

**Essential Reference Paper B**

Issue	Representations made	Officer comment
General support.	<p>The Parish Council advise that the Council ‘fully supports the proposals’.</p> <p>Another response is interpreted as endorsing the document and comments ‘the area should be preserved for the future.</p>	<p>Noted and appreciated.</p> <p>Noted and appreciated.</p>
<p>Other general representation.</p> <p>Request for an Appraisal to be carried out in relation for the community of High Cross which lies elsewhere within the parish.</p>	<p>The Parish Council have so formally requested.</p>	<p>Once the existing programme to assess those communities currently having conservation areas has been completed, High Cross will be carefully considered, along with other candidate communities. The time period within which this will occur is difficult to assess as the preparation of these documents is subject to a number of variables.</p>
Representation of objection.	<p>The owners of the Haven No.3 Ermine Street object to the suggestion their property is a candidate for an Article 4 Direction. They are essentially concerned about an action they consider to be heavy handed, which lacks transparency, strategy and resources and which may have pecuniary effect.</p> <p>They add they are sympathetic to the intentions and that they love the period features of the building and intend to maintain them.</p>	<p>The property is part of a pair of attractive unspoilt late 19th early 20th century cottages. There are two such pairs in close proximity. The properties are constructed of tradition material appropriate to their period and have good quality architectural features worthy of retention.</p> <p>In the District as a whole there are many examples where the exercise of Permitted Development has reduced the quality of conservation areas to vary degrees. This is sometimes most destructive on terraces or pairs where on owner my implement one design</p>

		<p>solution and the neighbour, another one.</p> <p>An Article 4 Direction would withdraw specific householder permitted development rights and provides a mechanism whereby the Council would require planning permission for alterations that would not normally require permission. It enables a Council to consider such a proposal in detail before determining the application for which there is no fee.</p> <p>It is a mechanism widely used by other authorities to commonly control alterations such as the insertion of modern windows, the erection of some porches and the change of materials, for example.</p> <p>The wording in the appraisal document carefully advises <i>An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification. Also Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement.</i></p> <p>Members have yet to consider their stance and it is anticipated a report will be presented for consideration in the near future. This will consider, inter alia, resource implications. Until such time</p>
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		<p>as Article 4 Directions may be initiated on a community by community basis, owners continue to enjoy their permitted development rights and can exercise them until such time as they might be formally introduced.</p> <p>With regard to the issue of perceived lack of transparency officers consider the public consultation exercise and the response it generated in this case demonstrates the opposite is true. Should such a Direction be introduced owners would be formally contacted as set out above.</p> <p>As to comments relating to pecuniary effect, the respondents may be referring to the expense of maintenance and lack of financial assistance. However their sympathy and appreciation of the buildings undoubted qualities is noted as is their intention to maintain them.</p> <p>In summary it is considered the document remain unaltered and the reference to potential of an Article 4 Direction remain.</p>
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