

PARTNERSHIP AND REGENERATION COMMITTEE
20 SEPTEMBER 2007

Report of the Planning Services Manager

CROMFORD– RECONSULTATION ON EXTENDED CONSERVATION AREA

SUMMARY

This report summarises the representations received in respect of the reconsultation on the Cromford Conservation Area boundary and seeks approval for its modification and adoption.

RECOMMENDATION

1. That the modification and adoption of the Cromford Conservation Area boundary in accordance with the recommendations set out in Appendices 1, 3 and 5 is approved.
2. That the necessary statutory procedures for modification of the Cromford Conservation Area boundary be carried out.

WARDS AFFECTED

Masson

REASON WHY THIS IS A KEY DECISION

It is likely to be significant in terms of its effect on communities living or working in the area. The outcome will have an impact, for better or worse on the amenity of the community.

STRATEGIC LINK

Conservation Area Character Appraisals carried out in relation to existing and new Conservation Area designation will assist in delivering the Council's aims and protecting and enhancing the environment as well as stimulating economic, community and environmental regeneration.

1 BACKGROUND

- 1.1 On 20th July 2006 this Committee resolved that the Draft Cromford Conservation Area Appraisal, including revisions to the boundary, was approved and for it to be subject to a six-week period of public consultation. The Draft Appraisal was subject to an 8-week period of consultation between the 13th September and 8th November 2006 to accommodate the request of Cromford Parish Council for further consideration of the document. The results of that public consultation were reported to this Committee in December 2006 outlining the responses received.
- 1.2 Representations were received from a total of three organisations - Derbyshire County Council, Cromford Parish Council and the Arkwright Society - with around 100

separate comments being made. The Draft Appraisal contained proposals for revisions to the boundary which proposed land to be included to the east and to the south of the existing boundary. No objections were expressed to the extensions proposed and both Cromford Parish Council and Derbyshire County Council expressed support for the proposed extensions.

- 1.3 In December 2006 the Cromford Conservation Area Character Appraisal was modified and adopted by this Committee and authority was delegated to the Planning Services Manager to implement the statutory procedures to extend the boundary of Cromford to the east and south (Minute 406/06). In accordance with the statutory procedures, public notice was given of revisions to the boundary.
- 1.4 Following the publication of the statutory notice, concerns were raised by local residents who considered that they had not been adequately consulted or informed of the proposed extensions to the boundary of the Conservation Area. Whilst the Council considered it had fulfilled its statutory requirements in regard to publicity and notification, there had been some problems with issues such as postal delivery, which were beyond the control of the Council. A further Public Meeting was therefore held at the Cromford Institute on 18th April 2007 with written notification of the meeting provided to each resident affected by the extensions.
- 1.5 Further concerns were raised at that Public Meeting in relation to the original consultation procedures and a further period of reconsultation was undertaken. Each resident/owner located within the two extended areas was notified by letter of a further six-week consultation period (Thursday 14th June to Thursday 26th July) and received a copy of the '*Justification for Boundary – Recommendations for Amendments*', (an extract from the Conservation Area Character Appraisal undertaken in 2006), along with a map of the extended area in which their property was located. The original consultees and Ward Members were also notified and the appraisal document was deposited in Matlock Town Hall and Cromford Post Office, as well as on the Council's website.
- 1.6 Representations received during the consultation period are tabled within Appendix 1 to this report and Officer Comments and Recommendation made for each comment. In summary there were 2 objectors in relation to the eastern extension and 9 respondents to the southern area, 7 of whom objected to their inclusion.
- 1.7 Whilst the concerns of the residents and landowners have been noted and tabled in Appendix 1 to this report, recommendations for changes to the existing boundary (as approved in December 2006) have been based on the rationale outlined in this report.

2 REPORT

- 2.1 The two extensions and changes to the boundary as proposed by the consultant (approved in December 2006) were based on the inclusion of areas of land which were identified by research, including map regression, as areas of historic landscape associated with before, during and after the Arkwright period.
- 2.2 Whilst the history of Cromford is dominated by the works of Sir Richard Arkwright and his successors, over a period between 1771 and c.1840, Cromford was not a new village in 1771 and the history of the area began prior to Arkwright and continued after the waning of the family textile businesses. It is clear, however, that the subsistence of the inhabitants by the provision of local food was integral to the industrial activity of

the area and the physical result of this was the number of small-holdings, cottage gardens and allotments throughout the village. Although the industrial history of Cromford and its worker's housing has received much attention in more recent years, its integral and equally interesting agricultural history has only been studied and appreciated over the last decade. Most importantly, Cromford and its relevance within the Derwent Valley were given international status when they were inscribed as a World Heritage Site in 2001. The specific assimilation and survival of elements of Cromford's agricultural history have been formally recognised as being a fundamental and important part of its evolution and development.

- 2.3 Consequently, the extensions recognised this contribution and include various elements of the agricultural and industrial past of the village, associated with development before, during and after the Arkwright period. The buildings within these extended areas that are considered to be important historically and which are clearly associated with the development of the village, are those which display traditional building construction techniques, materials, form and scale, and that have a traditional ratio of walling to openings, windows and door openings in traditional forms, sizes and proportions and architectural features, such as chimneystacks. Alterations and extensions which have a cumulative and deleterious impact on the character and appearance of the original building and those buildings which have been encroached upon to a significant effect by modern development, are, therefore, proposed for omission.
- 2.4 In including buildings within the Conservation Area it is inevitable that they may have ancillary buildings associated with them or within their curtilage that are not traditional in character, appearance or construction details. By virtue of their association with traditional / historic buildings, it is considered that their presence within the Conservation Area (as ancillary buildings) is acceptable and should not overly impair the character and appearance of the area
- 2.5 In association with the inclusion of traditional and historic buildings is the land associated with them that has been preserved by way of existing boundaries that convey the physical history, layout and connection of that land in the evolution of Cromford. In the case of the southern extension, smallholdings and evidence of historic allotments remain and in the eastern area there is remaining evidence of land which has been enhanced historically in order to create a landscaped view to the east of the Arkwright residence at Rock House
- 2.6 On the basis of the above it is now recommended that certain properties be omitted from the extended areas. It is proposed that the southern boundary of the Cromford Conservation Area be amended from that identified in Appendix 2 (as approved in December 2006) to that as modified in Appendix 3. It is proposed that the eastern boundary of the Cromford Conservation Area be amended from that identified in Appendix 4 (as approved in December 2006) to that as modified in Appendix 5.
- 2.7 If Committee adopt the proposed modifications it is recommended that the following steps be undertaken:-

Notice of a variation of a designated Conservation Area [under Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990] be made to the Secretary of State.

The Notice shall contain sufficient particulars to identify the area affected

The Notice will be published in the London Gazette and in at least one other newspaper circulating in the area of the Local Planning Authority, by that Authority. Each resident affected by the boundary changes will receive written notification of the effect on their property.

A leaflet comprising the key aspects of the Conservation Area and outlining planning considerations will also be published and distributed within the area in due course.

3 RISK ASSESSMENT

3.1 Legal

The report complies with the legal requirements for consultation, the legal risk is therefore low.

3.2 Financial

The financial risk arising from this report is low. The cost of employing a consultant to undertake the original appraisal was included in the capital programme.

3.3 Corporate Risk

The corporate risk arising from this report is considered to be low.

4 OTHER CONSIDERATIONS

In preparing this report the relevance of the following factors has also been considered: prevention of crime and disorder, equality of opportunity, environmental, health, legal and human rights, financial, personnel and property considerations.

5 CHAIRMAN'S COMMENT

Following difficulties in the original consultation on the extensions, further consultation has taken place and recommendations have now come forward in this report. I look forward to Members recommendations to this report.

6 CONTACT INFORMATION

For further information contact

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7 BACKGROUND PAPERS

Description	Date	File
Reports to Partnership and Regeneration Committee	14th April 2003, 16th September 2004, 20th July 2006, and 11th December 2006	G/4/E(v)
Planning (Listed Buildings and Conservation Areas) Act	1990	
Planning Policy Guidance Note 15	1994	
Planning & the Historic Environment		
Letters from residents	See Appendix 1 for dates	G/4/E(v)

Representations received during reconsultation period 14th June to 26th July 2007 (one received 14.08.07)

Representations relating to Eastern extension

No.	Objector	Address	Summary of Representation	Officer Comments and Recommendation
1	Mr Loveday 23.04.07	'The Leys' 111 Derby Road	Questions evidence that field / land to east of his property was originally parkland. Arkwright's sale catalogue of 1925 show fields were let to an agricultural tenant and No. 111 Derby Rd now comprises SW corner of Lot 43.	Comments: The tithe map of 1841 indicates that land to the east of Rock House was in the ownership of Arkwright and was enhanced as purposefully planted landscape. The land was let in 1925 following the sale of Arkwright land but still retains the character of that enhanced landscape. Recommendation: No change to boundary.
2	Mr Loveday 23.04.07	'The Leys' 111 Derby Road	Trees can be protected by Tree Preservation Orders. There are only two remaining groups within Lot 43.	Comments: Noted. Recommendation: No change to boundary.
3	Mr Loveday 23.04.07	'The Leys' 111 Derby Road	111 Derby Rd built in 1956 and trees planted by Mr Loveday. TPO123 applies to two of his trees and he wants to prune his other trees without requiring consent.	Comments: Conservation Area status confers a requirement to provide written notice to the Local planning Authority of proposals to fell, lop, top or prune a tree so that the Authority can determine whether a Tree Preservation Order should be made. Recommendation: No change to boundary.
4	Mr Loveday 23.04.07	'The Leys' 111 Derby Road	Considers 'ancient parkland' argument should not be used to control his 50 year old garden.	Comments: Noted. Recommendation: No change to boundary.
5	Mr Loveday 18.06.07	'The Leys' 111 Derby Road	Concerned only with the eastern end and his inclusion in it. However finds the paragraph 'amendment to boundary' difficult to follow and asks if it could be re-written, particularly the penultimate paragraph, clarifying to what 'it' relates	Comments: This section appears explicit and it is not considered necessary to rewrite the document. Recommendation: No change to document.
6	Mr Loveday	'The Leys'	If he accepts that that area was principally laid out as parkland	Comments:

	18.06.07	111 Derby Road	<p>in the 18th century, then this was affected by :-</p> <ul style="list-style-type: none"> - the construction of the A6 on the southern boundary in about 1820. - by the building of 'extraneous' housing including the two modern houses (built approx. 50 years ago). - the 1925 Arkwright sale plan shows that the fields on which these stand were not then parkland but walled off and let to a farm. 	<p>The affect of the A6, and the fact that land was sold off in 1925 has not materially affected the landscape which still retains the character of an enhanced and purposefully planted landscape in association with the construction of Rock House. However, it is acknowledged that this landscape has been affected by later development.</p> <p>Recommendation: Proposed change to boundary – exclusion. See rationale in report.</p>
7	Mr Loveday 18.06.07	'The Leys' 111 Derby Road	<p>Considers his garden provides a pleasant tree screen viewed from the A6 northward and this would not be the case had he not created the garden. Original trees are already protected by a TPO. Does not think that the conservation area should be extended to include his garden just because it enhances the view from the A6. It is clearly not part of the residue of the original park.</p>	<p>Comments: The Conservation Area has not been extended because the garden enhances the view from the A6. The document states quite to the contrary that extraneous housing development within the grounds (of Rock House) have partially obscured an important view (of the House), although there is still an important long range view of Rock House when approaching Cromford along Derby Road. The land is part of residue of the purposefully planted landscape but it is acknowledged that this landscape has been affected by later development.</p> <p>Recommendation: Proposed change to boundary – exclusion. See rationale in report.</p>
8	Mr D. Sturt 18.04.07	Carrwood Farm Intake lane	<p>Considers that the correct public consultation procedures did not take place and as such does not recognise the revised extensions as declared.</p>	<p>Comments: Further extensive consultation has now been undertaken.</p> <p>Recommendation: No change to boundary.</p>
9	Mr D. Sturt 14.08.07	Carrwood Farm Intake lane	<p>Extended area to the east is predominantly in the ownership of Mr Sturt. He contends that the meadow in question should be left as it always has been and not included in any revised extensions. He contends that the meadow is not parkland and never has been and has been purely agricultural within living memory, it has never had any footpaths or roadways. It was part of the land holdings of Ashes Farm, originally being sold to tenant farmers when Arkwright had the main sale. Any previous uses were forfeit when the sale took place and subsequent development.</p>	<p>Comments: The tithe map of 1841 indicates that land to the east of Rock House was in the ownership of Arkwright and was enhanced as purposefully planted landscape. The land was let in 1925 following the sale of Arkwright land but the fact that the land is in different ownership has not materially affected the character of that landscape.</p> <p>Recommendation: No change to the boundary.</p>
10	Mr D. Sturt 14.08.07	Carrwood Farm Intake lane	<p>The Appraisal document states that the field was planted 'as a late 18th century park to Rock House' and saying it was the main entrance. The document then states 'served by the Lodge on the A6 – These facts are in contradiction. It is obvious that the Lodge House formed part of the entrance and also the front façade faced Lodge House. The Lodge House and the approach road to Rock house are completely detached from the field in question.</p>	<p>Comments: The document states 'The fields were planted as a late 18th century landscaped park in association with the construction of Rock House. This is historically important to the setting of Rock House as, by 1820, it was the main entrance, served by the Lodge on the A6, before extraneous housing development within the grounds partially obscured this important view'. Rock House was served from the newly constructed A6, via the Lodge House</p>

				entrance. Recommendation: No change to the boundary.
11	Mr D. Sturt 14.08.07	Carrwood Farm Intake lane	Requested a written response to 'how any revised conservation area issues may affect my agricultural activities as defined as a condition of my occupancy of my property as an agricultural dwelling'.	Comments: Individual response sent to objector. Recommendation: No change to the boundary.

Representations relating to Southern extension

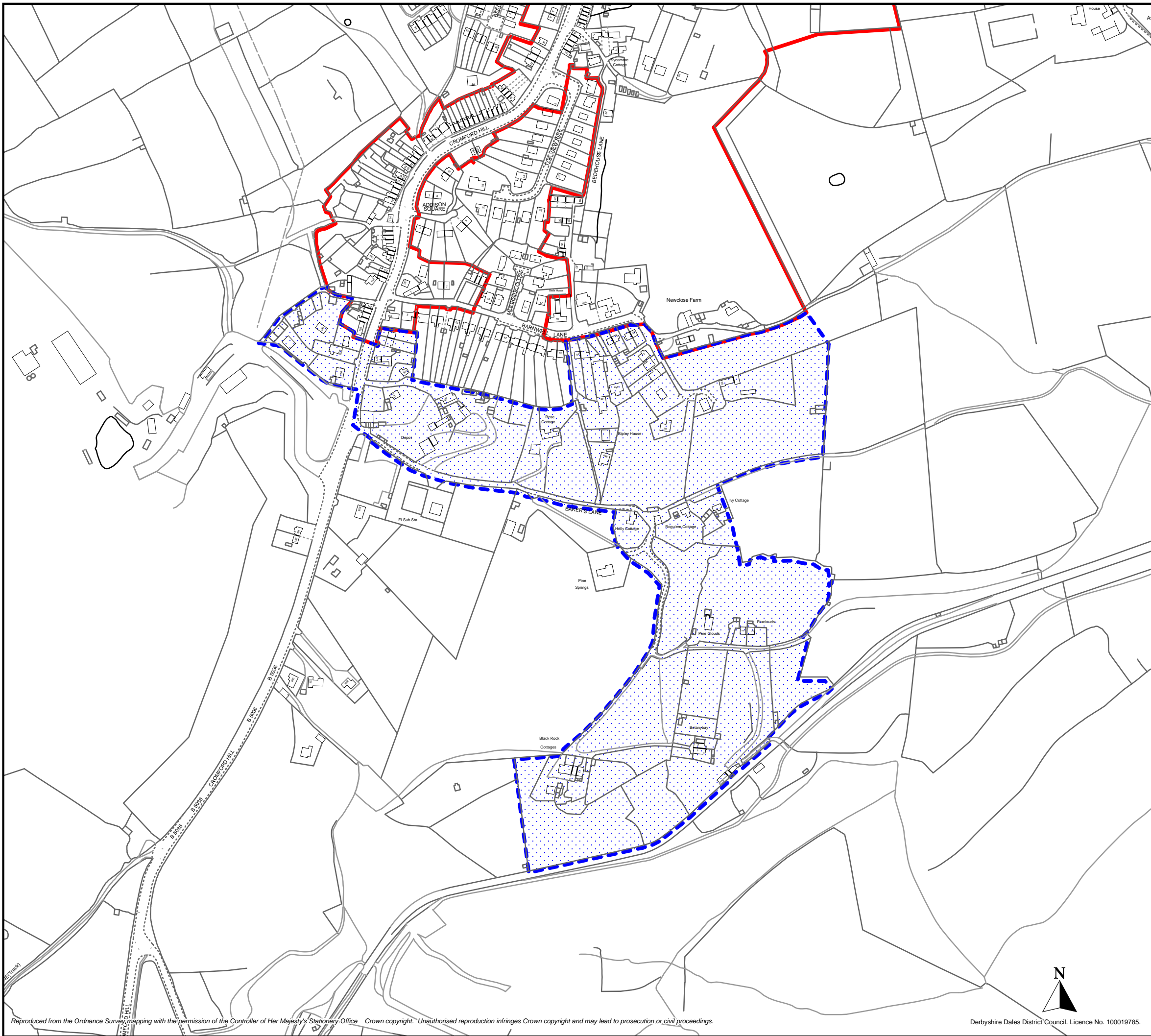
No.	Objector	Address	Summary of Representation	Officer Comments and Recommendation
1	Mr D.Barnes Mr J. Roose Mr S. Barton 24.04.07	152 The Hill 140 The Hill 154 The Hill	Joint response from three property owners requesting that their properties be removed from the extension. As Moorside Close has not been included due to the extent of change and no trace of original ground layout can now be observed, that this argument applies to their late 20 th century properties, where the land contours have completely changed and no vestige of original ground layout exists.	Comments: Noted. Recommendation: Proposed change to boundary – exclusion. See rationale in report.
2	Mr D.Barnes Mr J. Roose Mr S. Barton 24.04.07	152 The Hill 140 The Hill 154 The Hill	No. 140 The Hill has a barn of indeterminate age at the north end of the plot and there is no objection from the owner to this being retained in the conservation area if deemed appropriate.	Comments: Noted. Recommendation: That the barn is retained within the conservation area - See rationale in report.
3	Mr D.Barnes Mr J. Roose Mr S. Barton 24.04.07	152 The Hill 140 The Hill 154 The Hill	If the so-called 'allotments' are to be included then they suggest that this could be achieved by including that section of Dean Lane. The conservation area boundary could be re-drawn with Dean Farm on the edge and then south along The Hill to the existing boundary. No 156 could be excluded without detriment as it does not appear on the 1924 map.	Comments: It is not proposed to further extend the conservation area. Recommendation: That the remaining vestiges of the historic allotments are retained within the conservation area - See rationale in report.
4	Mr P.Binks 15.06.07	44A Barnwell Lane	Would like to express appreciation to officials who made the presentation and answered questions. An informative meeting that went a long way to make up for previous lack of consultation. Conservation Area Appraisal (extract) sent out with letter is helpful and informative.	Comments: Noted. Recommendation: Proposed change to boundary – exclusion. See rationale in report.
5	Mr P. Binks 15.06.07	44A Barnwell Lane	Advises of his complete support for the proposals as outlined and considers the boundary extension to be a logical and well-thought out initiative. Hopefully this will give added protection to preserving those historical elements of the surrounding area with both the Arkwright and pre-Arkwright era.	Comments: Noted. Recommendation: Proposed change to boundary – exclusion. See rationale in report.
6	Mr P. Binks	44A Barnwell Lane	His only reservation is that the proposals do not go far enough	Comments:

	15.06.07		as he would have liked the fields between the end of Barnwell Lane and Intake Lane incorporated into the Conservation Area.	It is not proposed to further extend the conservation area. Recommendation: No change to the boundary.
7	Mr S. Barton 27.06.07	154 The Hill	Section 10 of the Appraisal document called 'Justification for Boundary' shows typical Cromford Village housing, however the proposed new enclosure extension includes housing nothing like the picture on the front page.	Comments: The photograph is of properties along The Hill, used as purely illustrative of Cromford and repeated as a separation of each section of the Appraisal. It is not meant to be representative of the extended areas. Recommendation: No change to the document.
8	Mr S. Barton 27.06.07	154 The Hill	A part of the new southern boundary in the south-west corner encloses No.s 152-156 and 140 which are of more recent construction and in no way enhances the special architectural or historic interest as they are untypical of the village. This area also includes an industrial building and a slurry pit.	Comments: Noted Recommendation: Proposed change to boundary – exclusion. See rationale in report.
9	Mr S. Barton 27.06.07	154 The Hill	If the District Council wants to include the small plots of land 'you call allotments', it would be more appropriate to attach them to fields on the west side of Dean Lane going up to Rose End meadows. These two fields have evidence of lead mining and include excellent examples of Derbyshire dry-stone walling. This would make a continuous boundary with the existing conservation area without including the above mentioned properties.	Comments: It is not proposed to further extend the conservation area. Recommendation: That the remaining vestiges of the historic allotments are retained within the conservation area - See rationale in report
10	Slinter Mining/ Gregory family 10.07.07	Chestnut House	Consider the creation of a southern extension is a result of over zealous planning control. There are already adequate planning controls in force.	Comments: Noted. Recommendation: No change to boundary..
11	Slinter Mining/ Gregory family	Chestnut House	Whilst anyone can appreciate that North Street is a fine example of Arkwright's time, the connection is tenuous when it stretches to include modern properties because they were built in the old Manor of Cromford.	Comments: Noted Recommendation: Proposed change to boundary – exclusion. See rationale in report.
12	Slinter Mining/ Gregory family 10.07.07	Chestnut House	Consider that all or at least part of the area that they own (land and buildings – homes, offices, haulage depot, garages and registered scrap yard) should be excluded. The character of the land has changed with time and commercial use and any impartial observer would not associate them with Arkwright or the landscape setting of the hillside.	Comments: Noted. Recommendation: Proposed change to boundary – exclusion. See rationale in report
13	Slinter Mining/ Gregory family	Chestnut House	Boundaries do not need to be lined with Bakers Lane and would like amendments to be made to this boundary line.	Comments: Noted.

	10.07.07			Recommendation: Proposed change to boundary – exclusion. See rationale in report
14	Slinter Mining/ Gregory family 10.07.07	Chestnut House	Buildings at the depot have received planning permission to be altered, which has not been taken into account in the conservation area appraisal and again would undeniably affect the area. Consider that area should be excluded as it can never be returned to its previous condition and that the landscape has changed and past evidence has been lost.	Comments: Noted. Recommendation: Proposed change to boundary – exclusion. See rationale in report.
15	Mr & Mrs L. Gregory 28.06.07	Hawthorn Farm 55 Barnwell Lane	Object to farm and barn being included in the conservation area. Consider that there are already planning restrictions in place to control any untoward developments in the area.	Comments: Noted. Recommendation: No change to boundary.
16	Mr & Mrs L. Gregory 28.06.07	Hawthorn Farm 55 Barnwell Lane	The higher part of the village is inherently different from the very historic Arkwright area of North Street and the Market Place and should not be merged together.	Comments: The historic importance of these different geographical areas of Cromford has already been acknowledged by the inscription of the Derwent Valley Mills World Heritage Site. Recommendation: No change to boundary.
17	Mr & Mrs L. Gregory 28.06.07	Hawthorn Farm 55 Barnwell Lane	The connections given for conservation inclusion (that buildings are included as part of the landscape setting of the hillside overlooking the village and the cottages and smallholdings have an important relationship with the pre-Arkwright lead mining industry) are insufficient, not driven by the public but more so by planning enthusiasm.	Comments: The historic importance of these different geographical areas of Cromford has already been acknowledged by the inscription of the Derwent Valley Mills World Heritage Site. Recommendation: No change to boundary.
18	Mr & Mrs L. Gregory 28.06.07	Hawthorn Farm 55 Barnwell Lane	Not aware of any Cromford resident who has not been surprised by the extension or supported it in its entirety. Ask that reconsider basis of justification more on an obvious rather than hopeful connection with the previous conservation area.	Comments: Noted. Recommendation: No change to boundary.
19	M. Gregory & T Gregory 20.07.07	Black Rock Cottages Bakers Lane	Object to properties 1,2 & 3 Black Rock Cottages being included in the Conservation Area. The main reason for inclusion of these buildings is not justified. Cromford sough is deep underground and cannot be seen except for grassed over mounds.	Comments: The historic importance of these different geographical areas of Cromford has already been acknowledged by the inscription of the Derwent Valley Mills World Heritage Site as has the presence of Cromford Sough. Recommendation: No change to boundary
20	M. Gregory & T Gregory 20.07.07	Black Rock Cottages Bakers Lane	The hillside was not heavily mined so it lends itself to small holdings. Do not think that this is a reason for putting it into a conservation area as most of Englands countryside has small	Comments: Noted.

			holdings.	Recommendation: No change to boundary.
21	M. Gregory & T Gregory 20.07.07	Black Cottages Bakers Lane	Rock The area around the Mill and North Street are what is associated with Arkwright and not the outer edges of Cromford.	Comments: The historic importance of these different geographical areas of Cromford has already been acknowledged by the inscription of the Derwent Valley Mills World Heritage Site. Recommendation: No change to boundary
22	M. Gregory & T Gregory 20.07.07	Black Cottages Bakers Lane	Rock There are already enough planning restrictions in place without bringing in another layer of bureaucracy, with all the extra expense it would entail.	Comments: Noted. Recommendation: Not applicable to boundary.
23	M. Gregory & T Gregory 20.07.07	Black Cottages Bakers Lane	Rock At the public meeting there was unanimous objection to the extension of the boundary and no-one spoke in favour of it.	Comments: Of around 45 -50 people present at the meeting a small group of objectors (6 or 7) opposed the proposals. It was not unanimous. Recommendation: No change to boundary.
24	M. Gregory & T Gregory 20.07.07	Black Cottages Bakers Lane	Rock It was not made clear at the meeting, who it was and what qualifications they had to decide the reasons for putting peoples property into a conservation area.	Comments: Speakers at the meeting introduced themselves and outlined that a conservation consultant had carried out the appraisal. Recommendation: No change to boundary.
25	N. Hobbs & C.Hobbs 22.07.07	52 Barnwell Lane	Appreciate the value of conservation areas and consider themselves lucky that these areas exist. No objections to the extension of the southern boundary where their house is situated.	Comments: Noted. Recommendation: Proposed change to boundary – exclusion. See rationale in report.
26	N. Hobbs & C.Hobbs 22.07.07	52 Barnwell Lane	Would appreciate further information regarding the implications of being in a conservation area and that if this information had been provided earlier in the consultation period people would have been better informed.	Comments: Noted. Recommendation: Not applicable to boundary.
27	N. Hobbs & C.Hobbs 22.07.07	52 Barnwell Lane	People felt that their local knowledge had not been part of the process and that the appraisal has possibly been seen as a 'fait accompli'.	Comments: Noted. Recommendation: Not applicable to boundary.
28	N. Hobbs & C.Hobbs 22.07.07	52 Barnwell Lane	Queried implications within conservation areas for micro-generation schemes. Consider that conservation areas have done much to improve the visual amenity of historic landscapes and the built environment but that climate change	Comments: Noted. Recommendation:

			is the biggest and most pressing challenge.	Not applicable to boundary.
29	Mr & Mrs A. Szegota 23.07.07	48 Barnwell Lane	Why are the modern houses past the footpath at the end of Barnwell Lane now to be included in the boundary and not the other 30 or so properties built at the same time or those built a lot earlier at the start of the Lane?	Comments: Noted. Recommendation: Proposed change to boundary – exclusion. See rationale in report.
30	Mr & Mrs A. Szegota 23.07.07	48 Barnwell Lane	If the 'massive rounded spoil heap behind the barn' at the end of Bakers Lane 'one of the largest on the hillside' is of such historical importance, why has the recent development of the stone barn 'identified on the Tithe map as Rugulum' been allowed to excavate into and fence off most of the spoil heap and not for 'a telegraph pole which sits alone on top of the mound'? Putting it in the conservation area will not restore the damage done.	Comments: Noted. Letter of response sent. Recommendation: No change to boundary.
31	Mr & Mrs A. Szegota 23.07.07	48 Barnwell Lane	If the route of the Cromford Sough is so important and is to be placed in the conservation area, is it to be kept in good order by the District Council to prevent the deluge of water running down the lane?	Comments: Noted. Letter of response sent. Recommendation: No change to boundary.
32	Mr & Mrs A. Szegota 23.07.07	48 Barnwell Lane	Conservation brings responsibilities and no information has been given identifying the responsibilities on being included in the conservation area.	Comments: Noted. Letter of response sent with information on conservation areas. Recommendation: No change to boundary.
33	Miss H Downing 25.07.07	1 Fox Clouds, Moorside	The justification document contains very significant inaccuracies. Therefore the decision has been made on flawed information. With accurate information, more openness more extensive consultation with residents an acceptable result should be achieved. Does not have confidence in the District Council to make an informed, appropriate and caring decision about her property.	Comments: Noted, although the 'significant inaccuracies' have not been identified by the objector.. Recommendation: No change to boundary.



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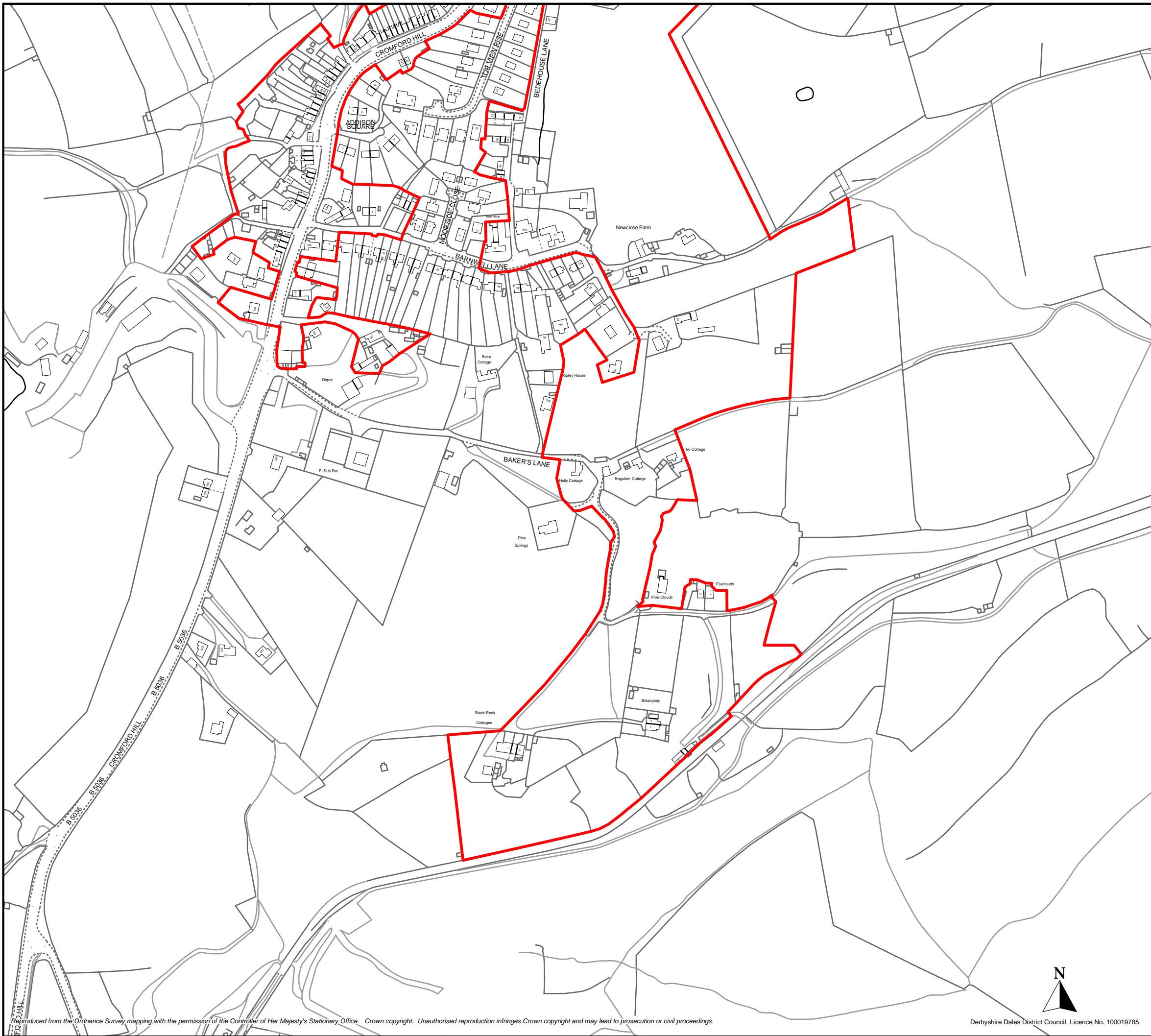
- Cromford Conservation Area (Pre December 2006)
- Conservation Area Boundary (as approved December 2006)

CROMFORD CONSERVATION AREA


CONSERVATION AREA BOUNDARY SOUTHERN EXTENSION

APPENDIX 2

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 Proposed modified Conservation Area Boundary (September 2007)

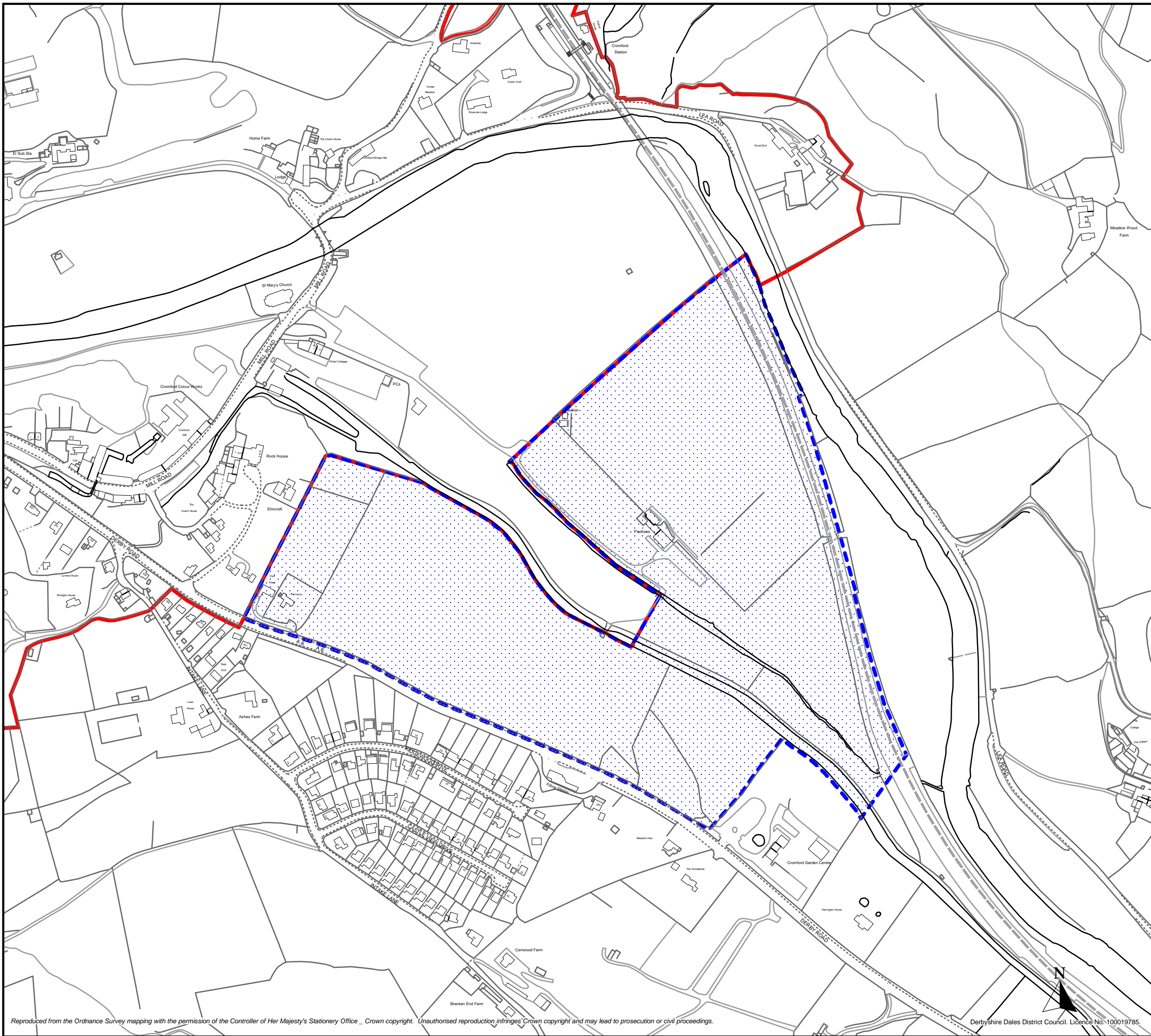
CROMFORD CONSERVATION AREA

CONSERVATION AREA BOUNDARY
SOUTHERN EXTENSION

APPENDIX 3



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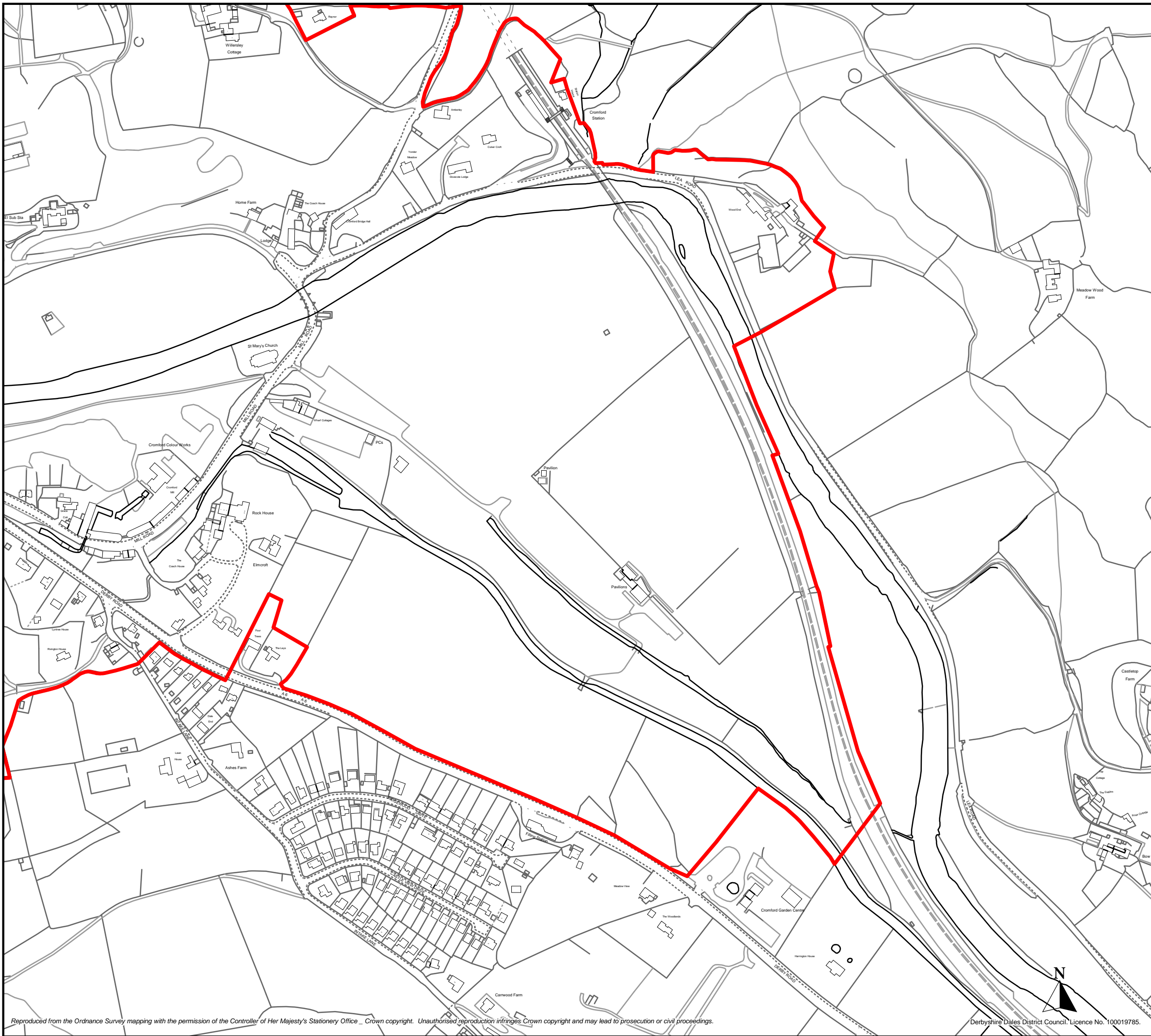
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- Cromford Conservation Area (Pre December 2006)
- Conservation Area Boundary (as approved December 2006)


CROMFORD CONSERVATION AREA

CONSERVATION AREA BOUNDARY EASTERN EXTENSION

APPENDIX 4



KEY

 Proposed modified Conservation Area Boundary (September 2007)

CROMFORD CONSERVATION AREA

CONSERVATION AREA BOUNDARY EASTERN EXTENSION

APPENDIX 5

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