of the Report of Consultation can be viewed at local libraries and the Oadby and Wigston Council Offices.