

Comments

Maltby Neighbourhood Plan Consultation (30/06/23 to 21/08/23)

Comment by	Mr Dean Bulbeck (1339009)
Comment ID	MNP9
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Q1. To which document do your comments relate?	MNP Supporting Evidence – Maltby Character Buildings of Local Heritage
Q2. Do you wish to?	Object

Q3. Please provide your comments below making clear which part of the document you are referring to (specifying relevant paragraphs, tables, figures, boxes or appendices).

Dear Sir/Madam

I refer to your letter dated 30th June 2023, regarding the proposed local listing of Bede House within the Maltby Neighbourhood Plan. I acquired the building 13 years ago following it being derelict for approximately 10 years. As the building was only constructed in the late 1960s/early 70s, it was therefore only operational for a little over 30 years. The site is now covered by a lawful development certificate for storage use associated with my business, DB Entertainment, which I consider to be a local success story for Maltby. I employ local staff, and I'm heavily involved in various local events, working in partnership with the Town Council. To enable the business to continue to flourish and potentially grow, it is important that Bede House is not subject to unnecessary protection that doesn't meet prescribed criteria.

Since receiving the letter, I have therefore taken professional advice and being pointed to the Historic England advice note:

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

This explains that the identification of sites and buildings is essentially related to their "Significance". The National Planning Policy Framework defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic'. It may derive 'not only from a heritage asset's physical presence, but also from its setting'. Conservation is the process of maintaining and managing change to heritage assets in a way that sustains and, where appropriate, enhances their significance.

In this case, I'm not aware that Bede House has any archaeological interest and it clearly has no architectural interest. As a late 1960s/early 1970s building that was only operational for around 30 years, it is difficult to conclude that it has any historic interest and it certainly does not have any artistic interest. Even if it was deemed to have historic interest this has long since become relevant given I have operated my business from the site for over 12 years and that it is over two decades since the last church service. Those services still take place elsewhere and, often, in similar buildings and so

Bede House was by no means a rarity in terms of its former use or architecture. It is therefore difficult for me to accept that Bede House would meet any criteria for inclusion within a Local List, and so you leave me with no choice other than to object to its inclusion. I will therefore be grateful if this email could be registered as a formal objection and that I am afforded the opportunity to explain this to the Inspector appointed to examine the Neighbourhood Plan.

Q5. Do you wish to be notified of the Council's decision under Regulation 19 of the Neighbourhood Planning Regulation 2012 whether to accept the Examiners' recommendation? (please tick)

Yes, please notify me of the Council's decision