

**Analysis of Responses received on draft Haughton-le-Skerne Conservation Area Character Appraisal October 2014**

<b>Respondent</b>	<b>Comment</b>	<b>Action</b>
Member of the Public	Agrees with the proposed boundary addition because it will benefit the character of Haughton and the village green.	Noted. Boundary addition is being included.
	Supports an Article 4 Direction.	Noted. We will consider in the future and would consult residents again should we decide to progress an Article 4 Direction.
	Considers the key issues within the Conservation Area are the need to benefit the public realm and retain the existing character.	Noted.
	Suggest lengthening the extension of the boundary along Stockton Road and the opportunity to benefit the public realm within the village green character.	We have extended the boundary along Stockton Road as far as historic maps evidence this was part of the village.
Member of the Public	Supports the proposed boundary addition because it will have a minimal impact and will bring more housing within the Conservation Area.	Noted. Boundary addition is being included.
	Supportive of an Article 4 Direction because it would stop homeowners developing out of context.	Noted. We will consider in the future and would consult residents again should we decide to progress an Article 4 Direction.
	The key issue within the Conservation Area is maintaining the look and feel of Haughton village.	Agree, we try to achieve this using the planning control we have.
	Asks how did the Post Office and Brough House be allowed to develop into the eyesore they already are. They should be restored to former or in-keeping with historic architecture.	We have encouraged minimisation of signage and advertisements on these buildings, but not all alterations that have been made require any form of planning
Member of the Public	Agrees with the proposed boundary addition because wants to keep the village as it used to be with no big shops with horrible gaudy signs up.	Noted. Boundary addition is being included. We have encouraged minimisation of signage and advertisements on these buildings, but not all alterations that have been made require any form of planning approval.
	Supports an Article 4 Direction because everyone should need to get planning permission for doors and conservatories etc or else it is not in-keeping with the whole outlook.	Noted and agreed. Article 4 (2) Directions allow planning control over replacement windows where change is proposed, which should enable us to guide residents towards appropriate windows, which will impact positively on the Conservation Area and potentially increase the value of their house.
Member of the Public	Supports the proposed boundary addition.	Noted.

<p>Supports an Article 4 Direction. We feel that some changes, which we are sure the council will have noticed, that are totally out of character in the conservation area. There are however some changes that have obviously been passed by a planning committee which consists of councillors who have very little background in planning rules and who also DO NOT live in the area and therefore have no vested interest in the village.</p>	<p>Noted. The Council does its best to ensure planning decisions are made well, although it is rarely possible to reach a decision satisfactory to all. There is little planning control within the Conservation Area for residents, sometimes residents think we have more control than we do.</p>
<p>Suggested there is a factual inaccuracy on page 22 with no. 21 Haughton Green because the age of the property is stated incorrectly, documents exist to substantiate house on site prior to 1799.</p>	<p>Thank you for making us aware of this, however the information was taken directly from the statutory List of Listed Buildings so cannot be altered by us. It will require a representation being made to English Heritage, providing the evidence to them.</p>
<p>Thinks the key issue within the Conservation Area is weight and speed limit restrictions not applicable. Inspection of the roads will show the amount of damage done by HGV's and traffic calming measures would reduce speeding traffic.</p> <p>When the traffic lights at Stockton Road and the mini-roundabout at Salters Lane were implemented we were informed by council officials that this system would deter speeding and ultimately reducing speeding through the village. We feel the mini-roundabout in particular has actually encouraged drivers to speed over the roundabout and not slow down. I have had a few near misses trying to turn right into Salters Lane with traffic not giving way to oncoming traffic.</p> <p>Signage at shop fronts specifically the Premier Store is an eyesore although it is kept within the boundary walls.</p> <p>Haughton Club signage erected (2014) at the entrance to Rymers Court is obtrusive and not in keeping with the character of the village.</p> <p>Rubbish - the amount of rubbish that is created from retail outlets throughout the village including the shops and take away outlets and the apparent lack of street furniture (which was suppose to be renewed after the new road opened) to facilitate the public use of rubbish</p>	<p>This may not be residents' impression, but we have statistics that have shown the reduced traffic through the area since the opening of the Darlington Eastern Transport Corridor. Traffic speeds are not a planning matter and so are not something this document can influence. There is some less than ideal signag within the area, which we will continue to work on minimising. I can agree that Rymers Court is not the best of development in the village and can be improved upon, something I am mindful of when advising on proposals for development within the area. Rubbish is not a planning matter, so not something this document can influence.</p>
<p>Decisions that have been made by planning committee in the past are reflected in the state of the conservation area as it is at the present date and therefore any blame for out of character developments i.e. Rymers Court flats and dormer windows and extensions to properties, and out of character signage can only be down to council planning decisions.</p>	<p>Planning Committee decisions are guided by Council Officers, including my advice from a Conservation Area perspective, but we can only influence and advise Members.</p>