

ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

<p>Contribution to the Council's Corporate Priorities/ Objectives :</p>	<p>Priority 1 – Improve the health and wellbeing of our communities.</p> <p>Priority 2 – Enhance the quality of people's lives.</p>
<p>Consultation:</p>	<p>The relevant approved Conservation Area Character Appraisals and Management Proposals have previously been consulted on and revealed support for Article 4 Directions.</p> <p>Community consultation was undertaken for the pilot Article 4 Direction in Bishop's Stortford and is summarized in the report.</p> <p>Residents and other stakeholders within each area will be invited to make representations on the relevant new Article 4 Directions as they are introduced in line with the requirements of Schedule 3 of the General Permitted Development Order 2015.</p>
<p>Legal:</p>	<p>The introduction of Article 4 Directions as proposed is available under legislation and is a course of action undertaken by a number of other Councils to protect their important built environments.</p>
<p>Financial:</p>	<p>Costs associated with the preparation of the Article 4 Directions will be met from within existing staffing and operational budgets.</p> <p>Operational costs will be met from the fee required</p>

	with the planning application.
Human Resource:	No significant impact.
Risk Management:	There are potential issues of compensation but these are anticipated to be rare, as identified in the report. The pilot study did not reveal any claims as all generated applications to date have been approved.
Health and Wellbeing – issues and impacts:	This action seeks to ensure that the character and appearance of these areas of the District are preserved and enhanced.