

**From:** Cllr J Walker  
**Subject:** Re: CONSERVATION AREAS and AREA OF OUTSTANDING NATURAL BEAUTY  
**Date:** 9 January 2021 at 18:37  
**To:** Cllr T Combellack



Cllr M Stockwood  
Cllr F Purdue-Horan  
Cllr R Adair  
Cllr C Thomas  
Cllr L Way  
Cllr S Robinson  
Cllr A Edyvean  
Cllr D Mason  
Cllr A J Brennan  
Cllr L Howitt  
Cllr G Moore  
Cllr K Shaw  
Cllr M Gaunt  
Cllr R Upton  
Cllr G Williams  
Cllr D Simms  
Cllr S Bailey  
Cllr R Inglis  
Cllr N Clarke  
Info  
Colston Bassett Parish Clerk

## OFFICIAL

Dear Cllr Combellack,

We have always felt privileged to live, and now work, in Ruddington's Conservation Area. The rich cultural value of Ruddington is plain for all to see with its unique character and history which can be seen through its buildings and street plan and therefore we very much welcome anything that protects it. We also benefit from a front window view of 100-year-old trees that are protected under the Conservation status and would welcome more of this type of protection to trees in our area to ensure that their social and environmental value continue to be enjoyed by residents and visitors for generations to come.

We have found that there is often confusion around what living and running a business within a Conservation Area entails and we have heard examples of business owners being caught out and having to make retrospective planning applications for things like signage. Could businesses be made more aware of the rules of operating a business within a Conservation area during the business rates application stage? Or possibly when registering their business with the borough? A simple guide on what is and isn't allowed in the area would be hugely beneficial and cost saving.

We also strongly oppose the Vale of Belvoir being designated an Area of Outstanding Natural Beauty. Like our neighbouring Cllrs in Leake ward we don't disagree that it has beauty, but the designation would lead to even more development towards other parts of the Borough – and, like East Leake, Ruddington has had more than its share already. The Vale of Belvoir is not unique within the south Nottinghamshire farmlands and is itself a poorly or ill-defined geographical area. As well as this it is punctuated by areas of old industry such as; an old airfield, a category C prison and a household recycling centre, to name but a few. This is in no way an attempt to suggest that the area is not special, but other areas locally are of equal value environmentally. It can only be assumed that the intention is to make it more difficult to build in that particular part of the county now that the greenbelt is under threat from deregulation of our planning laws.

Many thanks,  
Cllr J Walker and Cllr M Gaunt on behalf of the RBC Labour Group

Councillor Jen Walker - Ruddington Ward  
Group Deputy Leader  
[The Labour Party](#)  
Shadow Portfolio Holder for Business & Transformation  
[Rushcliffe Borough Council](#)

07812 555 896

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**From:** Cllr T Combellack  
**Sent:** 15 December 2020 17:36  
**To:** Cllr M Stockwood

>

; Cllr G Williams

**Subject:** CONSERVATION AREAS and AREA OF OUTSTANDING NATURAL BEAUTY

OFFICIAL

Dear all

Please see below a plea for support with above projects

#### CONSERVATION AREAS

I am hoping to get Conservation areas and their implications for planning applications, scrutinised in the coming months. To this end I would appreciate your comments as Ward Councillors or members of the Parish Council with Conservation Areas within your Parish.

If you have concerns regarding the use of Conservation regulations or interpretation, particularly around 'harm' please let me know. If you can put forward examples where you feel Conservation areas may have been harmed together with Planning application numbers, that would be very helpful. Similarly if you can demonstrate where the

Conservation Area has had a positive affect again let me know.

In order to get an item scrutinised I need evidence of wider concerns and benefits of scrutiny to the general public. I therefore need your help.

## What are Conservation Areas

Conservation areas are places of special interest where it is considered especially important to preserve the character and appearance of the area. Extra planning controls are in place to help the Council manage change in conservation areas so that the special interest can be preserved.

The special interest of a conservation area may come from the quality of its buildings, its landscape setting, the quality of open spaces, boundary materials, the layout of streets and buildings, evidence of past functions and other distinctive characteristics.

Rushcliffe has 30 conservation areas Each conservation area in Rushcliffe has its own appraisal and management plan.

### Vale of Belvoir – Area of Outstanding Natural Beauty?

Whilst writing it may be of interest, particularly to those of you in Vale of Belvoir Wards or Parishes, that Robert Jenrick MP put forward a proposal for the Area to be designated an Area of Outstanding Natural Beauty. Our Rushcliffe MP Ruth Edwards, together with MPs from other Vale of Belvoir constituencies, is looking to push this matter forward and I would appreciate knowing your appetite for support. Designation would have planning implications but of course be infinitely invaluable to those in Conservation areas.

Regards

Cllr. Tina Combellack  
Chairman of Corporate Overview Scrutiny Group  
Rushcliffe Borough Council

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