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**EAST MEON
CONSERVATION
AREA**

JANUARY 1970
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EAST MEON CONSERVATION AREA MAP

BOUNDARY OF CONSERVATION AREA



BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

A) STATUTORY LISTED



B) SUPPLEMENTARY & OTHERS



STREETS WHERE EXISTING BUILDING
FRONTAGES AND ROAD LINES SHOULD
BE RETAINED



TREES AND TREE GROUPS



LARGER AREAS OF TREES

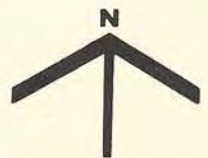


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SCALE 1:2500



EAST MEON - CONSERVATION POLICY

East Meon is a fine, compact village lying at the foot of typical Hampshire downland, which rises up immediately to the north of the village. Indeed the village church, All Saints, is so close to the hill that it could not have a north aisle. All Saints dates from about the year 1150, whilst close by is Court House, which originally belonged to the Bishops of Winchester, and which was built at the beginning of the fifteenth century.

To the south of these is High Street, a street of considerable character, which runs east-west. High Street contains several listed buildings. The remainder of the buildings, though of no great individual merit, all help to create the character of the street by their scale, disposition and materials. A further element which is unique to East Meon is the way in which the River Meon flows through the centre of the village and along High Street. The village streets too have an interesting structure, varying in width and direction, the whole creating a village of unusual and cohesive character, which is worthy of conservation.

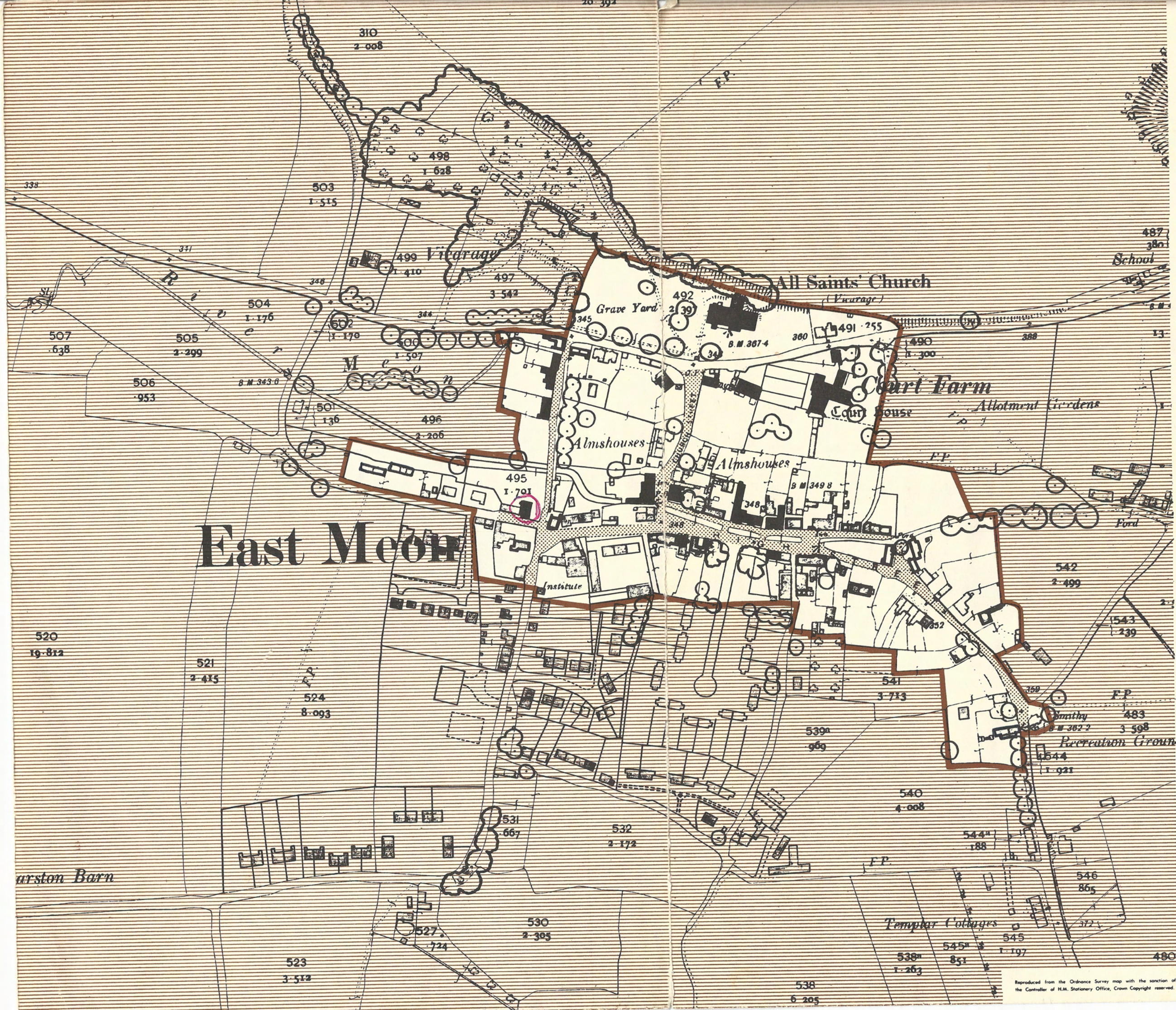
The County Council, as the Local Planning Authority intend that the character of the village should not only be maintained, but enhanced and it therefore proposes to designate the area, as defined on the attached plan, as a Conservation Area under Part 1 of the Civic Amenities Act 1967. The fact that adjacent sites and buildings may not have been included within the boundaries of the area in no way implies any relaxation of planning control in relation to these sites and areas. In considering proposals for development within the Conservation Area, the Local Planning Authority will have regard to the policies set out below:-

- (i) In the area indicated it may be necessary to enforce extended control over development and the Local Planning Authority may submit to the Minister a direction under Article IV of the General Development Order, 1963, requiring express permission before any development is carried out, which is contained in Schedule 1, classes 1 and II (i) of that Order. The development referred to includes minor alterations and additions to dwelling houses, the erection of ancillary buildings, and the erection of gates, fences and walls.
- (ii) The attention of owners, occupiers and potential developers of buildings listed as being of special architectural or historic interest is also drawn to Part V of the Town and Country Planning Act, 1968, which introduces a new code of procedure, designed to protect such buildings when either alterations, demolition or extensions are proposed.
- (iii) Uses within the Conservation Area which generate unreasonable noise or other nuisance or would result in untidy sites or considerable traffic generation will not normally be permitted and any existing uses of this nature will not usually be allowed to expand.
- (iv) The scale and relationship of the buildings within the Conservation Area to the overall street scene is very important and may be destroyed if street widening occurs, or, if the existing building line is not maintained. It is therefore proposed

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to retain the existing building line and, where it is necessary replace a building fronting the street, the position, scale and massing of the original should, so far as it is possible, be reproduced.

- (v) The replacement of buildings will be permitted when it can be shown that the existing building is of an inappropriate character or wholly beyond repair. New buildings or additions to existing buildings will be permitted only where they will make a positive and appropriate contribution to the design of the area or will be entirely unobtrusive.
- (vi) Permission in outline form will not normally be given for building development in the Conservation Area. Detailed plans including elevations showing the new buildings with details of adjoining properties and particulars of colours, materials, existing trees and proposed landscape treatment will usually be required. Particular care will be exercised to ensure that inappropriate materials or colours are not used and that any advertisement signs, if found necessary, are carefully designed for their purpose and position. Informal consultations will, however, be encouraged with the Local Planning Authority, in order to assist applicants at the stage when outline planning permission would normally be sought.
- (vii) The County and Rural District Councils may make grants or loans in appropriate cases, towards the repair or restoration of buildings on the statutory list under the Local Authorities (Historic Buildings) Act 1962.
- (viii) The Conservation Area Map indicates trees and groups of trees which should be retained for their valuable contribution to the character of both the Conservation Area and the Village as a whole. Where trees are shown that are in poor condition, it is intended that those should be replaced. The Local Planning Authority will make Tree Preservation Orders, where necessary, to ensure that trees are retained.



East Meon