

3.1.2023

REF. DMPA/2022/1446

We wish to object to this planning application.

There are many reasons why Ticknall residents, the Ticknall Parish Council, as well as visitors to our village will see this possible development as inappropriate.

1. Conservation

1.1 Ticknall is an historic settlement with origins prior to 1000AD and is now a conservation area. It contains numerous cottages of architectural interest, including many which are Grade II listed. The building materials used for these cottages show a close relationship with the local geology and the historical exploitation of local minerals for lime and limestone, bricks and pottery (see 'Ticknall Conservation Area Character Statement' produced by Mel Morris Conservation for, and in association with, South Derbyshire District Council 1983, attached) and cannot therefore relate to the materials used in a new-build.

It is important to note that Ticknall is subject to an Article 4 Directive from Historic England:

<https://historicengland.org.uk/advice/hpg/historic-environment/article4directions>

which provides protection to historically important sites. It restricts the scope of permitted development rights and controls works that could threaten the character of an area of acknowledged importance such as a conservation area. It increases the protection of designated and non designated heritage assets and their surroundings. Consideration of this Article will be vital in judging the suitability or otherwise of this planning application.

1.2 The planned building is out of keeping with the context of the dwellings referred to above and their relation to their environment. It would detract from the immediate surroundings, which include nos. 55, 57 and 59 Main Street (all Grade II Listed) and other nearby historically important buildings on Main Street and Bantons Lane (some Grade II listed).

It would interfere with and detract from important views a) along Main Street from 'The Wheel' public house towards the houses adjacent to Ticknall Tramway Arch and b) from Banton's Lane past the Malthouse and listed cottages towards Main Street. This would be a great loss to Ticknall residents and also to the thousands of visitors to Calke Abbey (National Trust) who regularly access this monument via Ingleby Lane, Main Street and Banton's Lane. These views are referenced in the conservation document cited above, see pages 5/6. The proposed siting has been marked on the photograph of the view along Main Street on page 6.

We have superimposed images of the proposed building (to scale) on photographs of the area, see attached. These images clearly show the huge impact of the proposed building.

1.3 The proposed building would be sited directly next door to Nos. 55, 57 and 59 Main Street which are all Grade II listed. Nos. 55 and 57 have been noted as particularly unusual as a very early example of semi-detached Georgian houses (see p.15 of the Ticknall Conservation Area Character Statement, above). In

addition, there is an historic kerb-side water pump in front of nos. 55 and 57, a significant and unique aspect of Ticknall and its Harpur-Crewe history (see page 2 of the 'Statement') which would then be positioned next to a modern house. It is obviously completely inappropriate to site a modern new build house in this position.

1.4 The Village has already suffered significant loss of historic aspects as a result of modern development, e.g. Harpur Avenue, Church Lane, Grange Close and Chapel Lane (ibid p.22). Further intrusion at the proposed position will endanger the integrity which still remains in the surrounding buildings which have been recognised as architecturally important.

2. Local Area Planning

2.1 The South Derbyshire Local Plan shows no provision for development in Ticknall. It is our understanding that the Parish Council has identified only land to the south of the village church for potential development.

2.2 The proposed property is a large three bedroomed house and would not therefore qualify as 'affordable' and would not ease housing needs.

3. Environment

South Derbyshire Local Green Space Topic Paper, June 2016, lists the green spaces within the village, amongst which is 'The Vineyard' on the north side of Main Street, directly adjoining the proposed building. This space has been maintained since 2014 by the owners of 59 Main Street as a wildlife area and makes a contribution in particular to the lives of birds and small mammals. The proposed building will necessitate the felling of a large holly tree adjacent to the green space and other large shrubs, all of which provide valuable cover and flight paths to birds. The proposed building will block this flight path. This holly tree is within the conservation area and should be protected.

4. Access and Parking

Access to the proposed building will necessitate the use of the drive belonging to 55 Main Street, which is also the only available access for nos. 57 and 59. This would mean provision for at least two more cars, bringing the total for the four houses to possibly eight cars, all accessing Main Street (A514) via one single width drive which, in addition, is close to a potentially dangerous bend in the main road. It would also add to the burden of maintenance to no.55 with no guarantee of financial contribution from nos. 57, 59, or the proposed new house.