

# East Markham Conservation Area Appraisal & Management Plan

## Consultation Report

Prepared by the Conservation Team  
December 2014



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

## Document details

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**Title:** East Markham Conservation Area Appraisal & Management Plan – Consultation Report.

**Summary:** This document sets out the public consultation undertaken by the Council between 30<sup>th</sup> August 2013 and 11<sup>th</sup> October 2013, regarding the East Markham Conservation Area Appraisal and Management Plan.

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### **Consultation summary:**

The Council has undertaken public consultation with local residents and property owners, English Heritage, East Markham Parish Council, Retford Archaeological and Local Historical Society, Nottinghamshire County Council and other relevant consultees.

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### **Document availability:**

Copies of this document are available from Bassetlaw District Council Planning Services.

## 1. Introduction

- 1.1 This report reviews the Council's public engagement on the East Markham Conservation Area Appraisal and Management Plan in August-October 2013. The report should be read in conjunction with the appraisal document. The Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines Conservation Areas as: "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (section 69 (1) a). Appraisals seek to identify the special architectural and historic interest of a Conservation Area, and thus provide a robust basis for development control decisions relating to those areas.
- 1.2 Section 71 of the Act requires the Council to publish proposals for the preservation or enhancement of the Conservation Area at a public meeting. A meeting was duly held on the 19<sup>th</sup> September 2013 at East Markham Village Hall. This report also considers responses from attendees of that meeting.
- 1.3 Section 69 (2) of the Act requires local planning authorities to review whether any parts or further parts of the Conservation Area should be designated. A review of the East Markham Conservation Area boundary has been carried out by officers with regard to public comments and will be discussed in this report.
- 1.4 This report has been prepared in line with advice set out in national guidance<sup>1</sup>.

## 2. East Markham Conservation Area

- 2.1 East Markham Conservation Area is an area of historic and architectural interest, comprising the historic core of the settlement, characterised by historic farmsteads including several dovecotes, numerous former orchards and regular medieval plot layouts. The village is located on the eastern escarpment of the higher ground between the rivers Meden and Maun (to the west) and the River Trent (to the east), immediately to the east of the Great North Road. East Markham lies approximately 8.5 kilometres south of Retford, 15 kilometres south east of Worksop, 8 kilometres west of the River Trent crossing at Dunham and 1.5 kilometres north of Tuxford.
- 2.2 The East Markham Conservation Area was originally designated in September 1982. Following public consultation of the Draft East Markham Conservation Area Appraisal & Management Plan in August-October 2013, the boundary was enlarged, designated at Planning Committee on the 1st October 2014.
- 2.3 East Markham is situated to the east of the Great North Road, which bisects the settlement from West Markham. The village lies on the old Lincoln Road which connects the Great North Road with the river crossing at Dunham-on-Trent. Given the Roman defensive centre at Newton-on-Trent on the east bank of the river (opposite Dunham), it is possible that this road (or a route nearby) may have been in existence in the Roman period. The Great North Road is also of considerable age, dating back to at least the Anglo-Saxon period.

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<sup>1</sup> English Heritage (2011) *Understanding Place: Conservation Area Designation, Appraisal and Management*.

- 2.4 The settlement has post-Roman (Anglo-Saxon) origins, the name deriving from the Old English 'mearc' and 'ham', meaning the settlement or homestead on the boundary. It is possible that East Markham was originally established as a secondary settlement to the earlier settlement at West Markham.

### 3. Consultation strategy

- 3.1 Government guidance advises that public participation should be an integral part of the appraisal process. It is recommended that the appraisal should be issued for public comment as soon as a draft is completed. A consultation exercise offers the opportunity for officers to be proactive and positive, raising the profile of heritage conservation practice. Public engagement with conservation issues, for example, has the potential to bring valuable understanding and ownership of management proposals for the area. As suggested in national guidance, heritage is what people value<sup>2</sup>. It is important, therefore, that the Council puts an appropriate consultation strategy forward.

- 3.2 The aims of the East Markham Conservation Area Appraisal consultation strategy were as follows:

- To inform members of the public about the appraisal document and how they could comment on it;
- To seek public views on the Council's characterisation of the Conservation Area;
- To consider views on proposals for the preservation and enhancement of the area;
- To review the Conservation Area boundary and whether it should be amended;
- To facilitate a public meeting to discuss the appraisal and management proposals;
- To raise the profile of the Conservation Area and provide useful advice and guidance to affected property owners.

- 3.3 To achieve these aims, the following strategy was employed:

- A **public meeting** was arranged for the **19<sup>th</sup> September 2013**. The Council's Conservation Team would attend;
- The draft appraisal would be made widely available for public comment. A consultation period was set at 6 weeks, starting on the **30<sup>th</sup> August 2013** and finishing on **11<sup>th</sup> October 2013**. However, further comments were received after this deadline, which were also taken into account;
- An **electronic** copy of the draft appraisal and a questionnaire (a copy of which is included in the appendices) were made available on the Council's website with clear signposts at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk);
- Hard copies of the appraisal and questionnaires (including pre-paid return envelopes) were made available at:
  - **Church of St John the Baptist, Church Street, East Markham;**
  - **The Queens Hotel, High Street, East Markham;**
  - **The Crown Inn, High Street, East Markham;**
  - **East Markham Village Hall, Lincoln Road, East Markham; and**

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<sup>2</sup> English Heritage (2011) *Understanding Place: Conservation Area Designation, Appraisal and Management*.

- **Retford Library**

- Hard copies were also available on request.
- **Flyers** were placed in prominent positions at all of the above locations (a copy of which is included in the appendices);
- **Site notices** were placed at **25** locations within and around the Conservation Area and its vicinity. A map showing these locations is included as appendix B. The site notices comprised 1 page, A letter to the general public advertising the appraisal, the public meeting and the consultation end date, together with a small map of the Conservation Area boundary;
- **Letters/emails** were sent to **22 external consultees (including English Heritage, East Markham Parish Council, Retford & District Historical & Archaeological Society, other local historians, Nottinghamshire County Council and The National Trust)** together with hard copies of the Draft Appraisal where necessary. Details of the public meeting were outlined in the letter/email, as well as the consultation end date and paper/digital copies of the **questionnaire** and boundary **map**;
- Similar letters were sent to various local residents on request;
- **Elected Members** for East Markham were informed of the Draft Conservation Area Appraisal by email;
- An advertisement was placed in the **Retford Times** on the 29<sup>th</sup> August 2013 (a copy of this is shown in the appendices);
- The draft appraisal and public meeting were also mentioned in the **Retford Times**, 19<sup>th</sup> September 2013;
- A notice was placed in the **East Markham & Askham Gazette**, September 2013 edition.

**The draft appraisal document**

- 3.5 The draft appraisal document is 116 pages on A4 in colour. It contains four key sections: 'introduction', 'geographic and historic context', 'character areas' and 'management plan', together with associated appendices.
- 3.6 The appraisal contains extensive photographic material and colour maps to illustrate the character appraisal of the Conservation Area.
- 3.7 The draft appraisal was printed in a limited number, but was made available electronically on the Council's website ([www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)). Hard copies were available to view at the locations listed above.

**The consultation site notice, letter/email and questionnaire**

- 3.8 Site notices were placed at 25 prominent locations within the Conservation Area and around the immediate vicinity. 25 local households were individually notified in writing/by email at their request. In addition, each of the 18 external consultees were sent a letter or email (together with an electronic copy of the appraisal and questionnaire. Paper copies of the appraisal and questionnaire were available for local residents in the public buildings listed previously. The site notice/consultation letter/email contains:

- An overview of the Conservation Area Appraisal process;

- An explanation of what is contained in the draft appraisal & management plan;
- Directions as to the locations of copies of the draft appraisal & management plan;
- Instructions on how to comment on the draft appraisal & management plan;
- The deadline for comments, 11<sup>th</sup> October 2013;
- Information regarding the date, time and location of the public meeting (19<sup>th</sup> September 2013, East Markham Village Hall, 4pm-7pm).

3.9 The questionnaire contains 7 questions, 4 of which had both a tick-box element and a space for further comments. Space for the respondent's name, address, telephone number and email address was also provided for. The deadline for comments (11<sup>th</sup> October 2013) and the Council's address were included, as was a map of the Conservation Area boundary. Question 6 also included maps of several other areas outside of the Conservation Area boundary which were considered to be of interest. The 6 questions were as follows:

- Question 1:  
What is important to you about the East Markham Conservation Area and its setting?
- Question 2:  
What do you think are the most important issues facing East Markham Conservation Area?
- Question 3:  
Do you feel that the following management proposals will help to preserve or enhance the special character of East Markham Conservation Area? Are there any other proposals that you feel the District Planning Authority should consider?
- Question 4:  
Should the Council consider an Article 4 Direction for the East Markham Conservation Area? If so, what types of development should be restricted?
- Question 5:  
What improvements could be made to enhance the special character or appearance of the East Markham Conservation Area (such as lighting, street furniture, trees/landscaping, etc)? Are there any particular buildings or sites that you feel should be the focus of change?
- Question 6:  
The Conservation Team has identified 2 areas outside of the current East Markham Conservation Area boundary that are considered to be of architectural or historic interest. In addition, 3 sites within the existing boundary have been identified which are considered to be of very little architectural or historic interest. Do you support any of the suggested Conservation Area boundary changes? Are there any other changes which you think should be made to the current East Markham Conservation Area boundary? If yes, please state why.
- Question 7 (Further Comments):

Do you have any further comments to make on the Draft East Markham Conservation Area Appraisal & Management Plan? Please feel free to share any local knowledge that may give us a better understanding of the Conservation Area.

3.9 A sample site notice and questionnaire is contained in the appendix.

### **Public meeting**

3.10 Section 71 of the Act requires public meetings on Conservation Area management proposals to be undertaken within the area affected. A public meeting was held at East Markham Village Hall on the 19<sup>th</sup> September 2013 between 4pm-7pm. This was attended by two Conservation Officers from the Planning Policy and Conservation Team, Bassetlaw District Council.

3.11 Hard copies of the appraisal, the appraisal questionnaire and Conservation Area boundary maps were provided for people to consider. Other material provided included several historic maps and a range of historic/modern photographs of sites within the Conservation Area. The officers were available for any questions throughout the meeting.

## **4. Consultation outcomes**

### **Questionnaire**

4.1 The Council received a total of 16 written consultation responses, including 11 completed questionnaires. The questionnaire responses were, on the whole, supportive of the Conservation Area and the content, analysis and aims contained within the Draft East Markham Conservation Area Appraisal & Management Plan. The responses are looked at in more detail below.

4.2 Question 1 – What is important to you about the East Markham Conservation Area and its setting?

Character Element	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
The quality and distinctiveness of the built environment	6	3	-	2	-	11	81.82%	2
The architecture, views and setting of the Church of St John the Baptist	9	1	1	-	-	11	90.91%	1
The architecture, views and setting of Esat Markham Hall	4	4	-	2	-	10	80.00%	3
The landscape, views and setting of the Conservation Area's open spaces	6	3	-	1	1	11	81.82%	2
The views from and to Beacon Hill	2	5	3	1	-	11	63.64%	5
The views of significant buildings outside of the East Markham Conservation Area (East Markham Windmill, Tuxford Church & Tuxford Windmill)	3	6	1	1	-	11	81.82%	2
The distinctive street pattern	5	3	1	1	1	11	72.73%	4
The grass verges throughout the Conservation Area	4	5	-	1	1	11	81.82%	2

Most respondents agreed that all of the character elements provided in the questionnaire were important. Unsurprisingly, St John the Baptist Church was felt to be the most important part of the Conservation Area. Other important

aspects of the Conservation Area raised by respondents included the various orchards and fruit trees, the proportionately high number of dovecotes in the village, the number of gable-end historic buildings and the range of mature trees.

4.3 Question 2 – What do you think are the most important issue facing East Markham Conservation Area?

Issues	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
Loss of traditional windows and doors (and replacement with modern UPVC)	4	3	1	3	-	11	63.64%	5
Inappropriate new development	9	2	-	-	-	11	100.00%	1
The condition/maintenance of historic buildings	5	4	1	1	-	11	81.82%	3
Inappropriate highway signage	3	3	4	1	-	11	54.55%	6
Inappropriate street furniture and highway clutter	4	6	-	1	-	11	90.91%	2
The loss of significant open spaces	6	2	1	1	1	11	72.73%	4
On-street parking	4	5	2	-	-	11	81.82%	3

The majority of residents agreed with most of the issues put forward in the questionnaire. Of these, inappropriate new development was agreed by all respondents to be the most crucial matter facing the Conservation Area. Fewer respondents saw highway signage/clutter as being of importance.

A range of further issues were put forward by respondents. These include:

- Over-intensive new development (i.e. at too high density);
- Poor quality new development, particularly infill sites;
- Redundant highway structures;
- Parking on grass verges;
- Unsympathetic/prominent siting of oil tanks, especially on front gardens; and
- Solar panels on roofs.

4.4 Question 3 – Do you feel that the following proposals will help to preserve or enhance the special character of the East Markham Conservation Area?

Management	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
The implementation of planning policies which ensure that heritage assets and their settings are protected	4	4	2	1	-	11	72.73%	1
The use of the character analysis in the East Markham Conservation Area Appraisal to help inform planning decisions	2	4	2	2	-	10	60.00%	3
Within the management plan, identifying individual sites that would benefit from enhancement	4	2	4	1	-	11	54.55%	4
The use of an Article 4 Direction, to give stricter control on works which might otherwise be carried out without planning permission (e.g. window/door/roof tile)	4	3	1	1	2	11	63.64%	2
To monitor change regularly and review the Conservation Area boundary every 5 years	4	1	3	2	1	11	45.45%	5

Support was received for most management proposals, particularly the implementation of planning policies, the use of an Article 4 Direction and the use of character analysis within the appraisal.



- 4.5 Question 4 – Should the Council consider an Article 4 Direction for the East Markham Conservation Area? If so, what types of development should be restricted?

**Yes: 8 respondents (72.73%)**

**No: 3 respondents (27.27%)**

Types of Development	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
Window alterations/replacement	3	4	-	1	-	8	87.50%	2
Door alterations/replacement	2	4	-	2	-	8	75.00%	4
Roof alterations	1	7	-	-	-	8	100.00%	1
Chimney alterations	1	7	-	-	-	8	100.00%	1
Painting of exterior walls	2	5	1	1	-	9	77.78%	3
Removal of decorative joinery	2	4	1	1	-	8	75.00%	4
Replacement of rainwater goods/guttering	2	2	2	2	-	8	50.00%	5
Extensions	3	5	-	-	-	8	100.00%	1
Alterations to boundary walls/gates/railings/fences	3	3	1	1	-	8	75.00%	4
Installation of solar panels	6	1	1	1	-	9	77.78%	3

Of those who supported an Article 4 Direction, only restrictions on guttering received less than 75% support.

- 4.6 Question 5 – What improvements could be made to enhance the special character or appearance of the East Markham Conservation Area (such as lighting, street furniture, trees/landscaping, etc)? Are there any particular buildings or sites that you feel should be the focus of change?

Improvements	No. of Suggestions
Open spaces and trees protected	5
Repairs to historic buildings	4
More off-street parking	2
Encourage better quality design	2
better footpaths on Mark Lane	1
Traditional street lighting	1
Better siting or screening of oil tanks	1
Tree planting	1
Improve appearance of council houses	1

A number of suggestions were put forward by respondents, the most popular being the protection/enhancement of open spaces/trees and repairs to various historic buildings.

- 4.7 Question 6 –The Conservation Team has identified 2 areas outside of the current East Markham Conservation Area boundary that are considered to be of architectural or historic interest. In addition, 3 sites within the existing boundary have been identified which are considered to be of very little architectural or historic interest. Do you support any of the suggested Conservation Area boundary changes? Are there are any other changes which you think should be made to the current East Markham Conservation Area boundary? If yes, please state why.

List of possible Conservation Area boundary changes	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive
Site 1: Land south of High Street & off Harold Lane	5	3	-	-	3	11	72.73%
Site 2: Land south of Lincoln Road	4	4	-	1	2	11	72.73%
Site 3: Pond House & Oaklands, Lincoln Road	-	-	4	2	5	11	0.00%
Site 4: Land & buildings east of Plantation Road	-	1	2	1	7	11	9.09%
Site 5: Rufford House & Clumber Lodge, Beckland Hill	-	4	3	-	4	11	36.36%

Strong support was received for the inclusion of sites 1 and 2 into the Conservation Area boundary. Little support was received for the removal of sites 3 and 4, with 4 out of 11 respondents agreeing with the removal of site 5.

36% of respondents suggested the area around the Mark Lane, Beckland Hill and Priestgate junction as the focus for possible inclusion into the Conservation Area. Further suggested boundary enlargements include the land to the north of High Street (between Askham road and Top Cart Gaps) and the distinctive bungalows on the south side of York Street. It was also suggested that modern portal agricultural buildings be removed where near the present boundary.

4.8 Question 7 – Do you have any further comments to make on the Draft East Markham Conservation Area Appraisal & Management Plan? Please feel free to share any local knowledge that may give us a better understanding of the Conservation Area.

Two respondents raised the question of the status of the East Markham Village Design Statement and requested that it be referred to in future decision-making. One respondent also suggested that East Markham should not be a Conservation Area as this restricted new development.

**Other consultation responses**

- 4.9 Other than questionnaires, a number of letters and emails were also received in response to the Draft Appraisal. A total of 6 letters/emails were received, covering various aspects of the Draft Conservation Area Appraisal & Management Plan.
- 4.10 Both **Natural England** and **The National Trust** put forward their support for the draft appraisal although made no specific reference to individual aspects of it. The **Garden History Society** made no comments although suggested the **County Gardens Trust** be contacted.
- 4.11 The chairman of the **Retford and District Historical and Archaeological Society (and member of the Worksop group)** submitted comments relating to general historical issues within East Markham, including the survival of medieval strip fields and the range of surviving timber-framed buildings.
- 4.12 Detailed comments were received from a local resident on the historic development of the Old England on Farm Lane, discussing in detail its tunnels, its outbuilding, the history of brewing on the site and a historic overview of adjacent properties.
- 4.13 Support for the appraisal was given by the **Thoroton Society**, with detailed comments made on the history of the settlement, particularly in the immediate post-Conquest period.

### **Public meeting**

4.14 A total of 28 people attended the public meeting held at East Markham Village Hall on the 19<sup>th</sup> September 2013. This group included several Parish Councillors, some of the emerging East Markham Neighbourhood Plan group and a range of other members of the local community. The Conservation Officers talked to each in some depth about a number of issues, including:

- The historical development of East Markham;
- The implications of living within a Conservation Area;
- The purpose of the appraisal and consultation;
- The detail of the management proposals.

4.15 In addition to the above, a number of specific issues were raised at the public meeting, including:

- Overall, positive support for the appraisal and management proposals;
- Strong support for much of the current boundary, with several residents suggesting extensions to include areas off Beckland Hill/Mark Lane/Priestgate, High Street and Harold Lane;
- How the East Markham Conservation Area Appraisal and Management Plan would affect the emerging East Markham Neighbourhood Plan;
- Need for existing buildings to be improved, in terms of their thermal efficiency;
- The importance of views of rooflines, especially pantile roofs;
- Concern over the effects of infill development;
- The importance of archaeology in the village;
- Questions over the proposed extension off High Street;
- Concern over the development site off Beckland Hill;
- Concern over design of recent housing developments;
- Need for new development to be of an appropriate design; and
- Need for effective enforcement of breaches of planning control.

### **Other comments**

4.16 The Council received several telephone calls regarding the appraisal, the consultation process and seeking general advice on alterations and maintenance to historic buildings. On the whole, the discussions were positive about the content of the appraisal document.

## **5. Officer responses**

5.1 The response from the Conservation Team to issues raised in the previous section is outlined below. Where we concur with specific suggestions made by consultees, appropriate amendments have been made to the final appraisal document. Where necessary, furthermore, individual replies or telephone calls have been made to consultees.

## Questionnaire

- 5.2 The officer responses to the questionnaire are summarised in this section.
- 5.3 Question 1 - Character: The first question asked consultees to confirm which, if any, of the character elements listed were most important to them with respect to the East Markham Conservation Area and its setting. Most respondents agreed with the majority of the character elements provided in the questionnaire. Further suggestions included the importance of orchards and fruit trees (this is discussed in the landscapes section of the appraisal), the proportionately high number of dovecotes in the village (these are discussed individually within the buildings section of the appraisal), the number of gable-end historic buildings (this is discussed throughout the historic development and buildings sections of the appraisal) and the range of mature trees (again, see the landscapes section).
- 5.4 With the above in mind, it is considered that the character appraisal is sufficiently detailed and no major changes are required, other than minor amendments regarding individual buildings/sites and those changes related to the Conservation Area boundary changes approved 1<sup>st</sup> October 2013.
- 5.5 Question 2 – Issues: The majority of residents agreed with most of the issues put forward in the questionnaire. Of the further issues put forward by respondents:
- Over-intensive new development (i.e. at too high density) – the appraisal refers to the importance of scale and layout of buildings to the character and appearance of the Conservation Area. The appraisal also points out those recent developments which are at odds with this historic character and gives advice on what would be expected of new development within the Conservation Area;
  - Redundant highway structures – Where individual examples of redundant highway structures are observed, the County Council would be contacted;
  - Parking on grass verges – This would appear to be an issue encountered in several parts of the Conservation Area, including on High Street, Church Street and Plantation Road. In some cases, this is a matter of personal preference rather than lack of available off-road parking. However, in other cases, the nature of the historic street and plot layout makes the provision of off-road spaces difficult. The conservation Team has no issues in principle with the provision of new off-road spaces, provided the character and appearance of the Conservation Area (any in some cases the special interest of listed buildings) is preserved or enhanced (i.e. by the use of appropriate design and materials) and other considerations (such as highway safety or residential amenity) are taken into account;
  - Unsympathetic/prominent siting of oil tanks, especially on front gardens – In many cases, the siting of oil tanks for domestic use does not require planning permission. Where permission is required, such applications are dealt with on the basis of the relevant legislation and planning policies on Conservation Areas (and in some cases listed buildings);
  - Solar panels on roofs – Again, in many cases these are regarded as permitted development, so lie outside of planning control. Where permission is required, these applications would be decided with the relevant legislation and policies in mind.

- 5.6 Question 3 – Management: The management techniques put forward received support in a good proportion of responses. The lowest support was received for a 5-yearly review. One respondent thought the reviews should be more often, whilst another respondent disagreed with the Conservation Area itself. In response, it is considered that reviews carried out at 5 year intervals allows for a prudent use of Council resources whilst still providing a regular assessment of the area. With regard to the latter reason, the appraisal sets out the special interest of the Conservation Area and the majority of respondents are supportive of this. The Conservation Team are encouraged by this support and where necessary, will continue to pursue the management techniques outlined.
- 5.7 Question 4 – Article 4 Direction: 8 out of the 11 respondents supported the implementation of an Article 4 Direction. Such an approach would provide the Council with the opportunity of halting the gradual loss of architectural features. However, a large proportion of such features, particular windows, doors, guttering and roof tiles, have already been altered substantially. It is therefore considered that the imposition of an Article 4 would not be fully justified given the wide range of alterations that have already taken place.
- 5.8 Question 5 – Improvements: Various improvements to the conservation Area were suggested by respondents. Where these relate to issues under the control of the County Council (as the Highways Authority for Bassetlaw), the Conservation Team will request that the County Council respond to those suggestions. Similarly, where comments relate to District Council land, the relevant department will be notified.
- 5.9 Two respondents asked specifically about the Old Vicarage. This property is currently undergoing extensive restoration by the owner and the Conservation Team is advising on this.
- 5.10 With regard to the siting of oil tanks, as stated previously, this is often outside of planning control. However, where permission is required, permission will only be granted where the siting preserves the character of the Conservation Area.
- 5.11 Comment was also raised about the proposed replacement of 20<sup>th</sup> century concrete portal agricultural buildings with new housing development. Provided such a proposal either preserves or enhances the Conservation Area (or its setting) or the settings of listed buildings, there are unlikely to be concerns raised with regard to heritage. However, heritage is only one consideration in the process. Other issues may include parking/access, highway safety, amenity, sustainability, affordable housing provision, open space provision or other planning policy requirements.
- 5.12 With regard to the protection of open spaces, where these are regarded as being significant, they have been mapped in the appraisal and consideration will be afforded to an area's significance should development be proposed that affects it.
- 5.13 Finally, several residents raised the issue of the former chicken factory site (and adjacent orchard) on Beckland Hill. Whilst the orchard does have merit as an open space, there is a degree of separation between the site and the existing Conservation Area boundary. Further, permission has already been granted on the site for residential development.

5.14 Question 6 – Boundary changes: Strong support was given for the inclusion of sites 1 and 2 into the boundary. The justification for these areas to be included was clearly set out in the draft appraisal and on this basis, the new boundary was designated on 1<sup>st</sup> October 2014 to include these two sites.

5.15 With regard to the other sites, it was considered that sites 3 and 4 were of sufficient importance to the setting of historic buildings and sites in the Conservation Area to justify their retention in the boundary. This justification, however, was not found for site 5, which was removed from the boundary on the 1<sup>st</sup> October 2014.

5.16 Three further areas were put forward by respondents for inclusion:

- The first is an area around the Mark Lane/Priestgate/Beckland Hill junction. In addition to the comments on the chicken factory and orchard site made previously, it is acknowledged that the buildings around this junction have some historic and architectural merit. However, most buildings in this area have undergone considerable alterations, resulting in a lack of a coherent character. It is therefore considered that this area does not fully justify inclusion;
- With regard to the land north of High Street, modern intensive farming has resulted in many of the field boundaries being removed and areas of archaeological interest that might have existed (such as evidence of ridge and furrow ploughing) no longer evident. It would therefore be unnecessary to include this area;
- Finally, the bungalows on York Street were also suggested. Although mid-20<sup>th</sup> century in date, these do have a good degree of architectural merit. However, numerous alterations have been made to these properties and to their settings. Therefore, not enough special interest remains and their inclusion in the Conservation Area cannot be justified.

5.17 Question 7 – Further comments: Most of the further comments put forward have been addressed in the above paragraphs. However, one comment which has not been addressed is the suggestion that the Conservation Area would stop all new development. Whilst the Conservation Area may make the principle of development less acceptable on significant open spaces (such as south of Lincoln Road or south of High Street), provided a proposal help to preserve or enhance the Conservation Area or its setting (and in some cases the setting of a listed building), then there are unlikely to be heritage concerns. The Conservation Team is always available to offer design advice where required.

5.18 Further comments were made regarding the statue of the Village Design Statement. Whilst the Conservation Team recognises these as a consistent view of the design issues within the village, the VDS is not a formally adopted document and therefore do not form part of the development plan.

#### **Other consultation responses**

5.19 The Council welcomes the additional letters and telephone calls received regarding the appraisal. In particular, the assistance of a **local historian** has resulted in the list description for the War Memorial being amended (by English Heritage) to now include:

- the dedication date (21<sup>st</sup> September 1920);
- unveiled by Mr W. Chapman J.P. (Chairman of East Markham Parish Council);
- dedication by Rev. J.O. Crosse (Vicar of East Markham); and
- designed and made by Sharpe & Hoggard (of Retford), paid for by Mr Henry Cowlshaw on land donated by Mrs Drinkwater (of Island Cottage).

5.20 The assistance of the **County Council's Conservation Officer** has also resulted in alterations to various paragraphs relating to the village's timber-framed buildings.

5.21 **Natural England** and **The Garden History Society** confirmed they had no issues with the draft document. **The National Trust** welcomed the draft appraisal and praised the Council for continuing its review of Conservation Areas in this manner.

5.22 A local resident provided further background information on The Old England, including details on its historic development and underground passageways.

### **Public meeting**

5.23 The Conservation Team would like to thank the members of the public who attended the meeting on the 19<sup>th</sup> September 2013. The Conservation Team is pleased with the level of support expressed and positive comments made, but also recognise the issues and challenges raised by the management proposals. Particularly positive were the comments received regarding the amount of consultation, which will help to inform future consultation events undertaken by the Conservation Team and wider Council.

5.24 In response to the comments on Conservation Area boundary changes, the boundary has been amended to reflect the extensive research undertaken by the Conservation Team, in addition to the positive comments received in writing and during the public meeting on the affected areas.

5.25 Other than issues which have been discussed previously, individual comments from the meeting included:

- Overall, positive support for the extensive research and graphic/visual content:
  - The Conservation Team are encouraged by this and will continue to use the appraisal process across the district in order to better understand and manage the historic environment;
- Queries regarding the archaeological potential of ridge and furrow areas:
  - Pages 81-84 of the final version of the appraisal contains information on the significance of ridge and furrow and the contribution it makes to the character and setting of historic areas;
- Impact of the Conservation Area Appraisal & Management Plan on the emerging East Markham Neighbourhood Plan (NP):

- This was discussed extensively with members of the NP group. Further, the Conservation Team will liaise with the Council's NP Officer when any firm NP proposals or policies emerge;

### **Other Comments**

5.26 The telephone calls received regarding the draft appraisal and management plan were covered the same issues as described earlier in this report. Most common was reference to the proposed boundary changes. The comments were taken into account and helped inform the new boundary, approved 1<sup>st</sup> October 2014, together with the final version of the appraisal.

## **6. Conclusion**

- 6.1 It is considered that the consultation strategy objectives have been met.
- 6.2 The appraisal document has been edited and amended in line with consultation outcomes as discussed above and will be put forward for Council approval on the 3<sup>rd</sup> December 2014.
- 6.3 The next review of East Markham Conservation Area should take place in five years (December 2019).



## APPENDIX A: Example site notice



### BASSETLAW DISTRICT COUNCIL NORTH NOTTINGHAMSHIRE

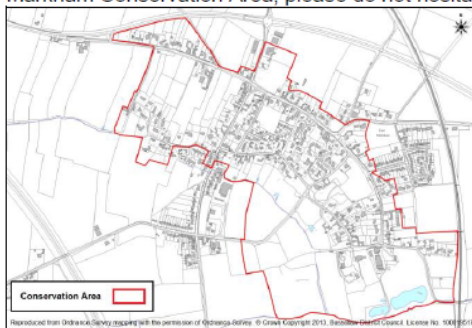
Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH.  
Tel: Worksop (01909) 533533 Fax: Worksop (01909) 533400 DX 723180 Worksop 3  
E Mail: [planning@bassetlaw.gov.uk](mailto:planning@bassetlaw.gov.uk) or [building.control@bassetlaw.gov.uk](mailto:building.control@bassetlaw.gov.uk)  
Minicom: Retford (01777) 713820 Worksop (01909) 533214  
[www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

#### Consultation of Draft East Markham Conservation Area Appraisal and Management Plan: 30<sup>th</sup> August 2013 – 11<sup>th</sup> October 2013.

Bassetlaw District Council has undertaken a detailed survey of East Markham Conservation Area, which has been drafted into a document called a *Conservation Area Appraisal and Management Plan*. This document discusses what is special about the Conservation Area and what should be done to preserve or enhance its character and appearance. The Council is inviting you to view and comment upon the draft Appraisal and management plan. There are several ways in which you can view the document:

- East Markham Village Hall;
- The Church of St John the Baptist;
- The Crown and the Queens Hotel;
- Retford Library;
- Worksop Town Hall; and
- Online at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk).

You may comment on the Appraisal by obtaining a questionnaire from one of the locations listed above, or by downloading a questionnaire from the Council's website. Alternatively, you can write directly to the Council or email the Conservation Team at [michael.tagg@bassetlaw.gov.uk](mailto:michael.tagg@bassetlaw.gov.uk). Comments must be received on or before the **11<sup>th</sup> October 2013**. If you would like to view the Appraisal in an alternative format, or would like to discuss any issues relating to the East Markham Conservation Area, please do not hesitate to contact us.



A public meeting/question and answer session will be held on **Thursday 19<sup>th</sup> September 2013** between 4pm and 7pm at East Markham Village Hall to discuss the Draft East Markham Conservation Area Appraisal and Management Plan. If you would like further information on this meeting, please call the Council's Conservation Team on 01909 533484.

**Michael Tagg**  
Conservation Officer (Planning Policy & Conservation)



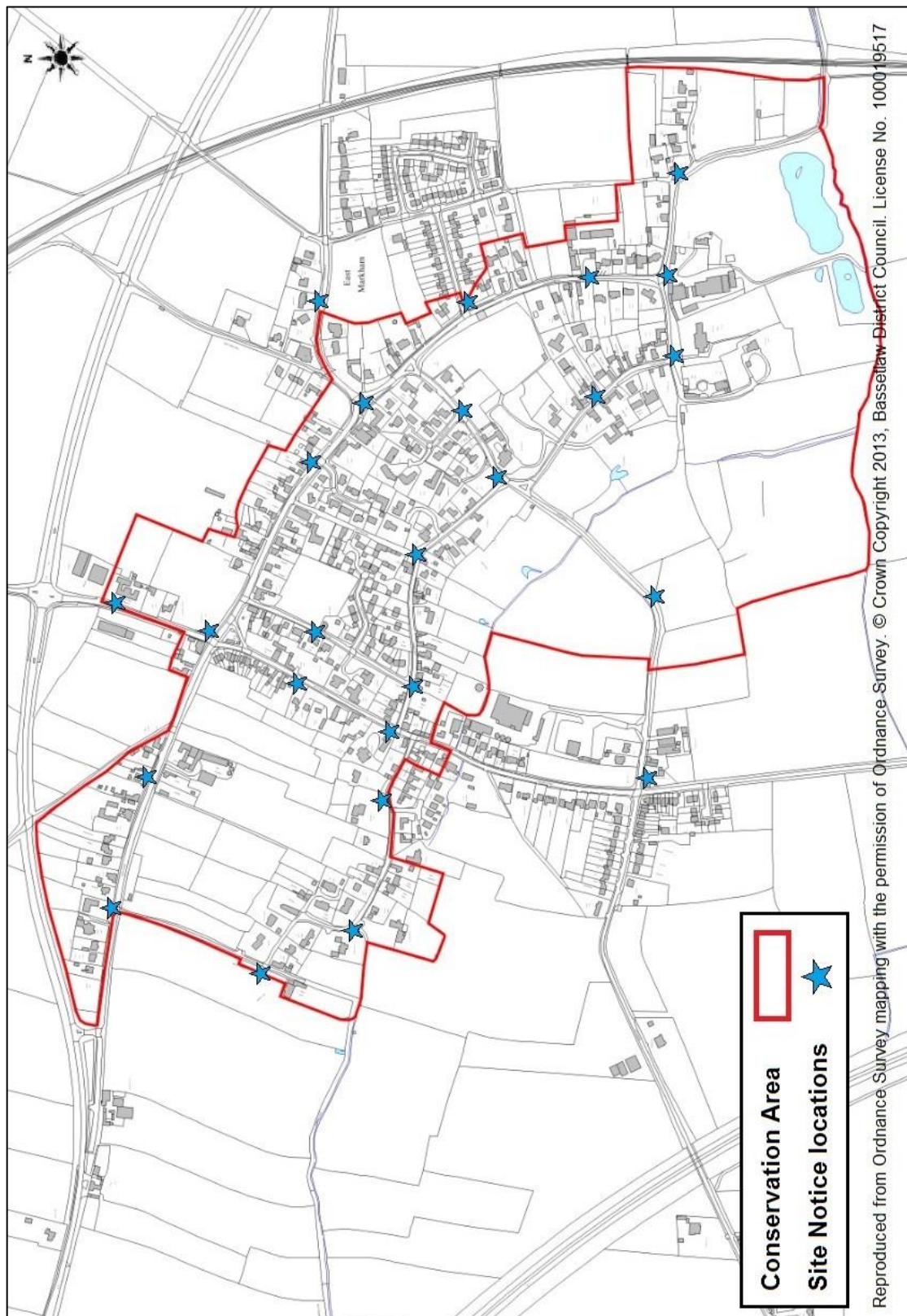
Bassetlaw-Serving North Nottinghamshire

Director of Community Services



Please note: The above map shows the previous Conservation Area boundary.

## APPENDIX B: Map showing site notice locations



Please note: The above map shows the previous Conservation Area boundary.



## APPENDIX C: Example questionnaire

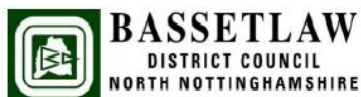
### DRAFT EAST MARKHAM CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN – QUESTIONNAIRE

A draft Conservation Area Appraisal and management plan has been produced for the East Markham Conservation Area (see map below). The Appraisal assesses what is special about the historic and architectural character of East Markham Conservation Area. The management plan identifies what issues are facing the East Markham Conservation Area and sets out proposals and actions for its preservation or enhancement.

The Council is keen to know your views on the Draft East Markham Conservation Area Appraisal. We would also like your thoughts on the appropriateness of the existing boundary of the Conservation Area, any possible extensions, and what issues you believe should be reflected in the management plan. The complete draft Appraisal is available to view between the **30<sup>th</sup> August 2013** and the **11<sup>th</sup> October 2013** at the following locations:

- East Markham Village Hall;
- The Church of St John the Baptist;
- The Crown and the Queens Hotel;
- Retford Library;
- Worksop Town Hall; and
- Online at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk).

Alternative formats are available on request. Please contact the Conservation Team on 01909 533484. If you would like to comment on the Draft East Markham Conservation Area Appraisal, please use this questionnaire and return it to the Council (address on page 6) on or before **Friday 11<sup>th</sup> October 2013**. Your response will help to shape the future management, conservation and preservation of East Markham's special historic and architectural interest. In addition, a public meeting/question and answer session regarding the draft appraisal and management plan will be held at East Markham Village Hall on **19<sup>th</sup> September 2013** between **4pm-7pm**.



Please note: The above map shows the previous Conservation Area boundary.

## Question 1 – Character

What is important to you about the East Markham Conservation Area and its setting?

Character Element	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
The quality and distinctiveness of the built environment					
The architecture, views and setting of the Church of St John the Baptist					
The architecture, views and setting of East Markham Hall					
The landscape, views and setting of the Conservation Area's open spaces					
The views from and to Beacon Hill					
The views of significant buildings outside of the East Markham Conservation Area (East Markham Windmill, Tuxford Church and Tuxford Windmill)					
The distinctive street pattern					
The grass verges throughout the Conservation Area					

Is there anything else you feel is important about the character of East Markham Conservation Area and its setting?

Please write your comments here:

## Question 2 – Issues

What do you think are the most important issues facing the East Markham Conservation Area?

Issues	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
Loss of traditional windows/doors (and replacement with modern UPVC)					
Inappropriate new development					
The condition/maintenance of historic buildings					
Inappropriate highway signage					
Inappropriate street furniture and highway clutter					
The loss of significant open spaces					
On-street parking					

Are there any other issues that you consider to be important?

Please write your comments here:

### Question 3 – Management

Do you feel that the following management proposals will help to preserve/enhance the special character of East Markham Conservation Area?

Management	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
The implementation of planning policies which ensure that heritage assets and their settings are protected					
The use of the character analysis in the East Markham Conservation Area Appraisal to help inform planning decisions					
Within the management plan, identifying individual sites that would benefit from enhancement					
The use of an Article 4 Direction, to give stricter control on works which might otherwise be carried out without planning permission (e.g. window/door/roof tile changes)					
To monitor change regularly and review the Conservation Area boundary every 5 years					

Are there any other proposals that you feel the District Planning Authority should consider?

Please write your comments here:

### Question 4 – Article 4 Direction

In many cases, certain types of alterations (such as the replacement of windows) to unlisted buildings can be carried out without planning permission. This is called 'permitted development'. An Article 4 Direction can be used to remove this permitted development (usually on the front of buildings) and thus such alterations would then require planning permission.

a) Should the Council consider an Article 4 Direction for the East Markham Conservation Area?

Yes

No



b) If so, what types of development should be restricted?

Types of development	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
Window alterations/replacement					
Door alterations/replacement					
Roof alterations					
Chimney alterations					
Painting of exterior walls					
Removal of decorative joinery					
Replacement of rainwater goods/guttering					
Extensions					
Alterations to boundary walls/gates/railings/fences					
Installation of solar panels					

### Question 5 – Improvements

What improvements could be made to enhance the special character or appearance of the East Markham Conservation Area (such as lighting, street furniture, trees/landscaping, etc)? Are there any particular buildings or sites that you feel should be the focus of change?

Please write your comments here:

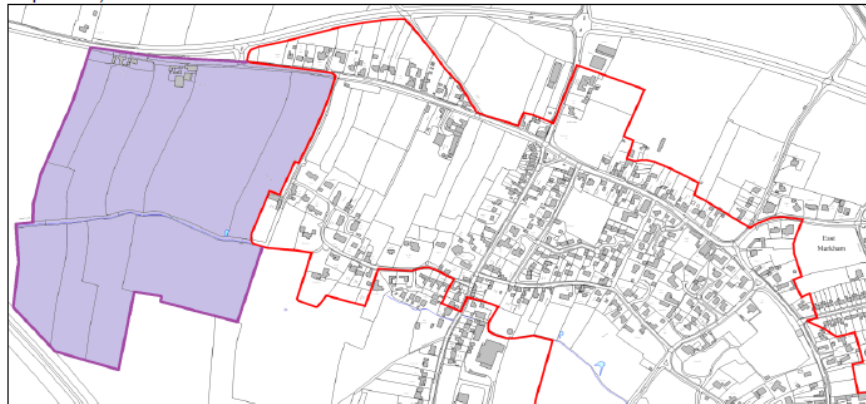
### Question 6 – Boundary changes

a) The Conservation Team has identified 2 areas outside of the current East Markham Conservation Area boundary that are considered to be of architectural or historic interest. In addition, 3 sites within the existing boundary have been identified which are considered to be of very little architectural or historic interest. Do you support any of the suggested Conservation Area boundary changes? *Please annotate on maps 1-5 on the following pages.*

List of possible Conservation Area boundary changes	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
Site 1: Land south of High Street & off Harold Lane					
Site 2: Land south of Lincoln Road					
Site 3: Pond House & Oaklands, Lincoln Road					
Site 4: Land & buildings east of Plantation Road					
Site 5: Rufford House & Clumber Lodge, Beckland Hill					

➤ Proposed extensions to the East Markham Conservation Area:

**Map 1 – Land south of High Street & off Harold Lane** (including Harold House Farm & Hill Top Farm)

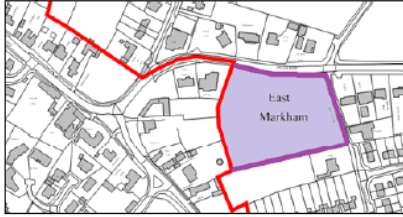


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Please write your comments here:

Please note: The above map shows the previous Conservation Area boundary.

**Map 2 – Land south of Lincoln Road**



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Please write your comments here:

➤ **Proposed sites to be removed from the East Markham Conservation Area:**

**Map 3 – Pond House & Oaklands, Lincoln Road**



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Please write your comments here:

**Map 4 – Land & buildings east of Plantation Road**



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Please write your comments here:

**Map 5 Rufford House & Clumber Lodge, Beckland Hill**



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Please write your comments here:

Please note: The above maps show the previous Conservation Area boundary.



- b) Are there any other changes which you think should be made to the current East Markham Conservation Area boundary? If yes, please state why.

Please write your comments here:

### Further comments

Do you have any further comments to make on the Draft East Markham Conservation Area Appraisal & Management Plan? *Please feel free to share any local knowledge that may give us a better understanding of the Conservation Area.*

Please write your comments here:

### Feedback

If you would like feedback on your comments, please provide your contact details below:

Your Contact Details
Name:
Address:
Postcode:
Telephone:
Email:

DATA PROTECTION – please note that information given on this form will be used by Bassetlaw District Council's Conservation Team in their work on the East Markham Conservation Area, will be recorded on computer, and is subject to the provisions of the Data Protection Act and the terms of the Council's registration.

Please return by 11<sup>th</sup> October 2013 to:  
Michael Tagg (Conservation Officer), Planning Policy &  
Conservation, Bassetlaw District Council, Queens Buildings,  
Potter Street, Worksop, Nottinghamshire, S80 2AH



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE



## APPENDIX D: Consultation flyer

### Draft East Markham Conservation Area Appraisal and Management Plan

Bassetlaw District Council would like your views on the Draft East Markham Conservation Area Appraisal & Management Plan. This document is an assessment of the character and appearance of East Markham Conservation Area. It clearly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of preservation. The appraisal will be used to formulate policies for the preservation and enhancement of the area and to provide material information for decision makers regarding future development in the area.

The Conservation Team will be available to answer your questions face to face at East Markham Village Hall on **Thursday 19<sup>th</sup> September 2013** between 4.00pm and 7.00pm. Management proposals to conserve and enhance the character and appearance of the Conservation Area will be discussed during the meeting.



The Appraisal can be viewed from the 30<sup>th</sup> August 2013 at:

- East Markham Village Hall;
- The Church of St John the Baptist;
- The Crown and the Queens Hotel;
- Retford Library;
- Worksop Town Hall; and
- Online at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk).

The closing date for comments is **Friday 11<sup>th</sup> October 2013**.



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

For further information please contact the Conservation Team by phone on 01909 533484 or email [michael.tagg@bassetlaw.gov.uk](mailto:michael.tagg@bassetlaw.gov.uk).

Please note: The above map shows the previous Conservation Area boundary.

## APPENDIX E: Retford Times advertisement for Draft Appraisal consultation (29<sup>th</sup> August 2013 issue)

**Planning Notices**

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 71  
DRAFT EAST MARKHAM CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has produced a Draft Conservation Area Appraisal and Management Plan under Section 71 regarding East Markham Conservation Area.

The Council is seeking public views on the Draft East Markham Conservation Area Appraisal and Management Plan. There are several ways in which members of the public can view the document:

- East Markham Village Hall;
- The Church of St John the Baptist;
- The Crown and the Queens Hotel;
- Retford Library;
- Worksop Town Hall; and
- Online at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk).

The Council's Conservation Team will be available at East Markham Village Hall on Thursday 19th September 2013 between 4pm and 7pm to discuss the draft appraisal and management proposals.


A questionnaire can be obtained from any of the above locations or from the Planning Department. Please email the Conservation Team at [Michael.Tagg@bassetlaw.gov.uk](mailto:Michael.Tagg@bassetlaw.gov.uk) or [oliver.scott@bassetlaw.gov.uk](mailto:oliver.scott@bassetlaw.gov.uk), or call 01909 533484 or 01909 533191. Comments must be received on or before the 11th October 2013. If you would like to view any of the supporting documentation in an alternative format, or would like to discuss any issues relating to the East Markham Conservation Area, please do not hesitate to contact us.

Public responses will help to shape the future management, conservation and preservation of East Markham's special historic and architectural interest.

Dave Armiger  
(Bassetlaw District Council)

Date: 29<sup>th</sup> August 2013

Further information regarding Conservation Areas may be obtained from:  
Michael Tagg/Oliver Scott (Conservation)  
Planning Department  
Bassetlaw District Council, Queen's Buildings  
Potter Street, Worksop, Nottinghamshire, S80 2AH

 **BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

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## APPENDIX F: Retford Times – Reference to Draft Conservation Area Appraisal & Management Plan & public meeting (19<sup>th</sup> September 2013 issue)

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**East Markham**



**Barry Smith**  
01777 870247  
barry.smith@btinternet.com

**IMPORTANT "DROP-IN" MEETING:**  
The Draft East Markham Conservation Area Appraisal and Management Plan can be viewed at several locations around the village including at the village hall, in the church, in the two village pubs and also at Retford Library, in Worksop Town Hall or most conveniently, online via [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk) It is a significant document (116pp) and this draft will be the focus of an Area Consultation in the village hall today (Thursday September 19) which will take the form of a drop-in session from 4pm to 7pm when all residents are invited to raise any questions or issues they may have. The closing date for any written comments to Bassetlaw District Council after the Area Consultation Day is Friday October 11.

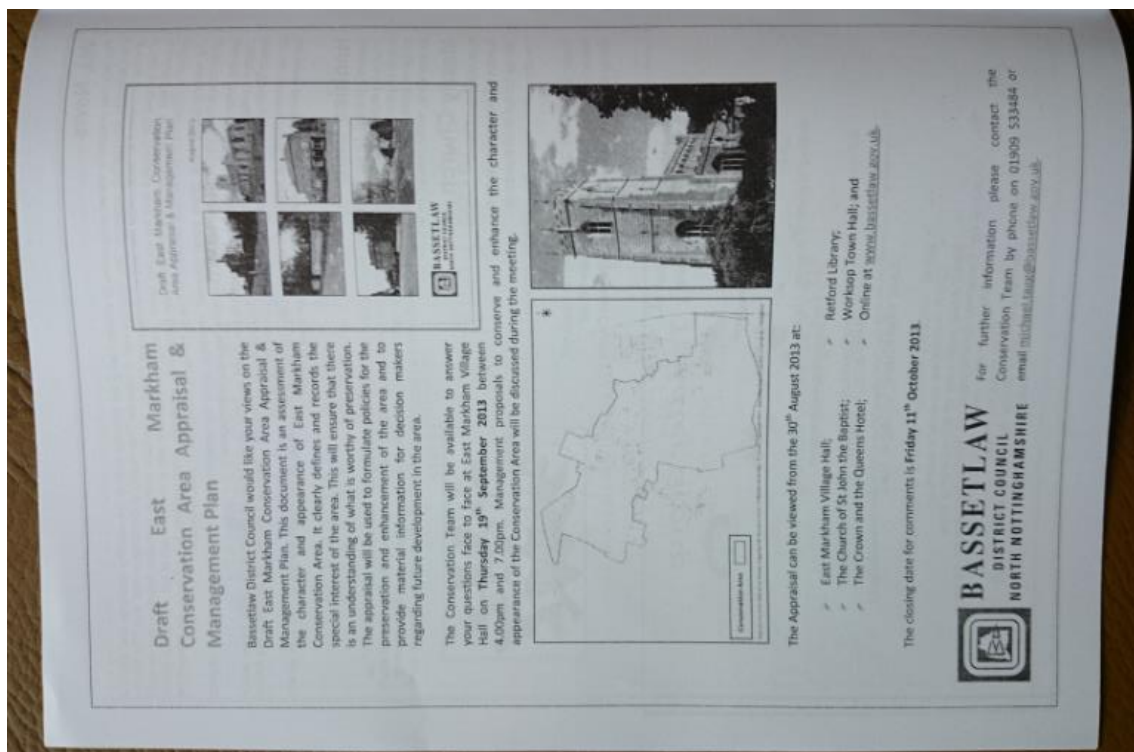
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**CHURCH SERVICES:** This Sunday (September 22) at East Markham's



# APPENDIX G: East Markham & Askham Gazette – Front page & notice (September 2013 issue)



# APPENDIX H: New boundary – London Gazette notice (27<sup>th</sup> October 2014 issue)

**Notice details**

**Type:**  
Planning  
> Town and Country Planning

**Publication date:**  
27 October 2014, 13:00

**Edition:**  
The London Gazette

**Notice ID:**  
2222221

**Notice code:**  
1601  
[About Town and Country Planning notices](#)

## Town and Country Planning

**Bassetlaw District Council**

### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 69

#### DESIGNATION OF EXTENSIONS TO EAST MARKHAM CONSERVATION AREA

Notice is given under the provisions of the 1990 Act that Bassetlaw District Council has determined that the areas described in the Schedule to this notice are of special architectural or historic interest, and that it is desirable to preserve or enhance their character or appearance. It has accordingly designated two extensions to the East Markham Conservation Area, so as to include these areas. One small area has also been removed from the boundary.

The principal effects of these areas being included within a Conservation Area are as follows:

1. The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.
2. Consent must be obtained from the Council for the demolition of all unlisted (other than excepted) buildings in the area.
3. Special publicity must be given to planning applications for development in the area.
4. In carrying out any functions under the planning Acts (and, in particular, in determining applications for planning permission and listed building consent), the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.
5. Six weeks' notice must be given to the Council before works are carried out to any tree in the area.

**Schedule**

High St: Harold House Farm, Hill Top Farm, land between High Street and Harold Lane; Harold Lane: Land to south; Lincoln Road: Land to south of Lincoln Road between Oaklands and Back Lane.

No longer within the Conservation Area boundary are the following properties on Beckland Hill: Rufford House and Clumber Lodge.

*David Armiger*, (Bassetlaw District Council)

Date of designation: 1 October 2014

Maps of the areas affected can be viewed at Queen's Buildings in Worksop during office hours or at [www.Bassetlaw.gov.uk](http://www.Bassetlaw.gov.uk). Further information regarding designation may be obtained from:

*Michael Tagg*, (Conservation Officer), Planning Services, Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH, tel: 01909 533484, email: [Michael.Tagg@bassetlaw.gov.uk](mailto:Michael.Tagg@bassetlaw.gov.uk)

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# APPENDIX I: New boundary - Retford Times advertisement (30<sup>th</sup> October 2014 issue)

Nottinghamshire,  
NG22 9FF

**Planning Notices**

**BASSETLAW DISTRICT COUNCIL**  
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 69**  
**DESIGNATION OF EXTENSIONS TO EAST MARKHAM CONSERVATION AREA**

NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has determined that the areas described in the Schedule to this Notice are of special architectural or historic interest, and that it is desirable to preserve or enhance their character or appearance. It has accordingly designated two extensions to the East Markham Conservation Area, so as to include these areas. One small area has also been removed from the boundary.

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2. Consent must be obtained from the Council for the demolition of all unlisted (other than excepted) buildings in the area.
3. Special publicity must be given to planning applications for development in the area.
4. In carrying out any functions under the planning Acts (and, in particular, in determining applications for planning permission and listed building consent), the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.
5. Six weeks' notice must be given to the Council before works are carried out to any tree in the area.

**SCHEDULE**


High St: Harold House Fm, Hill Top Fm, land between High St & Harold Ln; Harold Ln: Land to south; Lincoln Rd: Land to south of Lincoln Rd between Oaklands & Back Lane

No longer within the Conservation Area boundary are the following properties on Beckland Hill: Rufford House & Clumber Lodge.

David Armiger Date of designation: 1<sup>st</sup> October 2014 (Bassetlaw District Council)

Maps of the areas affected can be viewed at Queen's Buildings in Worksop during office hours or at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk). Further information regarding designation may be obtained from:

Michael Tagg (Conservation Officer)  
 Planning Services,  
 Bassetlaw District Council,  
 Queen's Buildings,  
 Potter Street,  
 Worksop,  
 Nottinghamshire  
 S80 2AH  
 Tel: 01909 533484; Email: [Michael.Tagg@bassetlaw.gov.uk](mailto:Michael.Tagg@bassetlaw.gov.uk)

 **Bassetlaw**  
 DISTRICT COUNCIL  
 — North Nottinghamshire —

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