

Appendix E Summary of Consultation responses

Name & Address	Section/Document	Comment	Council Response
Resident, 17 Granville Park	Draft Character Appraisal	Agree with the draft character appraisal, and support the proposed recommendations, in particular the inclusion of the Cockbeck Tavern within the conservation area and the extension of the Article 4 direction to the whole conservation area.	Support noted.
	Draft Character Appraisal – Key Characteristics	Suggest that some reference is made to the grass verges at roadside as being a key characteristic of the conservation area which ought to be preserved.	Grass verges are highlighted within the list of key characteristics – at Para. 5.1.4
	Draft Design Guide: New Development	<p>Agree in particular with the following sentence in relation to plot ratios: <i>"In order to retain the open and spacious character of Granville Park, new and extended buildings should not occupy a substantially larger proportion of the plot than that of the existing property."</i></p> <p>However, we also feel that similar guidance is appropriate in relation to height (i.e. only incremental increases in height should be allowed). The draft character appraisal is clear that the seclusion and privacy of existing dwellings is a key characteristic of the conservation area. Therefore, new development should not be so high as to intrude into the privacy or seclusion of neighbouring properties.</p> <p>Construction of replacement buildings at a larger scale (particularly height) than their replacement affects both the privacy and outlook of neighbouring properties and so ought to be discouraged.</p>	<p>The scale (including height) of buildings is addressed in the next section of the Design Guide on 'form' of development. This section outlines the issues relating to the height of buildings (i.e. surrounding context and heights of existing buildings) that it is important to consider when developing a new or replacement property in Granville Park.</p> <p>Privacy and outlook are amenity issues rather than conservation issues and as such would be assessed by a Planning Officer as part of any planning application for new development.</p>
	Draft Design Guide: Design	<p>We would strongly disagree with the following sentence in relation to design: <i>"On the whole new development should be 'of its time' rather than resorting to simply mimicking the design of the original houses in the Conservation Area."</i></p> <p>Such a statement is too vague and could be read as meaning that modern, box-like houses are acceptable in the</p>	The most successful approach to providing new development in a Conservation Area is one which begins with an examination of the context for any proposed development in great detail and seeks to relate the new building to its surroundings. This approach is explained, and a resulting set of principles are outlined in the Design Guide.

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		<p>conservation area, which is clearly not the case. Such modern designs do not contribute either historically or architecturally to the conservation area.</p> <p>In addition, the above statement is inconsistent with paragraph 2.4 of the draft character appraisal, which states as follows: <i>"The West Lancashire 'Design Guide' Supplementary Planning Document (published in January 2008) provides specific direction in relation to design, including works to buildings in the historic environment. It states that development proposals should always be sensitive to the character of the historic environment, be of high quality in terms of design and the materials used and aim to enhance the character and appearance of the building and/or wider area."</i></p> <p>Suggest that the Draft Design Guide be re-worded to say that new development should be of a design character that contributes to the conservation area, either historically or architecturally, or both, and should not be too dissimilar to the design character of other dwellings within the conservation area.</p>	<p>This does not imply that any one architectural style is, by its nature, more likely to succeed than any other, and the Council cannot be prescriptive of the architectural style of replacement properties. There is no simple formula which can be applied to new development in Conservation Areas, whether that formula consists of 'fitting in' or 'contrasting the new with the old'. Both approaches may be suitable in different circumstances, Therefore it is important that each application should be considered on its own merits.</p>
	Map 3 - Draft Character Appraisal	<p>It is notable that a number of modern (box-like) houses, and houses of a completely incompatible architectural design, have been built in recent years in Granville Park, and that these are considered (in Map 3 of the draft character appraisal) as making "no contribution" to the conservation area.</p>	<p>The more modern properties in the Conservation Area have been assessed as having either a positive or neutral contribution to the character of the Conservation Area.</p>
	Design Guide: Materials	<p>Agree with the following sentence with regard to building materials: <i>"New buildings should always utilise high quality and robust materials and workmanship throughout. There should be a strong logic in the choice of materials made, especially where changes in material are proposed."</i></p>	<p>The Design Guide deals with issues specifically related to conservation – and the need to ensure the character and appearance of the Conservation Area are either preserved or enhanced.</p>

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		<p>However, we would suggest that such guidance be qualified by the need for sustainable development, which avoids unnecessary wastage of buildings or materials.</p>	<p>The Council would support the principle of reduction and recycling of building materials in the interest of carbon reduction and efficient use of resources. However, the inclusion of a specific requirement to this is beyond the scope of development management.</p>
	Design Guide: Trees and Landscaping	<p>Agree with the following sentence in relation to mature trees: <i>"The contribution of mature trees and established planting both along the roadside and in the gardens of many properties to the character of Granville Park is identified within the Key Characteristics of the Conservation Area and should be retained."</i> However, what about younger trees which have not yet matured? Clearly, these should be retained also. The draft character appraisal already notes that many of the mature trees will reach the end of their natural life-spans at around the same time. Therefore, it is necessary to preserve younger trees too.</p>	<p>The specific reference to mature trees was not intended to be exclusive – it simply recognises the particular aesthetic value of mature specimens. Works to all trees within the Conservation Area require notice to the Council, regardless of age.</p> <p>Amend wording to read: <i>"The contribution of trees (particularly mature trees and established planting) both along the roadside and in the gardens of many properties to the character of Granville Park is identified within the Key Characteristics of the Conservation Area and should be retained."</i></p>
	Design Guide: Trees and landscaping	<p>The Draft Design Guide does not provide guidance concerning garden or tree lighting. We have noticed in recent years a trend, in new buildings in Granville Park, to add lights into garden areas. Some of these are for security reasons, and often are only triggered by motion sensors, whereas some are ostentatious and kept lit up throughout the night, sometimes throwing unwanted light into neighbouring properties. We would suggest that some guidance be included regarding garden and tree lighting in the conservation area.</p>	<p>Light itself, and minor domestic light fittings, are not subject to planning controls.</p> <p>Nuisance lighting is specifically dealt with under Environmental Protection legislation and is beyond the remit of Planning.</p>
Resident, 2 Granville Park	Draft Character Appraisal – general comments	Generally agree with the content of the Appraisal.	Support noted.
		Trees form an important feature in the conservation area but, during the autumn period, leaves in the road create	Streetscene issues are beyond the remit of Planning. Any specific problems should be

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		problems with surface water drainage from the roads and sweeping needs to be more frequent.	reported to the Council's Streetscene services.
	Para. 6.18	Disagree with the statement that with the exception of Moss Delph and Delph Lane traffic in the area only serves the properties within the area. Granville Park seems to me to have a flow of through traffic. Vehicles regularly park in front of the War Memorial.	<p>Agree that traffic has generally increased over recent decades due to increased car use and residential development in and around Aughton. However the roads through Granville Park remain noticeably quieter than the surrounding area as they do not provide a direct through route and perhaps because of the layout of the area.</p> <p>Parking issues on public highways are beyond the remit of the Planning System. Any issues that relate to highway safety or illegal parking should be reported to Lancashire County Council or local police.</p>
	p.24	Granville Park Conservation Area should be extended as recommended – to include the Cockbeck Tavern.	Support for this recommendation noted.
	p.24	Whilst accepting the architectural relationships to other buildings in the conservation area the general appearance of the Cockbeck Tavern and its surrounding grounds has over the years been quite scruffy and adds little to the area. If bringing it into the conservation area improves that then support its inclusion.	Inclusion of the Cockbeck Tavern within the Conservation Area will increase planning powers over certain changes to the building in the future. However responsibility for maintenance and general appearance of the building lies with the building owner and are beyond the remit of planning.
		There may be benefit in including the shops in Town Green Lane and the adjacent cottages leading down to the station in the conservation area as they sit naturally between Middlewood Road and Granville Park.	When considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states 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

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			<p>through the designation of areas that lack special interest”.</p> <p>The shops, cottages and train station along Town Green Lane have a distinctive and different character and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.</p>
		<p>Agree with the recommendation that the Article 4 Direction be extended to cover all properties in the Conservation Area</p>	<p>Support for this recommendation noted.</p>
		<p>Agree with the recommendation that the development covered by the Article 4 Direction is extended to include the installation, alteration or replacement of solar panels on domestic properties, so that this form of development will require Planning Permission.</p>	<p>Support for this recommendation noted.</p>
	<p>Management Plan</p>	<p>Agree with the content of the management plan proposals. However it seems surprising that problem areas that you point out as being of concern (number 49 and the garage at the corner of Town Green Lane) cannot be addressed as they are under private ownership when the proposal is to include all occupied properties in the conservation area with stricter but generally acceptable controls to preserve the character and appearance of the area.</p>	<p>The extension of the Article 4 Direction removes the rights householders have under existing planning legislation to undertake alterations to properties without requiring planning permission. (This includes changing doors and windows, making changes to roofs or erecting a porch.) They do not however give the Council powers to carry out works themselves.</p>
	<p>Granville Park Conservation Area Design Guide</p>	<p>Provides helpful advice.</p>	<p>Support for the content of Design Guide noted.</p>
<p><i>Resident, Granville Park</i></p>	<p>Draft Character Appraisal – general comments</p>	<p>The following areas should be included in the conservation area:</p> <ol style="list-style-type: none"> 1. Bowling Green [adjacent to Cockbeck Tavern] 2. Shops [Town Green Lane] 3. Train Station (both sides) 	<p>When considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states that: “When considering the designation of conservation areas, local planning authorities should ensure</p>

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		<p>The bowling green is an integral part of Granville Park. It is part of the nature and overall look and feel of the area. It can be glimpsed as you walk along the public footpath through Granville Park. It is a welcome open space in the Park and is in keeping with the look and feel of the conservation area - tennis courts, large gardens, amenities for the residents.</p> <p>The shops and the train station are again part of the look and feel of the conservation area. The villas by the train station are part of the conservation area and all the railway buildings and the shops have the same look.</p>	<p>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”.</p> <p>The shops, cottages and train station along Town Green Lane have a distinctive and different character and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.</p> <p>The Cockbeck Tavern is visually an important focal point and clearly frames one of the main entrances to the Conservation Area from Town Green Lane. The bowling green is located to its rear, largely obscured from principle views of the Conservation Area, is substantially surrounded by housing and therefore does not perform the same function.</p>
<p><i>Resident, Granville Park</i></p>	<p>Draft Character Appraisal – general comments</p>	<p>Very pleased that there have been steps taken to preserve the area's character.</p>	<p>Support noted.</p>
	<p>Draft Character Appraisal – general comments</p>	<p>Character buildings and facilities in the area should be protected and included within the Conservation Area - including Huyton’s, the Spar shop, the bowling green at the back of the Cockbeck pub and the station, and not just the changes in the Document that are currently proposed.</p>	<p>As stated previously, when considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states 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”.</p>

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			<p>The shops, cottages and train station along Town Green Lane have a distinctive and different character which has also been somewhat more eroded over time, and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.</p>
	Draft Character Appraisal – general comments	I am concerned that the Co-op has received planning permission to turn the pub into a retail shop in a conservation area. The parking could be a problem here.	These comments are related to a specific application rather than relevant to the Conservation Area Appraisal.
	Draft Character Appraisal – general comments	<p>The character of the area is determined by the footpaths, hedges walls and fences as well as the trees and houses. All these should be protected and prevented from excessive change.</p> <p>The footpaths are an important feature of the area, as are the grass frontages. The privet hedges should be protected - many have been lost in the last few years. Walls and fences should be uniform where possible with guidance given and protection.</p>	<p>The footpaths running North – South through the Conservation Area are Public Rights of Way. This gives the public the right to pass along the route at all times and legally, a public right of way is part of the highway and subject to the same protection in law.</p> <p>Agree that boundaries such as hedges walls and fences make an important contribution to the area's character. This is recognised in both the appraisal and Design Guide. The revision of the existing Article 4 Direction as proposed would allow the control of removal or erection of fences or walls along the front boundary of properties. Those elsewhere lie outside of planning control.</p> <p>Privet hedges are not covered by the Article 4 Direction but we will encourage their retention where feasible as part of a development through the planning application process.</p>
	Granville Park Conservation Area Design Guide	House styles are variable in the area, but it is important for the plot size of each type of house to remain similar. Too many new build properties change the character of the area.	Issues relating to plot size that need to be considered when redeveloping or extending properties are set out in the Design Guide. This states that as a general principle, in order to

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			<p>retain the open and spacious character of Granville Park, new and extended buildings should not occupy a substantially larger proportion of the plot than that of the existing property.</p> <p>Residents or developers are entitled to submit an application to replace an existing property, but the Council will resist applications to demolish those properties which have been highlighted as making a positive contribution to the character of the Conservation Area. This Appraisal update will strengthen the basis for doing so.</p>
<i>Resident,</i> Granville Park	Granville Park Conservation Area Design Guide	It would be useful to provide more guidance on roof tile colour, windows and replacements etc. for each type of house e.g. Edwardian, Victorian etc. in more detail.	The Design Guide is intended to cover general principles in relation to alterations to properties (including roofs and windows), rather than specific detailing. There are many different styles of windows and different roof materials in Granville Park due to the different eras of properties, and indeed there is even considerable variety even within properties of a similar era. (This is recognised in Para. 5.1.6) Therefore it would not be appropriate to describe all potential possibilities within the design guide. Instead advice about appropriate replacement materials and styles for individual properties should be sought through the Pre-application process.
	Draft Character Appraisal – general comments	The quarry is an important feature and needs protection.	Agree – this has been acknowledged in this Appraisal Update by providing more detail about the quarry in the Appraisal, highlighting it as a key public space. It is also included within the Conservation Area management plan with a commitment to support proposals which will encourage more diverse use of the Quarry and protect and enhance its biodiversity value.

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Aughton Parish Council	Draft Character Appraisal – general comments Paragraph 7.0	<p>Aughton Parish Council would support the extension of the current boundary to include The Cockbeck Tavern. The building plays a significant part in the setting of the village alongside the ‘entrance’ to the Conservation Area and in close proximity to the Heritage Asset of Granville Park War Memorial.</p> <p>The bowling green to the rear of the public house also plays its part in contributing to the area’s green character and the row of shops on Town Green Lane and the Rail Station on Middlewood Road – all in close proximity to the Victorian Semi-detached houses on Town Green Lane - contribute to the special character of the area. Perhaps, as good practice, the bowling green, shops and rail station could be assessed under this heading for a boundary change.</p>	<p>Support noted.</p> <p>As stated previously, when considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states 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”.</p> <p>The shops, cottages and train station along Town Green Lane have a distinctive and different character which has also been somewhat more eroded over time, and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.</p>
		Aughton Parish Council welcome the extension of the Article 4 Direction across the whole of Granville Park Conservation Area. This should help to preserve the future of the Conservation Area and prevent inappropriate changes/alterations/extensions to dwellings which currently positively contribute to the Conservation Area.	Support noted.
		Highway trees – over the years, some of the trees have been lost and not replaced. In order to preserve and enhance the green character of GPCA, can this somehow	The management plan section of the Conservation Area Appraisal acknowledges that the loss of trees within Granville Park has been

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		<p>be rectified through the appraisal?</p> <p>Street Scene – over the years, there has been a decline in 'street scene' services, with poor management of verges, loss of important species of hedgerow and inappropriate boundary treatments. In order to try and conserve the ambience of the Conservation Area can these matters somehow be rectified through this important review?</p>	<p>an issue, and indeed will continue to be so given that many trees in the area were planted at a similar time and therefore will reach the end of their natural lifespan around the same time. As a result the management plan states that the Council will, in the case of a privately-owned tree covered by a Tree Preservation Order, require a replacement tree to be planted in a suitable location. Roadside trees are the responsibility of Lancashire County Council with whom the Council will seek to negotiate a replacement.</p>
<p><i>Resident,</i> Quarry Drive</p>	<p>Draft Character Appraisal – general comments</p>	<p>I think it is good to try and conserve some of the older aspects of Granville Park conservation area.</p>	<p>Support noted.</p>
	<p>Para. 6.24</p>	<p>The old stone walls and the hedgerows should be left in place wherever possible, even when the houses are demolished.</p>	<p>Agree that boundaries such as hedges and walls make an important contribution to the area's character. This is recognised in both the appraisal and Design Guide. The revision of the existing Article 4 Direction as proposed would allow the control of removal or erection of fences or walls along the front boundary of properties and we would seek to retain these as part of any planning application. Those elsewhere lie outside of planning control.</p> <p>Hedgerows are not covered by the Article 4 Direction but we will encourage their retention where feasible as part of a development through the planning application process.</p>
	<p>Section 7</p>	<p>The Bowling green behind the pub should be included within the Conservation Area extension as it is part of the village.</p>	<p>The Cockbeck Tavern is visually an important focal point and clearly frames one of the main entrances to the Conservation Area from Town Green Lane. The bowling green meanwhile is located to its rear, largely obscured from principle views of the Conservation Area, is substantially</p>

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			surrounded by housing and therefore does not perform the same function.
	Draft Character Appraisal – para. 6.21	The quarry is in poor condition and not well maintained. Maybe a Conservation enhancement grant could be applied for to plant some trees and hedges and to tidy up the Quarry.	The Quarry is the responsibility of the Parish Council. However the management plan section of the Conservation Area Appraisal update states that the Council will support proposals which encourage more diverse use of the Quarry and protect and enhance its biodiversity value.
<i>84 Granville Park</i>	Appraisal Update Para. 1.2	There should also be reference here to the group of Victorian Villas on Town Green Lane and the historic farmhouse on Winifred Lane.	The era which properties belong to is described in more detail in section 5. This introductory paragraph simply serves to describe the general layout of the Conservation Area.
	Para. 5.1.3	Reference to hedging of a native species should include reference to traditional hedging such as Privet.	Reference to ‘native species’ covers the range of hedging species that are present in Granville Park – including Holly, privet and Beech. Further detail about typical species found in Granville Park is found in the Design Guide.
	Section 5	Could there be recognition here of the pedestrian ways which follow much older access routes. These footpaths (known locally as The Pads) are extensively used and probably are the way the Conservation Area is most commonly experienced by people passing through. Footfall is surprisingly high.	This information is more appropriate to Para. 6.6. Amend to read: Vistas are enclosed views, usually long and narrow due to being enclosed and shaped by features such as buildings, streets and trees. Several of these have been identified within Granville Park including: <ul style="list-style-type: none"> • The constriction created by the narrowness of the southern part of Delph Lane provides a dramatic contrast to the openness of the quarry. • The pedestrian footpaths which follow much older access routes. These footpaths (known locally as The Pads) are extensively used and therefore form a significant way in which the Conservation

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			<p>Area is experienced by people passing through. These footpaths are divided into two sections:</p> <ul style="list-style-type: none"> - The footpath which runs north – south through the park provides a vista enclosed by the rear garden fences and walls of houses in Granville Park. This sense of enclosure is particularly tangible in summer when the boundary trees add a further green dimension to this vista. - The footpath north of the Tennis Club which connects the end of the cul-de-sac section of Granville Park to the rest of the serpentine provides an almost rural vista entirely encircled by vegetation.
	5.1.5	<p><i>“This green backdrop combined with the open spaces of the quarry and the private Tennis Club play a significant role in the creation of an Arcadian character. The unmade road surfaces on Quarry Drive and north of the tennis club also contribute to this informal, rustic character”</i></p> <p>Should include reference to the small War Memorial Park and the Cockbeck Bowling Green with its rustic Edwardian buildings - these are extremely Arcadian in character and important aspects of the Conservation Area.</p>	<p>The War memorial is situated within a small, formal landscaped garden, rather than what could be regarded as an ‘open space’. However the value of the War memorial and its setting is recognised within a separate section in Para. 6.1.7.</p> <p>The Cockbeck Tavern Bowling Green, located behind the pub and almost entirely surrounded by residential development is only glimpsed from the footpath running past it, therefore cannot be considered a key open space which makes a significant contribution to the character of the Conservation Area.</p>
	5.1.7	<p>Under Architectural Features should be added: "associated coachhouses" as these are a very characteristic feature of the Victorian houses.</p>	<p>Amend to include reference to associated coach houses within the text of Para. 5.1.7</p>

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	P.9 – List of Architectural Features of Victorian properties.	The devil is in the detail and in these walls the brick courses follow the contours of the land giving a gentle and harmonious line. Modern walls do not respect this and the 'stepping' is brutal by comparison.	Amend to include reference to “brick courses which follow the contours of the land”
	Para. 5.1.9	Reference to render (either a light brown colour or a painted finish). The light brown colour is pebble dashing where small natural pebbles are applied to the render as a finish.	Amend – delete reference to colour and painted finish.
	Para. 5.1.9	The render tends to be ending in heavy bell casts above a brick base. This detail should be included as it is a very distinctive feature of Arts and Craft styling and worthy of mention.	Amend to add “ending in heavy bell casts” after Roughcast render.
		In Key Characteristics Phase 2: Edwardian stained glass is listed under Materials. In Phase 2: Arts and Crafts, it is listed under Architectural features: this probably needs standardising.	Amend to move ‘Leaded door surrounds, some with stained glass decoration’ under Architectural features (Para. 5.1.8) and delete from under Materials.
	5.1.9	In Edwardian ‘Architectural Features’ the boundary styles are noted but not in the Victorian or the Arts and Crafts. Given the proposed Article 4 direction it is quite important to recognise these. In the Arts and Craft houses I would suggest clipped Privet and native species hedges, sometimes with wooden fences or the original estate rails. Also simple timber or brick gate posts with wooden gates.	<p>Boundary styles of the Victorian properties are mentioned under para. 5.1.7.</p> <p>Amend under para. 5.1.9 the key features of the Arts and Crafts era properties to include: Boundary treatments which typically include clipped Privet and native species hedges, sometimes with wooden fences or original estate rails.</p> <p>From evidence collected during survey of the area, a number of types of gates and gateposts exist on the boundary of Arts & Crafts era properties. Therefore it is not considered possible to state the final sentence of the comments as a key feature that remains.</p>
	5.1.9	The layout of phases one and two incorporated the Arcadian ideal of the inclusion of fruit orchards and vegetable gardens. These are an important detail although	Remnants of orchards and vegetable gardens may well remain in the grounds of properties of this era. However as the comment states – few

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		<p>many are now lost to infill development.</p> <p>Phase two development is characterised by the early addition of simple detached garages as car ownership grew and dependence on the train and foot declined.</p>	<p>remain and therefore it is not considered possible to state that this is a key feature of these properties.</p> <p>Agree with the statement in terms of its recognition of the addition of buildings over time. However many of these simple garages have been replaced or altered, therefore it is difficult to justify drawing this feature out as a key characteristic.</p>
	6.9	Reference to Delph Lane not being a through route during the 19 th Century - it was a through route on foot and that was the main mode of people transport.	Amend. Sentence to read: However, with the exception of the quarry at the end of Delph Lane (which was then not shown on mapping as a through highway) the area was entirely agricultural land, divided into irregular fields.
	6.21	In relation to the tree species within the quarry, they are much more varied that this statement suggests - there is Poplar, Sycamore, Cherry, Elm, Oak, Pine also there are vestiges of more exotic planting from the time when the quarry was private gardens and garages.	Amend to read: "The Quarry is the only public recreation space in the Conservation Area. This small wooded area approximately 1.5 hectares in size, was a former quarry working site which is now within the ownership of Aughton Parish Council. It has a very natural appearance, dominated by self-seeded trees, mainly Beech with some Birch and other species"
	6.21	There is informal recreation within the Conservation Area as geocaching is actively carried out on the unadopted road by the tennis court.	Para. 6.5 – 6.7 recognise the value and use of the footpaths through Granville Park.
	6.24 and 6.26	The text should make note of the original estate rails which are shown in photos on - these are a very important original feature. Significant sections survive.	Amend to read: <i>"Some of the older properties still have their original attractive brick boundary walls at the front with stone copings and impressive stone gate piers. In some areas the original metal estate</i>

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			<i>railings remain</i>
	7.5	<p>Agree with the proposed extension but this should also include its Bowling Green. The bowling green is clearly part of the plot and is in the same ownership. It exhibits along with the associated Edwardian buildings all those Arcadian characteristics previously referred to. It is part of the genteel aspirations that this place personified as it developed. It is an important green and open space.</p> <p>Additionally all the things that apply to the Cockbeck also apply to the shops on the other side of the road, the style, materials the cluster around the entrance to Granville Park and the station exit.</p>	<p>As stated previously, when considering the amendment to boundaries of Conservation Areas, the Council has to take a cautious approach – in line with National Planning Policy Guidance which states 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”.</p> <p>The shops, cottages and train station along Town Green Lane have a distinctive and different character which has also been somewhat more eroded over time, and are not felt to share enough of the key characteristics of the existing Granville Park Conservation Area outlined in the Appraisal document to justify their inclusion.</p> <p>The Cockbeck Tavern is visually an important focal point and clearly frames one of the main entrances to the Conservation Area from Town Green Lane. The bowling green meanwhile is located to its rear, largely obscured from principle views of the Conservation Area, is substantially surrounded by housing and therefore does not perform the same function.</p>
	8.5	Are boundary treatments fronting a pathway covered by an Article 4 Direction? The paths are how most people experience the area and are very important indeed.	A footpath is not classed as a highway for the purposes of the Article 4 Direction – therefore boundary treatments fronting footpaths would not be subject to control.
	9.3 & Map 3	I strongly disagree with the assessment of 33 Granville Park	Comments noted but the Council feels that, after

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		West and I know that many people attending the exhibition voiced their opinions about this too. It should be the lowest category no contribution - this is by virtue of it having little or no relationship to other buildings in the CA, flat roof, full render, Art Deco form, insensitive boundary treatment.	our detailed assessment the property was rightly considered to be a neutral building in terms of the areas character and appearance.
	Map 3 – Key views and vistas	Some additional key views and glimpsed views were suggested.	Comments noted.
	P. 32	<p><i>“In the case of a privately owned tree covered by a tree preservation order, then the Council will require a replacement tree to be planted in a suitable location”.</i></p> <p>Suggest replacement with “where a tree is lost in order to allow development, or through disease or damage then the Council will request a replacement tree to be planted in a suitable location”.</p>	Amend Management Plan section relating to loss of trees. Add in the following sentence: “where a tree is lost as part of a development proposal, or through disease or damage then the Council will seek a replacement tree to be planted in a suitable location”