

# MANAGEMENT PLAN

In accordance with the Planning (Listed Buildings and Conservation Areas) Act, 1990, Mid Devon District Council will pay special attention to the desirability of preserving or enhancing the character or appearance of the Cheriton Fitzpaine Conservation Area.

A Conservation Area Management Plan draws on the appraisal to identify ways of ensuring that the special qualities of the conservation area are preserved, to identify opportunities and put forward proposals for the enhancement of the area.

A management plan can:

- Make sympathetic proposals for the preservation and enhancement of the area's character and appearance including the identification of development opportunities; and
- Help to obtain funds and encourage inward investment.

The appraisal has identified the architectural and historic interest of the area and the other special qualities that define the character and appearance of Cheriton Fitzpaine. In order to protect and enhance the aspects that make the area worthy of designation, active management may be needed. The opportunity has also been taken to review the conservation area boundary to see if there are areas that should be excluded or areas that should be added.

For the most part, effective future management of the conservation area can be achieved through existing conservation area policies, good development control decisions and enforcement powers. New developments and changes in the conservation area are by no means prohibited, but should be to a high standard of design. New development should also aim to preserve and/or enhance the character of the conservation area.

The retention of historic fabric in the street scene such as cobble sets and raised pavements is thoroughly encouraged. Appropriate maintenance and protection of the remaining historic fabric is important as these features are often irreplaceable. Other Parish Councils in Mid Devon have been able to secure funding for upkeep and cleaning schemes for historic fabric and street furniture which can ensure retention and longevity of these assets.

In some parts of the conservation area overhead lines detract from the visual impact of the village. These overhead lines should be removed and replaced with underground and surface mounted cables where possible. This may only be possible when other works are taking place and will require the coordination of Mid Devon District Council, Devon County Council, Cheriton Fitzpaine Parish Council and the availability of funding.

Boundaries within the Cheriton Fitzpaine conservation area are often defined by stone or cob walls and many have iron gates. Where possible, these historic boundary walls should be retained to preserve the character and appearance of the conservation area. Boundaries can be under threat from the formation of new accesses, poor maintenance or from new development. Mid Devon District Council will seek to retain historic boundaries where new development occurs through the conditions of planning permissions.

Within the conservation area there is a limited amount of car parking within residential curtilage which has led to an increasing number of vehicles parked along the roads. Due to the historic character of the conservation area, the roads are generally narrow and at times on street parking can be problematic. Formalised parking for residents in a nearby location is a possible solution to relieve traffic problems and ensure optimal visual amenity is reached in the conservation area. Discussions between Mid Devon District Council, Devon County Council, Cheriton Fitzpaine Parish Council and responses from the public consultation may provide some insight into possible solutions. With the creation of the new car park for Village Hall, these problems with parking may be reduced.

To safeguard the character of Cheriton Fitzpaine's conservation area and ensure it is enhanced where possible, Mid Devon District Council is able to issue Untidy Land Notices under Section 215. These notices are for areas of land which detract from the conservation area due to their continual poor upkeep. There are currently no sites which could have potential notices attached to them, but if in future such sites emerge, the conservation area would benefit from such measures.

As policy on external changes to buildings in conservation areas and change of use policies are not always straight forward, please contact Mid Devon District Council for information and advice when considering any changes.

# APPENDIX 1 - LISTED BUILDINGS

Reference	Name	Grade	Description
7/15	Poole Barton including adjoining wall to north	II*	Late C15 early C16 with major C16 and C17 improvements and additions. Rubble walls enclose the front garden. To the left of the granite gate posts is a mounting block with granite steps.
7/16	Church of St Matthew	I	Parish Church of St Matthew. C14 nave and chancel, C15 aisles, porch and tower. The Church was dedicated to St Mary before 1850 and known as All Saints in C14.
7/17	Chest Tomb about 2 metres west of south aisle of Church of St Matthew	II	Chest tomb circa 1836, made of limestone. The lid bears the inscription to Thomas Melhuish (died 1836) and his brother John (died 1839) both of Barnshill.
7/18	Chest Tomb about 10 metres west of Tower of Church of St Matthew	II	Chest tomb circa 1831. South side records the death of John Cross Pitt, aged 17 (died 1831) and east side the death of John Pitt (died 1836) and Thomas Pitt (died 1811).
7/19	Cheriton Primary School	II	The former primary school was originally a poorhouse. It is dated to the C18 and C19 and was converted into a school in C20. This building is thought to be the longest thatch building in Great Britain.
7/20	Church Cottage	II	This dwelling is possible made from 2 or 3 cottages. The fireplace lintel is inscribed 1659 and part of the dwelling dates to the late C18 early C19.
7/21	Ring O'Bells Public House	II	This public house was formerly a house and can be dated to the C17 with C18, C19 and C20 alterations.
7/22	Hayes Cottage and Katherine Cottage	II	Two cottages through to date to the C18. Hayes Cottage was renovated circa 1850, Katherine Cottage was rebuilt circa 1970.
7/23	Rose Cottage, April Cottage and Bawn Cottage	II	A row of three adjoining cottages built in the late C17, extended in the C19.
7/24	Lower Saunders	II	A house built in the C16 with C17 improvements. Originally this was a 3- or 4-room-and-through-passage plan house facing the road to the south with an inner room on the west end.
7/25	Pynes House including Coach-House adjoining to west and front railings	II	The house and adjoining coach-house (now a garage) dates to the early C19.
7/26	Wreylands Cottage including front garden and railings to south	II	The thatched cottage is part of a former house, built in the C16 with C17 improvements.
7/27	Oxford House	II	This house was formerly two cottages. It was built in the mid C19.

Reference	Name	Grade	Description
7/28	Beech Tree Cottage	II	This dwelling can be dated to the C19.
7/29	No's 1, 2 & 3 The Old Alms-houses (formerly listed as No's 1-5)	II*	These three houses were formerly 5 alms-houses. The original four are probably early C17, the fifth is dated as 1853 and renovated circa 1970. The building has five stacks, with the original 4 not being identical but all having a drip course at eaves level. The C19 left end stack is built in the same style and includes a small Beer stone date plaque inscribed 1853 near the top.
7/30	Barnshill and Barnshill Cottage	II	The is house and adjoining cottage was formerly a farmhouse and can be dated to the early C18. It was modernised in the mid C20.
7/31	Higher Saunders	II	This house was formerly a farmhouse and dates o the early C17. It was remodelled and extended in the late C17 early C18.
7/37	Half Moon Inn	II	This public house was formerly a house and dates to the late C16/early C17. During the C19 and C20 there were major alterations.
7/38	Apple Tree Cottage	II	This house was formerly two cottages and dates to the C19.
7/39	Cross Cottage	II	This house was formerly a house and adjoining shop. It has late C16/early C17 origins and was extended in the late C17/early C18. The inside of the dwelling was rearranged in early C19 and renovated circa 1984.
7/40	Lane End Cottage	II	These two houses date to the late C17. They were built as a pair of thatched cottages.
7/41	Buddle Cottage and Bowdel	II	Two adjoining cottages, originally a farmhouse. Thought to be late C16/early C17 and extended in C18.
7/43	The Manor House	II	This house was formerly the Rectory. It is dated to the late C17 and was much rebuilt and extended circa 1850. The main block faces east with a smaller and narrower parallel range behind.
7/44	The Manor House Barn	II*	The barn was originally a house. It is dated to the early C16 and was converted to a bake house mid-late C17. The north end was rebuilt in late C19 and used as a barn or store in C20.
7/46	Honeysuckle Cottage	II	This dwelling was built in the late C17 and extended in the C19. It was known as Smithwright Cottage until circa 1930.
7/47	Tower Hill Cottage	II	This cottage dates to around 1870-1890 and was extended circa 1983.

# APPENDIX 2 - PLANNING CONTROLS IN CONSERVATION AREAS

Conservation Areas are areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Building or landscape features including trees also contribute to the special character of the Conservation Area.

Trees in Conservation areas that are already subject to a Tree Preservation Order (TPO) are subject to the standard TPO Regulations.

The Town and Country Planning Act 1990 makes special provision for trees in a Conservation Area, and as such, under section 211, anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Authority six weeks' prior notice (a 'section 211 notice'). This gives the Local Authority an opportunity to consider whether the tree(s) in question is suitable for a TPO.

A tree is defined in the Town and Country Planning Act as having a diameter more than 75mm at 1.5m above the ground level. Works to trees or hedging with a diameter less than 75mm at 1.5m above ground level do not require a notification to Mid Devon District Council.

Unlisted buildings or structures inside conservation areas have some restrictions on demolition, e.g. total or substantial demolition of any building over 115 cubic metres requires planning permission as does demolition of any wall over 1 metre high facing a highway, waterway or open space or any wall over 2 metres high elsewhere. Any pre 1914 agricultural building in a conservation area is protected against demolition.

Listed building consent is required for demolition of a listed building and most works to the exterior or interior and major repair schemes.

Planning permission is required to position a satellite dish on a chimney, wall or roof slope which faces onto, and is visible from, a road or public path.

There are additional limitations on the construction of extensions to dwellings within conservation areas. In particular planning permission would be required for side extensions. Extensions to the rear of a property may only be single storey.

This is a general guide to additional controls applicable to conservation areas. Advice on alterations and extensions should be obtained before carrying out any development.

Please visit the Mid Devon District Council website for more information:

[www.middevon.gov.uk](http://www.middevon.gov.uk)

Or telephone the planning department to speak to a duty officer on:

01884 255 255

Further information can be found on the Planning Portal:

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

# BIBLIOGRAPHY

<b>Author</b>	<b>Title</b>
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English Heritage	Understanding Place: Conservation Area Designation, Appraisal and Management
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