

Designation of Proposed Misson Conservation Area and Approval of Draft Conservation Area Appraisal & Management Plan

Consultation Report

Prepared by the Conservation Team
September 2017



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Document details

Title: Proposed Misson Conservation Area: Draft Appraisal & Management Plan – Consultation Report.

Summary: This document examines the public consultation undertaken by the Council on a proposed Conservation Area for Misson and on a draft Conservation Area Appraisal & Management Plan.

The initial consultation, held between 20th July 2015 and 27th August 2015, sought views on whether a Conservation Area should be designated.

Following the 2015 consultation, a draft Conservation Area boundary was drawn up and a draft Conservation Area Appraisal & Management Plan was produced based on that boundary. Public consultation on this document was undertaken between 19th June 2017 and 31st July 2017.

Consultation summary:

The Council has undertaken public consultation with local residents and property owners, Historic England, Misson Parish Council, Retford Archaeological and Local Historical Society, Nottinghamshire County Council, Doncaster Metropolitan Borough Council and other relevant consultees.

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 Proposed Misson Conservation Area in July-August 2015 and on the draft Conservation Area Appraisal and Management Plan in June-July 2017. The report should be read in conjunction with the appraisal document.
- 1.2 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.
- 1.3 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 29th June 2017 at Misson Community Centre. This report also considers responses from attendees of that meeting.
- 1.4 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. An assessment of Misson's suitability for Conservation Area designation began in 2015. This assessment was used in the drafting of a Conservation Area boundary, on which the draft appraisal and management plan was based. Public responses and comments will be discussed in this report.
- 1.5 In terms of national planning policy, Paragraph 127 of the NPPF requires that: "*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest*".
- 1.6 This report has been prepared in line with advice set out in national guidance¹.

2. Proposed Misson Conservation Area – 2015 consultation

- 2.1 Misson has been identified as an area of special historic and architectural interest, comprising the historic core of the settlement, characterised by historic farmsteads and cottages set within a grid pattern of streets with regular (likely medieval) plot layouts. These are all centred around the church which is located in the middle of the village. Misson is located on the northern bank of the River Idle, occupying a shallow promontory of higher ground within a large area of low-lying land. Misson lies approximately 4 kilometres north east of Bawtry, 14 kilometres north of Retford and 7.5 kilometres west of Misterton.
- 2.2 Initial public consultation was carried out between 20th July 2015 and 28th August 2015, with all households within the historic core of Misson receiving a

¹ Historic England (2016): *Advice Note 1 – Conservation Area Designation, Appraisal and Management*.

hand-delivered letter and questionnaire. This questionnaire asked two questions: a) whether residents supported a Conservation Area for Misson; and b) what features of the settlement were the most significant.

2.3 The results of this consultation showed strong support for a Conservation Area, with **19 out of 22 returned questionnaires (86.4%) in favour.**

MISSON – CONSULTATION QUESTIONNAIRE ON A PROPOSED CONSERVATION AREA

Question 1 – Should the Council designate a Conservation Area in Misson?

Yes

No

If yes, please see question 2. If no, please give your reason(s).

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Question 2 – If you support the designation of a Conservation Area, where should the boundary be drawn? (please draw on the map below)



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Question 3 – What do you think are the most significant buildings, sites and landscape features within and around Misson? (please annotate on the above map if you wish)

Character Element	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
Church of St John the Baptist					
Church House					
Landscape features around the River Idle					
Grid pattern of narrow streets and plots					

Please give details of any other sites here:

- 2.4 Several questionnaire responses included suggestions on where the boundary should be, all of which included the historic core, although with differences around the perimeter. In terms of the most significant sites within the area, the most common suggestions included the church, the main thoroughfares, timber-framed buildings, trees and the river.
- 2.5 During this period, the Conservation Team attended a Misson Parish Council meeting, held on the 25th June 2015. Various members of both the Parish Council and the public were in attendance. The reasons and implications of a Conservation Area designation were discussed extensively. Following this meeting, Misson Parish Council confirmed their full support for a Conservation Area designation.
- 2.6 Nottinghamshire Building Preservation Trust were also fully supportive of a Conservation Area, as were the Misson Neighbourhood Plan Steering Group.
- 2.7 A local history event was held in Misson Community Centre on 26th August 2015, which was attended by the Conservation Team. Although this was an event set up by the Parish Council, again strong support was found during this event for a Conservation Area.

3. Draft appraisal – consultation strategy

- 3.1 Government guidance advises that public participation should be an integral part of the appraisal process. It is recommended that appraisals 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 value². It is important, therefore, that the Council puts an appropriate consultation strategy forward.
- 3.2 Given the strength of public support found in 2015, a draft Conservation Area boundary was drawn up by the Conservation Team in 2016, based on an extensive visual survey of the settlement, in addition to a review of the secondary evidence (historic maps, aerial photographs, reports, books, etc). The draft Conservation Area boundary includes the historic core of the village, centred on the main thoroughfares of Middle Street, High Street, West Street, Gibdyke, Top Street, Dame Lane and Vicar Lane. Where possible, groups of modern dwellings of limited architectural merit were excluded from this boundary. In addition, large and modern industrial and agricultural buildings were also excluded.
- 3.3 On the basis of this boundary, a draft Conservation Area Appraisal & Management Plan was written. This draft document was completed in June 2017 and public consultation on this was undertaken for 6 weeks, between 19th June 2017 and 31st July 2017. Several comments received shortly after the closing date were also taken into account.

² Historic England (2016): *Advice Note 1 – Conservation Area Designation, Appraisal and Management*.

3.4 The aims of the draft appraisal and management plan 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 proposed Misson Conservation Area;
- To consider views on proposals for the preservation and enhancement of the area;
- To consider the draft Conservation Area boundary and whether it should be designated;
- To facilitate a public meeting to discuss the appraisal and management proposals; and
- To raise the profile of the proposed Conservation Area and provide useful advice and guidance to affected property owners.

3.5 The consultation comprised the following:

- **Letters and questionnaires** hand delivered to every property within the proposed Conservation Area boundary;
- **7 site notices** placed in prominent locations;
- A **poster** placed in the Community Centre;
- **Printed copies** of the draft appraisal were placed in:
 - Church of St John the Baptist, Misson;
 - The Angel Inn, Misson;
 - The White Horse Inn, Misson;
 - Misson Community Centre;
 - Bawtry Library;
 - Retford Library;
 - Worksop Library; and
 - Queens Buildings, Bassetlaw District Council, Worksop.
- A **public meeting** held in Misson Community Centre on the **29th June 2017** between 3pm-6pm;
- A **new web page** was created within the 'Conservation Areas' section of the Council website, with clear signposts from the main Council home page. On this new page, copies of every document were available to download free of charge. An overview of the consultation and designation process was also included;
- An online survey was set up using the 'surveymonkey' website, accessed via the new web page;
- Letters/emails were sent to **20 external consultees (including Historic England, Misson Parish Council, Retford & District Historical & Archaeological Society, Nottinghamshire County Council, the Environment Agency, Doncaster Metropolitan Borough Council and the Misson Neighbourhood Plan Steering Group)**. Details of the public meeting were outlined in the letter/email, as well as the consultation end date and digital copies of the **questionnaire** and **boundary map**;
- **Elected Members** for Misson (both District and County level) were informed of the Draft appraisal by email;
- An advertisement was placed in the **Retford Times** on the **15th June 2017** (a copy of this is shown in the appendices);
- Posts were added on the 'Misson Community Association' Facebook page (see appendix).

The draft appraisal document

- 3.5 The draft appraisal document is 84 pages on A4 in colour. It contains four key sections: 'introduction', 'geographic and historic context', 'character appraisal' 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 proposed 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). 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 7 prominent locations within and around the proposed Conservation Area (a sample of this site notice is included in the appendix). Over 200 local households were individually notified in writing. In addition, each of the 20 external consultees were sent a letter or email (together with a link to the 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, 31st July 2017; and
- Information regarding the date, time and location of the public meeting (29th June 2017, Misson Community Centre, 3pm-6pm).

- 3.9 The questionnaire contains 6 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 (31st July 2017) and the Council's address were included, as was a map of the proposed Conservation Area boundary. The 6 questions were as follows:

- Question 1:
What is important to you about the proposed Misson Conservation Area and its setting?
- Question 2:
What do you think are the most important issues facing the proposed Misson Conservation Area?
- Question 3:
Do you feel that the following management proposals will help to preserve or enhance the special character of the proposed Misson Conservation Area?

- Question 4:
Should the Council consider an Article 4 Direction for the proposed Misson 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 proposed Misson 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:
Do you agree with the proposed Misson Conservation Area boundary as currently drawn? If not, please write your comments below and annotate on the map on page 1.
- Further Comments:
A 'further comments' box was also provided to ensure any other issues or comments could be made.

3.9 A sample 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 Misson Community Centre on the 29th June 2017 between 3pm-6pm. This was attended by two officers from the Conservation Team at Bassetlaw District Council.
- 3.11 Hard copies of the appraisal, the appraisal questionnaire and proposed 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 proposed Conservation Area. The officers were available for any questions throughout the meeting.

4. Consultation outcomes

Questionnaire

4.1 The Council received a total of 23 completed questionnaires. The questionnaire responses were, on the whole, supportive of the proposed Conservation Area and the content, analysis and aims contained within the Draft Appraisal & Management Plan. The responses are looked at in more detail below.

4.2 Question 1 – What is important to you about the proposed Misson 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	12	7	2	1	-	22	86.36%	3
The architecture, views and setting of the Church of St John the Baptist	15	7	-	1	-	23	95.65%	1
The distinctive architecture of Misson's pre-18th century timber-framed buildings	13	9	-	1	-	23	95.65%	1
The distinctive architecture of Misson's former Methodist Chapels	9	12	1	1	-	23	91.30%	2
The character of agricultural buildings across the village	7	15	-	1	-	23	95.65%	1
The key open spaces within Misson (Village Green, Misson Cemetery, Churchyard, etc)	17	5	-	1	-	23	95.65%	1
The location and form of the Pinfold	9	10	2	2	-	23	82.61%	4
The distinctive grid pattern of streets and plots	8	11	2	2	-	23	82.61%	4
The setting of the River Idle	18	4	-	1	-	23	95.65%	1
The various mature trees throughout the proposed Conservation Area	18	3	1	1	-	23	91.30%	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 open spaces, the distinctive timber-framed buildings, the range of agricultural buildings and the setting of the River Idle.

Other issues raised include the rural setting of Misson, the architectural style of the Old Vicarage and the form and significance of the Pinfold.

4.3 Question 2 – What do you think are the most important issue facing the proposed Misson 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)	6	8	-	4	3	21	66.67%	4
Inappropriate new development	16	5	1	-	-	22	95.45%	1
The condition/maintenance of historic buildings	12	8	2	-	-	22	90.91%	2
Inappropriate highway signage	5	13	1	3	-	22	81.82%	3
Inappropriate street furniture and highway clutter	7	13	-	2	-	22	90.91%	2
The loss of significant open spaces	16	5	1	-	-	22	95.45%	1
On-street parking	4	10	3	4	1	22	63.64%	5

The majority of residents agreed with most of the issues put forward in the questionnaire. Of these, inappropriate new development, the loss of open spaces and the condition of historic buildings were of most concern. The

prevalence of on-street parking was not seen as important. Two thirds saw the loss of windows and doors as noted problem.

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

- Loss of trees;
- Inappropriate repairs;
- Prevalence of new fencing and loss of boundary hedges;
- The impact of insensitively positioned Solar PVs;
- Heating flues; and
- The number of HGVs using the route through the village.

The impact of nearby hydrocarbon drilling, the need for a play area and the lack of allotments were also raised, although those are issues which are outside of the remit of the Conservation Team and relate to other areas of planning.

4.4 Question 3 – Do you feel that the following proposals will help to preserve or enhance the special character of the proposed Misson 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	14	7	1	-	1	23	91.30%	1
The use of the character analysis contained in the Conservation Area Appraisal to help inform planning decisions	11	9	1	-	1	22	90.91%	2
Within the management plan, identifying individual sites that would benefit from enhancement	10	10	1	1	1	23	86.96%	3
The use of an Article 4 Direction, to give stricter control on works which might otherwise be carried out without planning permission (e.g. restricting window/door/roof tile changes without permission)	9	6	-	4	4	23	65.22%	5
To monitor change regularly and review the Conservation Area boundary every 5 years	10	9	1	2	1	23	82.61%	4

Support was received for most management proposals, particularly the implementation of planning policies and the use of character analysis within the appraisal to help inform decision-making. Article 4 Directions were supported by 65% of respondents.

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

Yes: 14 respondents (60.87%)

No: 9 respondents (39.13%)

Types of Development	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
Window alterations/replacement	6	6	-	2	-	14	85.71%	3
Door alterations/replacement	6	6	-	2	-	14	85.71%	3
Roof alterations	8	5	-	2	-	15	86.67%	2
Chimney alterations	4	8	-	2	-	14	85.71%	3
Painting of exterior walls	4	9	1	1	-	15	86.67%	2
Removal of decorative joinery	5	6	2	1	-	14	78.57%	4
Replacement of rainwater goods/guttering	3	8	1	2	-	14	78.57%	4
Extensions	7	6	-	1	-	14	92.86%	1
Alterations to boundary walls/gates/railings/fences	6	7	1	1	-	15	86.67%	2
Installation of solar panels	7	3	2	2	-	14	71.43%	5

Around 61% of respondents fully supported an Article 4 Direction which would restrict minor alterations to the fronts and sides of buildings. Within this, the majority supported most of the restrictions proposed.

- 4.6 Question 5 – What improvements could be made to enhance the special character or appearance of the proposed Misson 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
More appropriate street lights	5
Tree planting	3
Retain hedges	2
Restrict new fencing	2
Improve village entrances	2
Restrict HGVs	2
Restore/improve community centre	1
Restore Pinfold	1
Maintain The Green	1
New play area	1
Dame Lane Farm	1
Improve River Idle bank - benches	1
Improve street furniture	1
Improve buildings on Springs Road & Top Street	1
Improve cemetery frontage	1

A number of suggestions were put forward by respondents, the most popular being the replacement of current street lights with more appropriate historic or modern down-facing units. Tree planting measures were also suggested, in addition to the improvement of various individual sites such as the Pinfold.

- 4.7 Question 6 – Do you agree with the proposed Misson Conservation Area boundary as currently drawn?

Of the 23 questionnaires received, 10 people were fully supportive of the proposed boundary. A further 9 suggested other sites that might be included (listed below). 4 respondents did not answer this question.

Suggested Conservation Area boundary changes	No.
Land to South West	2
Primary School and The Briars	2
Include all the village	2
Include land to rear of Gibdyke Farm	1
Include Old Vicarage	1
Include green buffers around edges	1

- 4.8 Further Comments

Three other issues were raised in this section: 1) the lack of a play area in the village; 2) the role of Solar PVs in tackling energy issues and climate change; and 3) the importance of the Parish Council and local residents in planning decision-making.

Other consultation responses

- 4.9 Other than questionnaires, a number of emails were also received in response to the Draft Appraisal. A total of 7 emails were received, from various consultees and a local resident.
- 4.10 Both **Natural England** and the **Environment Agency** put forward their support for the draft appraisal although made no specific reference to individual aspects of it. The **Nottinghamshire Building Preservation Trust** were also **supportive**.

4.11 Various members of Misson Parish Council and the Neighbourhood Plan Steering Group had responded with individual questionnaires.

Public meeting

4.12 A total of 15 people attended the public meeting held at Misson Community Centre on the 29th June 2017. This group included several Parish Councillors, some of the Misson Neighbourhood Plan Steering 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 Misson;
- The implications of living within a Conservation Area;
- The purpose of the appraisal and consultation;
- The detail of the management proposals; and
- The role of an Article 4 Direction in helping to preserve and enhance Conservation Areas.

4.13 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 alterations to include areas to the south west, east and north;
- How the Conservation Area designation and appraisal and management plan would affect the emerging Misson Neighbourhood Plan;
- The need for existing buildings to be improved, in terms of their thermal efficiency;
- Access to advice for physical alterations, especially windows, doors and building repairs;
- Concern over the effects of infill development;
- The importance of archaeology to the understanding of the historic development of the village;
- The impact of any development on the Misson Mill site and the role of Conservation in informing design/layout/scale on that site;
- Concern over design of post-war housing developments;
- Need for new development to be of an appropriate design; and
- Need for effective enforcement of breaches of planning control.

Other comments

4.14 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 responses 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 proposed Misson 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 the rural setting of Misson, the architectural style of the Old Vicarage and the form and significance of the Pinfold.
- 5.4 With regard to the Pinfold, this is one of a small number that survive in Bassetlaw, although is in a poor condition overall. The Conservation Team would be supportive of works which would see this key feature preserved and/or enhanced.
- 5.5 In relation to the Grade II listed Old Vicarage, this is a significant distance away from the built area, although is itself listed so already received the strongest level of statutory protection.
- 5.6 The rural setting is of importance in the understanding and historic development of the settlement. The majority of this area is in agricultural or pasture use, although most field boundaries relate to the 17th and 18th century drainage works.
- 5.7 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:
- Loss of trees – Trees within Conservation Areas are automatically given protection. In addition, there are various Tree Preservation Orders (TPOs) already within the area that protect the most significant trees. Finally, the Council's Tree Officer has been asked to look at various trees around the village in order to consider new TPOs.
 - Inappropriate repairs – The Conservation Team has provided a range of guidance notes on the Council's website to help better inform repairs. In addition, various residents have already been in touch with the Conservation Team to discuss repairs to historic buildings, this is likely to continue.
 - Heating flues – Some of these may not require planning permission at present. However, with the implementation of an Article 4 Direction, these could be brought under the Council's control.

- New fencing – As with flues, new fencing may not require planning permission, although this is dependent on its size and location. An Article 4 Direction would bring all fencing on the front and sides of plots under planning control.
- Solar PVs – Whilst solar power is an important part of renewable energy targets, within historic settlements the unsympathetic siting of Solar PVs can have a detrimental impact on the character of that area, particularly in prominent locations. Again, an Article 4 Direction could bring this aspect of development under the Council's control, allowing the Council to discourage insensitive siting and in most cases, help position units away from prominent locations.
- Development pressure – Whilst national and local planning policies, in addition to the emerging Neighbourhood Plan, will restrict most development outside of the current built up area, the Conservation Area designation and associated appraisal and management plan can help to restrict inappropriate development and ensure any new development is in keeping with the historic character of Misson and helps to preserve or enhance its appearance and significance.
- Need for a play area – This is a general planning issue, which has been passed to colleagues in the Planning Policy Team and Neighbourhood Planning Team. However, the need for more play facilities is referred to in the Neighbourhood Plan, so play facilities may form part of future development schemes within the Neighbourhood Plan area.
- Impact of fracking – This is a matter for the County Council, as the minerals authority for Bassetlaw. However, that site is a significant distance from the historic core of Misson so is unlikely to have any visual effects.
- HGVs – This is also a matter for the County Council, as the highways authority for Bassetlaw.
- Need for allotments – Again this is a general planning issue, which is referred to in the Neighbourhood Plan and local/national planning policy.

5.8 Question 3 – Management: The management techniques put forward received support in most responses. The lowest support was received for an Article 4 Direction, although that still received a positive response in 65% of questionnaires.

5.9 It is likely that less support was received for the Article 4 approach based on the perceived cost this might bring to homeowners. However, it is acknowledged in Historic England's guidance that Article 4s are the best way of ensuring that the character and appearance of a Conservation Area is preserved in the long term. In addition, much of the opposition is based on a misunderstanding that certain materials such as PVC are not acceptable in any circumstance. This is not the case, as the replacement of existing standard PVC units with PVC imitation sash of a more authentic appearance, for example, would provide an improvement. Each alteration would be dealt with on its own merits, the principle deciding factor being whether, in accordance with Section 72(1) of the

Planning (Listed Buildings and Conservation Areas) Act 1990, the character and appearance of the Conservation Area would be preserved or enhanced.

- 5.10 Question 4 – Article 4 Direction: As stated above, more than 60% of 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.
- 5.11 With regard to those buildings which have already seen historic features altered or lost, the benefits of an Article 4 Direction on those properties may not be seen for many years. Nevertheless, the gradual impact of an Article 4 on the character and appearance of the Conservation Area over time would be measurable, this approach being an establish long-term planning control used throughout Conservation Areas across the country, including in Bassetlaw.
- 5.12 It should also be stated that where Planning Permission is required because of an Article 4 Direction, there would be **no planning fee** required for that application. In addition, the validation requirements for such applications are much less stringent than with a normal planning application, so the amount of information required is proportionate to the nature and scale of the proposal.
- 5.13 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), such as the prevalence of HGVs or the replacement of street lighting and other furniture, the District Council has no control over those aspects. However, the Conservation Team has passed these comments onto the County Council. Similarly, the concerns over hydrocarbon drilling at the nearby Misson Rocket Site are also a matter for the County Council (as the minerals authority for Bassetlaw). Again, these comments have been forwarded to the County Council.
- 5.14 Two respondents asked specifically about retaining hedges and restricting new inappropriate fencing. Whilst hedge removal cannot be controlled on a small domestic scale, the erection of new walls or fences can be controlled, using both existing planning powers, combined with the implementation of an Article 4 Direction.
- 5.15 With regard to the village entrances, these have already been enhanced by the addition of new village entrance signs, installed by the Parish Council in mid-2017.
- 5.16 In relation to the improvement of derelict or dilapidated buildings, the Council has enforcement powers with which to deal with sites that result in a loss of visual amenity (e.g. Section 215 notices). In addition, a Conservation Area designation affords the Council greater scrutiny on new developments on these sites with regard to the impact on character and appearance.
- 5.17 One respondent raised the condition of the cemetery as of concern. However, on visual inspection, the frontage appeared to be regularly maintained (by the Parish Council). In addition, any new development here would be considered against the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and local and national planning policies on heritage.

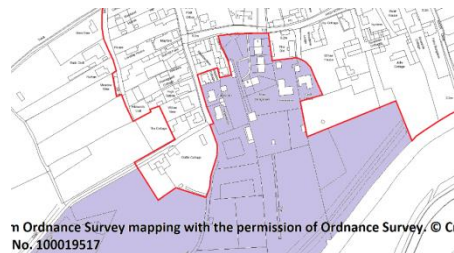
5.18 With regard to the condition of the banks of the River Idle, this is primarily a responsibility of the Environment Agency in terms of flood risk, Natural England in reference to wildlife protection, and the various landowners. However, the designation of a Conservation Area would allow the Council to encourage more sympathetic development in close proximity to the river, whilst restricting those schemes which would cause visual harm.

5.19 The Misson Community Centre, originally the village school, has seen a number of harmful alterations in the mid/late 20th century. Conservation would be supportive of schemes which would reverse these harmful works (e.g. removal of the pebbledash render) and would encourage proposals which would better reveal or enhance the building's significance.

5.20 On the matter of providing a play area within the village, this is not necessarily a matter relevant to Conservation. However, the Neighbourhood Plan is supportive of such a scheme, which is also encouraged in both local and national planning policies. Given the lack of open spaces within the Conservation Area boundary, it is likely that any new play area would be outside of the Conservation Area boundary so would be unlikely to have much impact on its character or appearance.

5.21 Question 6 – Proposed Misson Conservation Area boundary: Strong support was given for the boundary as originally drafted. In response to the specific changes suggested:

1) **Land to south west** – this includes paddocks and other open space between the rear of High Street, the rear of Slaynes Lane and the River Idle. Large parts of this area are hidden from public view and most of the land boundaries have changed significantly in the later-20th century. Little remains of the 17th/18th century layout, comprising linear strips separated by drainage ditches, seen on historic maps. In addition, the present restrictions on development in this area (in terms of flood risk and local/national planning policies) already afford a strong level of protection for this area as open space. There are no buildings of historic interest in this area. Finally, the land does not form a key part of the setting of any historic building in the vicinity, the area instead being part of the wider rural landscape alongside the river. On this basis, it is considered that there is insufficient justification for this area to be included in the Conservation Area. The protection of trees is better suited to the TPO system. Furthermore, the importance of the site to wildlife and to the river channel are matters for other agencies (Environment Agency, Natural England, etc) and are not relevant to a Conservation Area designation.

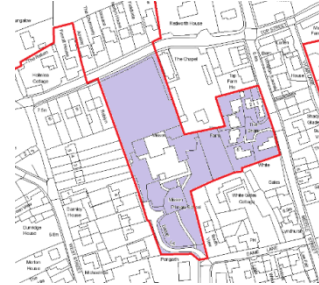


2) **Land to west of Back Lane** – This area comprises large areas of open space to the west of the built settlement. Whilst some of this area comprises linear plots (perhaps medieval in origin), the majority of land is not visible from public vantage points and includes only buildings of limited architectural character. Any significant trees within the area are better protected through tree protection measures (e.g. TPOs) rather



than a Conservation Area designation which would unduly impose other aspects of planning control. With the above in mind, it is considered that this area does not meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and therefore cannot be justified for inclusion at this time.

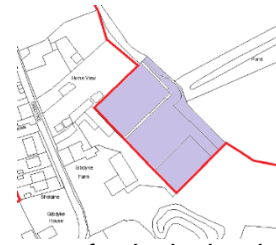
- 3) **Misson Primary School and The Briars** – The primary school is of little architectural value and the open space is a playing field associated with the school. Much of the open space is hidden behind boundary hedges. The only features of interest are the large trees to the south and east of the school. TPOs would be the more appropriate measure to control works to those trees rather than a Conservation Area designation, which should be decided primarily on whether the area has special architectural or historic interest. In relation to The Briars, this is a later-20th century housing estate of a cul-de-sac arrangement, with buildings of little architectural interest and with facing materials which reflect little of the historic character of the surrounding area. It is therefore evident that there would be little benefit in including this site in the Conservation Area.



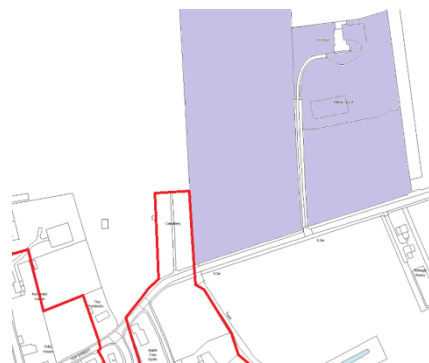
- 4) **1960s/70s houses north of Top Road and west of Station Road** – These properties are of limited historic architectural merit and are located on the edge of the boundary in a group. For this reason, there would be no benefit to imposing unnecessary Conservation Area restrictions on these properties at this time.



- 5) **Land and buildings east of Gibdyke Farm** – This site comprises 2 large modern agricultural buildings, together with an area of hardstanding in between used for agricultural storage. No part of this site contributes to the historic character of the Conservation Area. The historic barn to the west is already included in the boundary. With this in mind, it is considered that this site does not meet the requirements for inclusion in the boundary.



- 6) **The Old Vicarage** – This building is already listed so receives a strong level of protection. The building is a long way from the Conservation Area, separated from it by an area of agricultural land. It is therefore considered that there would be no benefit of inclusion within the Conservation Area, which would require a large area of agricultural land to be included to accommodate the change. Any tree concerns would be better dealt with using TPOs if necessary.



- 5.22 With regard to sites 1, 2, 3, 4 & 6, the Council's Tree Officer has undertaken a survey of all these areas with a view to protecting those significant trees with TPOs. The new TPOs are expected to be served later in 2017 or in 2018.
- 5.23 Further comments: Three additional comments were made in the questionnaires. In relation to the need for a play area, this has been addressed previously in paragraph 5.20.
- 5.24 In terms of Solar PVs, these are currently the subject of permitted development. Should an Article 4 Direction be imposed, the Conservation Team would seek a less intrusive siting should these be proposed. This might include being located on a rear roof slope, or on a smaller structure (garden shed or free-standing) within the garden.
- 5.25 In relation to the role of the Parish Council in planning decision-making, the PC are an important consultee in the planning process. In addition, local residents and the PC are both heavily involved in the Misson Neighbourhood Plan, which will help guide much of the development in Misson in the future. Finally, the Conservation Team began the Conservation Area designation process at the request of the PC back in 2015. This illustrates the importance of the PC as a public body involved in the planning system.

Other consultation responses

- 5.26 The Council welcomes the additional letters and telephone calls received regarding the pre-designation and appraisal process. In particular, the assistance of the Parish Council has resulted in access being afforded to various buildings and sites, new research information being uncovered and the protection of significant trees outside of the Conservation Area boundary.
- 5.27 The assistance of the **County Council's Heritage Team** has also resulted in alterations to various paragraphs, including on matters relating to archaeology.
- 5.28 **Natural England** and **The Environment Agency** confirmed they had no issues with the draft document. No issues were raised by the other consultees.

Public meeting

- 5.29 The Conservation Team would like to thank the members of the public and Parish Council who attended the meeting on the 29th June 2017. 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, especially the implications of designation and Article 4 Directions. Positive feedback was received regarding the amount of consultation and the quality and amount of information contained in the appraisal and made available at the meeting. These comments will help to inform future consultation events undertaken by the Conservation Team and wider Planning Service.
- 5.30 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 various sites:
 - This is referred to in several parts of the appraisal, although the advice of the County Council's Archaeologist should always be sought on matters of archaeology;
- Impact of the Conservation Area Appraisal & Management Plan on the emerging Misson Neighbourhood Plan (NP):
 - This was discussed with members of the NP group. The NP has already been drafted to acknowledge support for a Conservation Area. Further, the designation of a Conservation Area is unlikely to affect the key aims and objectives of the NP. The Conservation Team will liaise with the Council's NP Officer when any firm proposals emerge as a result of the NP.
- The potential costs of Conservation Area designation and Article 4 Directions on home owners:
 - The Conservation Area designation would not result in any historic development having to be altered or reversed. The designation would only affect proposals made after designation. This is also the case for Article 4 Directions.
 - As stated previously, where Planning Permission is required as a result of an Article 4 Direction, there would be no planning fee required.
 - The designation of a Conservation Area does not necessarily mean that a scheme is unacceptable. It may, however, require amendments to a scheme to better reflect traditional architecture in the Conservation Area (e.g. by the use of clay pantiles rather than concrete tiles or by utilising true brick arches over windows rather than flat concrete lintels).

Other Comments

5.31 The telephone calls received regarding the proposed designation and draft appraisal and management plan covered the same issues as described earlier in this report. Most common was the effects of designation on home owners. The comments were taken into account and helped inform the new boundary, 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. The final Conservation Area boundary will be put forward for designation at the 13th September 2017 Planning Committee meeting. The final version of the appraisal will also be put forward for approval at the same meeting.
- 6.3 The next review of Misson Conservation Area should take place in five years (September 2022).

APPENDIX A: Example site notice



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Consultation of Draft Appraisal and Management Plan for Proposed Misson Conservation Area: 19th June 2017 – 31st July 2017

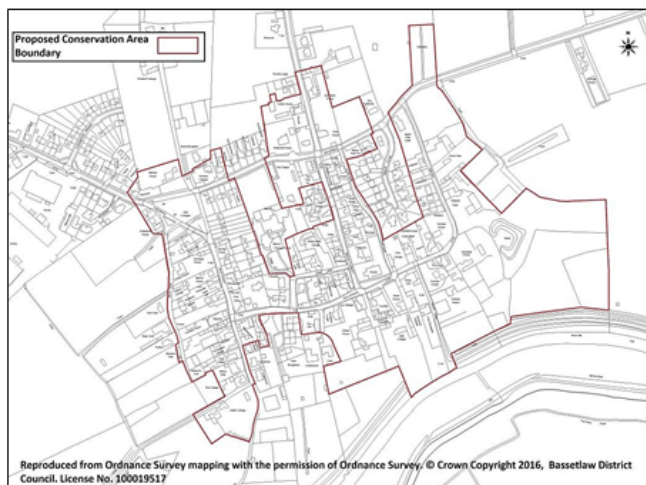
A draft appraisal and management plan has been produced for the proposed Misson Conservation Area (see map below). The appraisal assesses the special historic and architectural interest of the proposed Misson Conservation Area. The management plan identifies what issues are facing the historic core of Misson and sets out proposals and actions for its preservation or enhancement. The Council is keen to know your views on the draft appraisal, the proposed Conservation Area boundary and issues you believe should be reflected in the management plan. The complete draft appraisal is available to view between the **19th June 2017** and **31st July 2017** at the following locations:

- Misson Community Centre
- Church of St John the Baptist;
- The Angel Inn PH;
- The White Horse PH;
- Worksop, Retford & Bawtry Libraries;
- Bassetlaw Museum;
- Worksop Town Hall; and
- Online at www.bassetlaw.gov.uk.

You may comment on the Appraisal by downloading a questionnaire from the Council's website, or by filling in the online version of the questionnaire, both available at www.bassetlaw.gov.uk. Alternatively, you can write directly to the Council or email the Conservation Team at michael.tagg@bassetlaw.gov.uk. Comments must be received on or before the **31st July 2017**. If

you would like to view the Appraisal in an alternative format, or would like to discuss any issues relating to the proposed Misson Conservation Area, please do not hesitate to contact us.

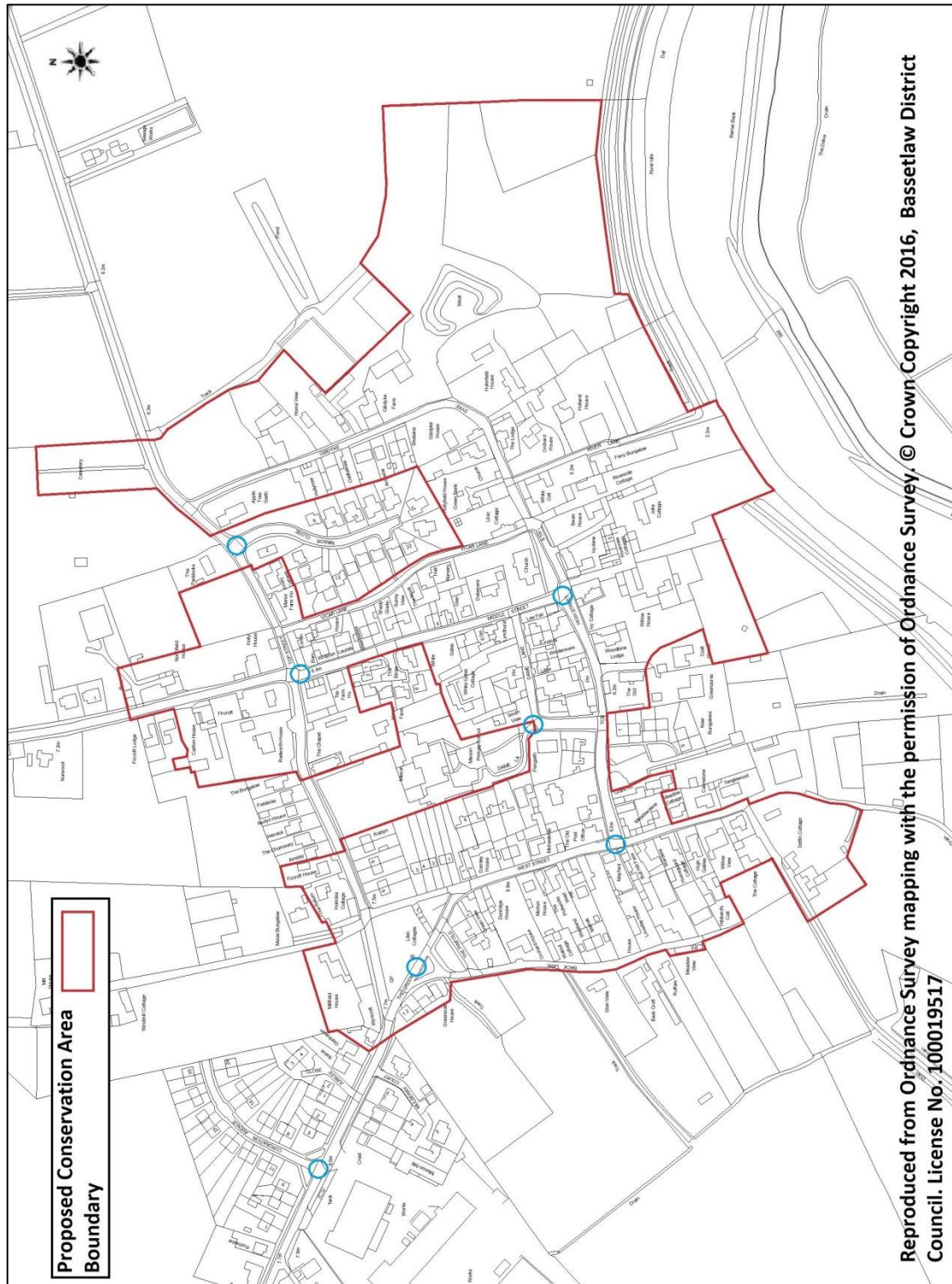
A public meeting/question and answer session will be held on **Thursday 29th June 2017** between 3pm and 6pm at Misson Community Centre to discuss the proposed Conservation Area and draft appraisal and management plan. If you would like further information on this meeting, please call the Council's Conservation Team on 01909 533484.



Michael Tagg
Conservation Officer (Bassetlaw District Council)

QUEEN'S BUILDINGS | POTTER STREET | WORKSOP | NOTTINGHAMSHIRE | S80 2AH
01909 533 533 | customer.services@bassetlaw.gov.uk | www.bassetlaw.gov.uk

APPENDIX B: Map showing site notice locations



Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2016, Bassetlaw District Council. License No. 100019517

APPENDIX C: Example questionnaire

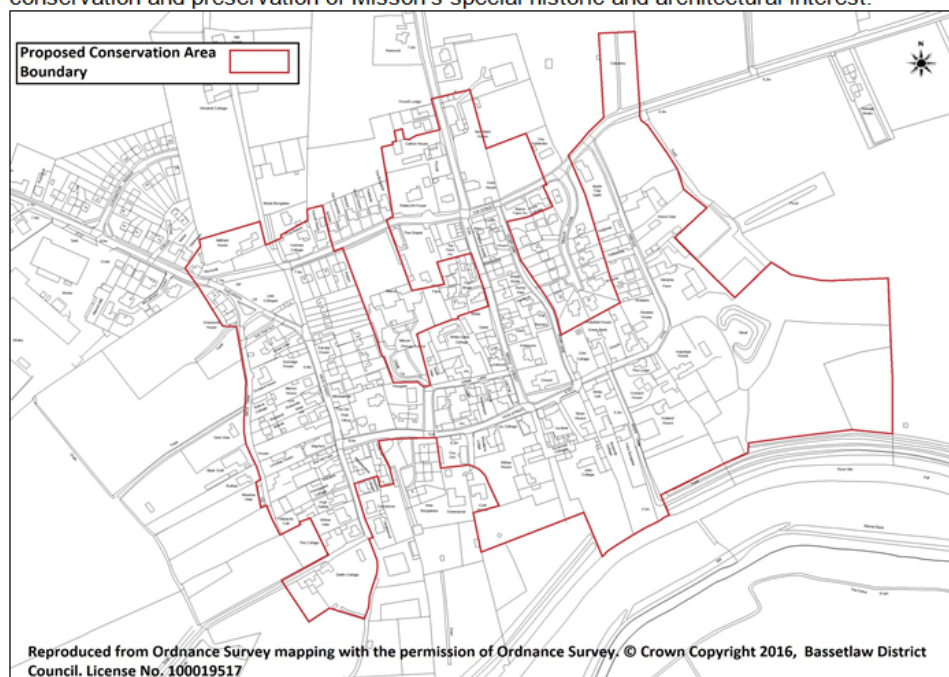
DRAFT APPRAISAL & MANAGEMENT PLAN FOR PROPOSED MISSON CONSERVATION AREA – QUESTIONNAIRE

A draft appraisal and management plan has been produced for the proposed Misson Conservation Area (see map below). The appraisal assesses the special historic and architectural interest of the proposed Misson Conservation Area. The management plan identifies what issues are facing the historic core of Misson and sets out proposals and actions for its preservation or enhancement.

The Council is keen to know your views on the draft appraisal. We would also like your thoughts on the appropriateness of the proposed Conservation Area boundary and what issues you believe should be reflected in the management plan. The complete draft appraisal is available to view between the **19th June 2017** and **31st July 2017** at the following locations:

- Misson Community Centre;
- Church of St John the Baptist;
- The Angel Inn PH;
- The White Horse PH;
- Worksop, Retford & Bawtry Libraries;
- Bassetlaw Museum;
- Worksop Town Hall; and
- Online at www.bassetlaw.gov.uk.

If you would like to comment on the draft appraisal and management plan or the proposed Conservation Area boundary, please use this questionnaire and return it to the Council on or before **Monday 31st July 2017**. Your response will help to shape the future management, conservation and preservation of Misson's special historic and architectural interest.



A public meeting/question and answer session regarding the draft appraisal and management plan will be held at Misson Community Centre on **Thursday 29th June 2017 between 3pm-6pm**.

Question 1 – Character

What is important to you about the proposed Misson 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 distinctive architecture of Misson's pre-18 th century timber-framed buildings					
The distinctive architecture of Misson's former Methodist Chapels					
The character of agricultural buildings across the village					
The key open spaces within Misson (Village Green, Misson Cemetery, Churchyard, etc)					
The location and form of the Pinfold					
The distinctive grid pattern of streets and plots					
The setting of the River Idle					
The various mature trees throughout the proposed Conservation Area					

Is there anything else important about the character of the proposed Misson Conservation Area and its setting?

Please write your comments here:

Question 2 – Issues

What are the most important issues facing the proposed Misson 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 would help to preserve/enhance the special character of the proposed Misson 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 contained in the 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. restricting window/door/roof tile changes without permission)					
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 or sides of buildings) and thus such alterations would then require planning permission, allowing the Council greater control over these types of changes.

a) Should the Council consider an Article 4 Direction for the proposed Misson 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 proposed Misson 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 – Proposed Misson Conservation Area Boundary

Do you agree with the proposed Conservation Area boundary as currently drawn? If not, please write your comments below and annotate the map on page 1.

Please write your comments here:

Further comments

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

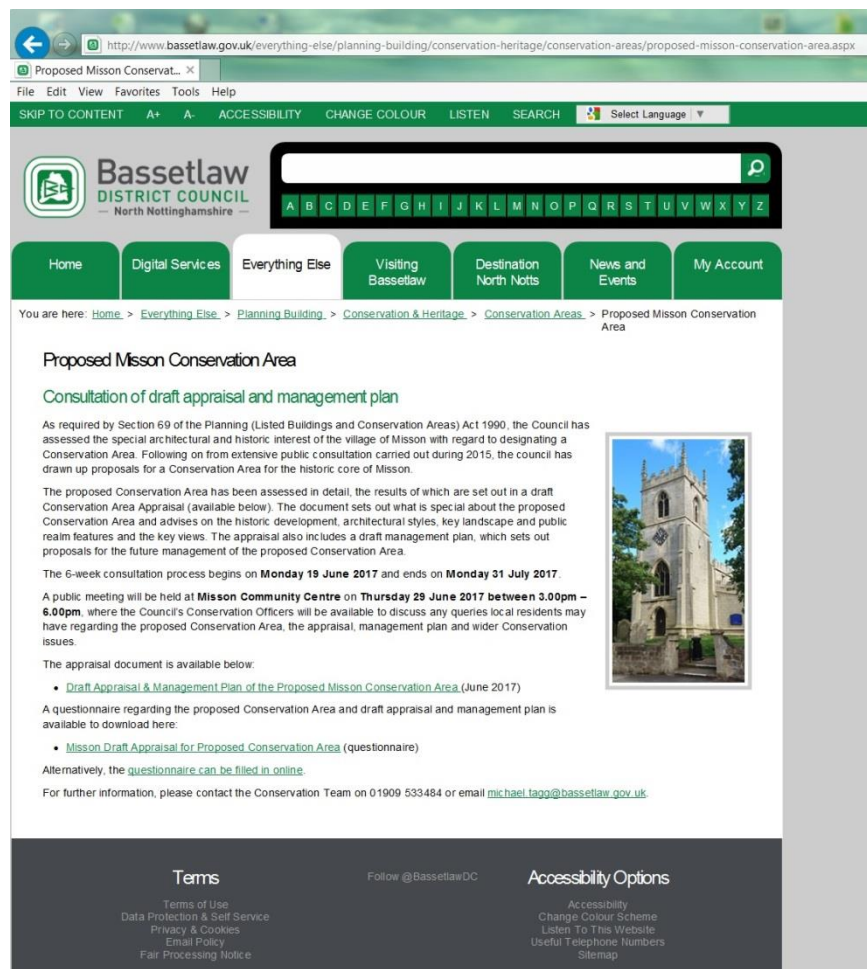
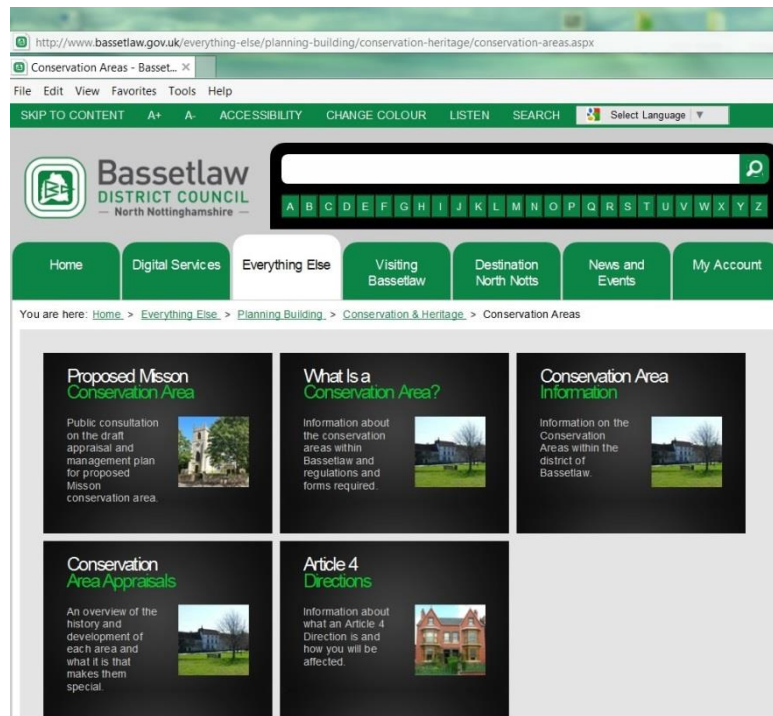
Telephone:

Email:

DATA PROTECTION ACT 1998 – please note that information given on this form will be used by Bassetlaw District Council's Conservation Team in their work on the proposed Misson Conservation Area and appraisal process only, will be recorded on computer, and is subject to the provisions of the Data Protection Act and the terms of the Council's registration. Your information will not be shared with any third party.

Please return to: Conservation Team, Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, Nottinghamshire, S80 2AH

APPENDIX D: Bassetlaw District Council Website



APPENDIX E: Retford Times notice for Proposed Misson Conservation Area and Draft Appraisal consultation (15th June 2017 issue)

lincolnshirelive.co.uk/bookonline

Planning Notices

**BASSETLAW DISTRICT COUNCIL
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTIONS 69 & 71 DRAFT APPRAISAL AND MANAGEMENT PLAN OF THE PROPOSED MISSION CONSERVATION AREA**

NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has assessed the special architectural and historic interest of Misson village and has drawn up proposals for a Conservation Area for the historic core of Misson (as required by Section 69 of the Act). The proposed Conservation Area has been assessed in detail, the results of which have been set out in a Draft Conservation Area Appraisal and Management Plan (required by Section 71 of the Act).

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

- Misson Community Centre, Misson;
- Church of St John the Baptist, Misson;
- The Angel Inn PH, Misson;
- The White Horse PH, Misson;
- Worksop, Retford and Bawtry Libraries;
- Bassetlaw Museum, Retford;
- Worksop Town Hall; and
- Online at www.bassetlaw.gov.uk.


The Council's Conservation Team will be available at Misson Community Centre on Thursday 29th June 2017 between 3pm and 6pm to discuss the proposed Conservation Area and draft appraisal and management proposals.

A questionnaire can be obtained from the Planning Department at Bassetlaw District Council. Please email the Conservation Team at Michael.Tagg@bassetlaw.gov.uk or call 01909 533484. Comments must be received on or before the 31st July 2017. 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 proposed Misson Conservation Area, please do not hesitate to contact us.

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

Dave Armiger
Consultation start date: 19th June 2017
(Bassetlaw District Council)

Further information regarding Conservation Areas may be obtained from:
Conservation Team, Planning Services
Bassetlaw District Council
Queen's Buildings, Potter Street,
Worksop Nottinghamshire S80 2AH

 **Bassetlaw**
DISTRICT COUNCIL
— North Nottinghamshire —

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APPENDIX F: Misson Community Association Facebook page: (posts dated 26th & 28th June 2017)

← www.bassetlaw.gov.uk

Misson Community Association
26 Jun at 13:53

Misson History

As part of the consultation for the Conservation Area, Bassetlaw District Council has produced a booklet that details how the village has developed over the centuries and charts all the historical elements that you probably walk past every day and don't realise when they originated. It is a very interesting read - please see the link below;

www.bassetlaw.gov.uk/media/702176/Appraisal-MP-for-proposed-Misson-CA-June-2017-.pdf

www.bassetlaw.gov.uk
bassetlaw.gov.uk

Like Comment Share

Write a comment... GIF

← Misson Community...

HOME ABOUT PHOTOS EVENTS POSTS

Like Comment Share

Misson Community Association
28 Jun at 17:55

Proposed Misson Conservation Area

Just a reminder that Conservation Officers and Planners from Bassetlaw District Council's Planning Department will be in the Community Centre tomorrow (Thursday 29th June) 3pm to 6pm to explain the proposals and to answer any questions

3 2 comments • 2 shares

Like Comment Share

Misson Community Association
28 Jun at 10:51

Was that summer last week?

APPENDIX G: New boundary – London Gazette notice (27th September 2017)

**BASSETLAW DISTRICT COUNCIL
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990, SECTION 69
DESIGNATION OF MISSON 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 the Misson Conservation Area, so as to include these areas.

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

TOP ST: Millfield Hs & land to south, Holmlea Cott, The Return, Fircroft Hs, Redworth Hs, Land west of The Paddocks, Misson Cemetery, Priory Cott, Manor Fm Hs, Lorian Hs, Hedgehog Bn, Bldgs at Top Fm, Land & bldgs at Home Fm, The Chapel, 6, 7, 8 & 9, Rycroft (10), Roblyn. STATION RD: Cantletree Cott, Holly Hs, Fircroft, Land & bldgs to rear of Carlton Hs, Northfield Hs & land & bldgs to north & south. BAWTRY RD: Wyncroft. GIBDYKE: Apple Tree Garth, Hollytree Cott, The Cott, Oddfellows Cott, Sunnydale, Ardesier, The Homestead, Shelaine, Gibdyke Hs, Holmfield Hs, Rafters & adj bldgs, Gibdyke Fm incl land & bldgs to south & south east & east & Gibdyke Moated Site, Home Vw, Land and bldgs east of Gibdyke & north of Home Vw & south of Top St. CHURCH ST: Church Fm, Greenbank, The Lodge, White Cott, Riverside Cott, Swan House & land to south, Riverside Cott & land to south, Idle Cott, Church Hs, Ivy Dene, Barnholding Fm & land to south. HIGH ST: 1-6 River View, Ivy Cott, Woodbine Ldg, Willow Hs & land & bldgs to south & west & north, The

SEPTEMBER 2017 | LONDON GAZETTE

Old Granary, Grant Hs, Bedford Hs, Old Post Office, August Hs, The Foldyard, 1 High St, Tree Top Corner, 2 High St, The Cottage, White Horse PH, Ivy Cott. MIDDLE ST: Chapel Hs, Lyndhurst, Whitegates & Whitegates Cottage, White Cottage, Top Farm Hs, Wrayton Hs, The Laurels, Meadowlea, Minneapolis, Shady Glade, Sunny View, 2-8 (even), Glen Mount, Delamere, Church of St John the Baptist and churchyard. VICAR LN: Lytham Hs, The Nook, Misson Community Centre, Lilac Cott. DAME LN: lee Fair, Lindrick, Windermere, Litka, Dame Ln Fm, South Vw, Angel Inn PH & land & bldgs to north & east, 1-4 New Cottages, Medafort, The Chalet Bungalow. RIVER LN: Ferry Bnglw & land to south & west, Orchard Hs, Holland Hs & walls & land to south, Land & walls to east of River Ln and north of River Idle. WEST ST: Bull Hill Fm & land & bldgs to west & south, Mayford, Cooksons Cott & land to west, Rose Cott, West Hill, The Pickwicks, Morton Hs, Dunridge Hs, 1-5 West St, 1 & 2 Darnley Hs, Oakham, Sunflowers, Michaelmas Hs & bldgs to east. SLAYNES LN: Pine Tree Cott, Delfin Cott & land, The Cott, Farm Vw, Willow Vw, High Gables, Homeguard Cott, Wardens Cott, Meadowdene, 1 & 2 The Cott. BACK LN: Orchard Hs, Walnut Cott, Westland, Marrek, Loveday Hs, Hibberd's Cott, Meadow View, Millstone. THE GREEN: 1-3 Lilac Cott, 1 & 2, Greenside Cott, Village Green. THE PINFOLD: Land at The Pinfold, 1-3 Green Vw.

David Armiger (Director of Regeneration and Neighbourhoods, Bassetlaw District Council)

Date of designation: 13th September 2017

Maps of the area affected can be viewed at Queen's Buildings in Worksop during office hours or at 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 533427; Email: simon.britt@bassetlaw.gov.uk (2874094)

APPENDIX H: New boundary - Retford Times notice (28th September 2017)

Public Notices

BASSETLAW DISTRICT COUNCIL
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990,
SECTION 69
DESIGNATION OF MISSON 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 the Misson Conservation Area, so as to include these areas.

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 exempted) 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

TOP ST: Millfield Hs & land to south, Holmlea Cott, The Return, Fircroft Hs, Redworth Hs, Land west of The Paddocks, Misson Cemetery, Priory Cott, Manor Fm Hs, Lorien Hs, Hedgehog Bn, Bldgs at Top Fm, Land & bldgs at Home Fm, The Chapel, 6, 7, 8 & 9, Pycroft (10), Roblyn. STATION RD: Cantletree Cott, Holly Hs, Fircroft, Land & bldgs to rear of Carlton Hs, Northfield Hs & land & bldgs to north & south. BAWTRY RD: Wyncroft. GIBDYKE: Apple Tree Garth, Hollytree Cott, The Cott, Oddfellows Cott, Sunnydale, Ardesier, The Homestead, Shelaine, Gibdyke Hs, Holmfield Hs, Rafters & adj bldgs, Gibdyke Fm incl land & bldgs to south & south east & east & Gibdyke Moated Site, Home Vw, Land and bldgs east of Gibdyke & north of Home Vw & south of Top St. CHURCH ST: Church Fm, Greenbank, The Lodge, White Cott, Riverside Cott, Swan House & land to south, Riverside Cott & land to south, Idle Cott, Church Hs, Ivy Dene, Barnholding Fm & land to south. HIGH ST: 1-6 River View, Ivy Cott, Woodbine Ldg, Willow Hs & land & bldgs to south & west & north, The Old Granary, Grant Hs, Bedford Hs, Old Post Office, August Hs, The Foldyard, 1 High St, Tree Top Corner, 2 High St, The Cottage, White Horse PH, Ivy Cott. MIDDLE ST: Chapel Hs, Lyndhurst, Whitegates & Whitegates Cottage, White Cottage, Top Farm Hs, Wrayton Hs, The Laurels, Meadowlea, Minneapolis, Shady Glade, Sunny View, 2-8 (even), Glen Mount, Delamere, Church of St John the Baptist and churchyard. VICAR LN: Lytham Hs, The Nook, Misson Community Centre, Lilac Cott. DAME LN: lee Fair, Lindrick, Windermere, Litka, Dame Ln Fm, South Vw, Angel Inn PH & land & bldgs to north & east, 1-4 New Cottages, Medafort, The Chalet Bungalow. RIVER LN: Ferry Bnglw & land to south & west, Orchard Hs, Holland Hs & walls & land to south, Land & walls to east of River Ln and north of River Idle. WEST ST: Bull Hill Fm & land & bldgs to west & south, Mayford, Cooksons Cott & land to west, Rose Cott, West Hill, The Pickwicks, Morton Hs, Dunridge Hs, 1-5 West St, 1 & 2 Darnley Hs, Oakham, Sunflowers, Michaelmas Hs & bldgs to east. SLAYNES LN: Pine Tree Cott, Delfin Cott & land, The Cott, Farm Vw, Willow Vw, High Gables, Homeguard Cott, Wardens Cott, Meadowdene, 1 & 2 The Cott. BACK LN: Orchard Hs, Walnut Cott, Westland, Marrek, Loveday Hs, Hibberd's Cott, Meadow View, Millstone. THE GREEN: 1-3 Lilac Cott, 1 & 2, Greenside Cott, Village Green. THE PINFOLD: Land at The Pinfold, 1-3 Green Vw.

David Armiger (Director of Regeneration and Neighbourhoods, Bassetlaw District Council)
 Date of designation: 13th September 2017

Maps of the area affected can be viewed at Queen's Buildings in Worksop during office hours or at www.bassetlaw.gov.uk. Further information regarding designation may be obtained from: Michael Tagg (Conservation Officer, Planning Services)

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