

CYNGOR SIR POWYS COUNTY COUNCIL.

PORTFOLIO HOLDER DELEGATED DECISION

August 2012

REPORT AUTHOR: Councillor Graham Brown
Portfolio Holder for Planning

SUBJECT: Article 4(2) Direction within Machynlleth Conservation Area

REPORT FOR: Decision

1. Summary

In 2011 Powys County Council applied to Cadw for a third grant phase of the Machynlleth Town Scheme Partnership. Cadw supported the Council's application and awarded a further phase to the grant scheme. However, one of the conditions of the grant assistance from Cadw was that an Article 4 Direction be served upon the town to prevent the further erosion of its architectural detailing, and to protect the investment already made in the town. Other towns in Powys that have received grant assistance from Cadw and made Article 4 Directions are Knighton & Presteigne (Article 4(2) Directions) and Llandrindod Wells (an Article 4(1) Direction). (Llanidloes also benefits from an Article 4(2) Direction although this was not as a result of a grant from Cadw).

The procedure being followed for making the Article 4(2) Direction in Machynlleth is as follows:

- the Authority (by Portfolio Holder decision) agreed to make an Article 4(2) Direction in Machynlleth on the 2nd March 2012;
- the Article 4(2) Direction came into force on the 8th March 2012 when notice of the Direction was given
- a 6 week public consultation exercise on the Direction took place from the 8th March 2012 to the 20th April 2012
- the Direction ceases to have effect unless the Council confirms the Direction within 6 months from the date it was made. In deciding whether to confirm the Direction the Council has to take into account all representations received by 20th April 2012.

This report therefore details representations made during the public consultation exercise and seeks a decision on whether to confirm a Direction under Article 4(2) of the General Permitted Development Order 1995 within Machynlleth Conservation Area. Appendix 1 of this report is the consultation questionnaire that was sent to every property in Machynlleth with copies available on line and in the town. The questionnaire includes a map indicating the existing boundary of the Conservation Area which would be subject to the Article 4(2) Direction if approved.

2. Proposal

2.1 In recent years there has been a successful Town Scheme Partnership grant scheme within Machynlleth, financed 50% by Powys County Council and 50% by Cadw. Since the pilot scheme in 2004 until 2010/2011 a total of 37 grants (excluding private

sector leverage) have been paid amounting to £778,735.56 on 30 buildings. 19 of the grants have assisted grade II listed buildings. In 2011 Powys County Council applied to Cadw for a third grant phase of the Machynlleth Town Scheme Partnership. Cadw have supported a further grant within Machynlleth, however one of the conditions of the grant assistance from Cadw is that an Article 4 Direction be served upon the town to prevent further erosion of its architectural detailing, and to protect the investment already made in the town. Other towns in Powys that have received a grant from Cadw and made Article 4(2) Directions are; Knighton, Presteigne and an Article 4(1) Direction in Llandrindod Wells. Llanidloes has an Article 4(2) Direction although this was not as a result of a grant from Cadw. The third phase of the grant scheme has assisted one building with a grant of £40,000, resulting in a total grant of £818,735.56 being paid to date, with another grant project of £40,000 lined up for this year, and a similar grant budget lined up for next year. The grant scheme has been very successful and has resulted in the repair of many buildings, and the introduction of removed architectural features. The grant scheme is a partnership between the owners of the properties, their builders and Powys County Council who administer the grant (which is part funded by Cadw), and the results speak for themselves. However, part of the success has to be attributed to the architectural quality of Machynlleth in the first place, as the town exhibits many fine listed buildings and other buildings with local building techniques, and is easily identified as having a unique and special character. This unique character of Machynlleth is something identified by tourists and locals alike and is something that we should seek to preserve, and where resources are available enhance.

2.2 Machynlleth town centre was designated as a Conservation Area on 22nd February 1974, and since that time no review of the Conservation Area has taken place. Conservation Areas have been designated as such because the quality of the historic built environment. The aim of having a Conservation Area is to preserve or enhance it. However, since the properties have been erected many building owners have made small changes to their buildings, under what is termed "permitted development rights", which are afforded to domestic properties for certain elements of works. The majority of these are to unlisted domestic properties and as such did not require planning permission (Listed Buildings require listed building consent for alterations whilst commercial properties and commercial properties with flats above do not have the same permitted development rights as solely domestic properties). A survey has been undertaken of the town, identifying the local materials and building techniques, the window wall and roof materials, and the presence of local architectural features, such as the local stone coursing and the presence and type of quoins. The decorative quoins are a particular feature of Machynlleth and add greatly to its local character.

2.3 Such small changes in themselves may have little impact on individual properties, but where the Conservation Area contains many unlisted residential properties, the effect of many small changes leads to the gradual erosion of the quality of the Conservation Area. In Machynlleth many properties are terraced and their character is very dependant on the whole effect of the group of buildings. Architectural unity is important here, but in other areas of Machynlleth mixed styles, materials and details are also important for the character of the area. It is considered that in some areas the special character and appearance of the Machynlleth Conservation Area has been lost by inappropriate small scale changes.

2.4 Powys County Council has introduced an Article 4 Direction within the Conservation Area of Machynlleth to prevent further erosion of important architectural details, whereby homeowners would require planning permission from the Local Authority before making changes to the fronts of their homes (windows, doors, porches, walls). The aim in

Conservation Areas is to encourage the retention of high quality features on buildings and to enhance the environment of which they are part. 'Like for like' repairs and replacement of original architectural features is encouraged, as is the removal of previous unsympathetic changes to buildings, (although the latter cannot normally be achieved through compulsion). However, the intention of a Direction is not to prevent all change. It is really to ensure that any significant changes are subject to planning control, thus allowing for public comment on the proposals and for the local authority to assess their impact on the character and appearance of the Conservation Area.

2.5 Article 4 Directions cannot be made retrospectively. The Council cannot require the reinstatement of features such as original windows and chimneys to unlisted residential properties, where these were lost before the Direction was made. If, however, original features are altered or removed without planning permission, after a Direction has been made, then the Council may consider enforcement action to ensure that the appropriate reinstatement of those features is achieved. It should be noted that, as detailed above, listed buildings do not have these permitted development rights, and alterations to a listed building require a listed building consent application irrespective of the proposed Article 4 Direction.

2.6 Machynlleth is recognised as being a town of historical and architectural importance, serving as a market town to the area, and as a tourist destination, either en-route to the coast or as a destination in itself. The importance of our heritage towns as tourist destinations is recognised, with the contribution that they make to our economy.

2.7 A survey of buildings within the Conservation Area was undertaken to provide a database of the area and a draft Conservation Area appraisal was prepared, explaining the character and architectural significance of the town to accompany the Article 4 Direction. However, this work will be superseded as Machynlleth is one of the three towns in Wales chosen by the Civic Trust Wales and Cadw to be part of a characterisation project involving local civic societies and historical groups, as detailed in Section 5 of this report.

3. The Article 4(2) Direction

3.1 The Direction withdraws the following eight classes of development within Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 are included within the Article 4(2) Direction in Machynlleth. It should be noted that The Direction only applies to dwellinghouses as, listed buildings, flats, shops, offices & other commercial buildings and houses in multiple occupation do not have the benefit of permitted development rights and so are already required to apply for planning permission for changes such as those listed below).

i) The erection, alteration or removal of a chimney on a dwellinghouse being development comprised within Part 1 of Schedule 2 to the said Order and not being development within any other Part;

and the following Classes of development where they would front a highway:

ii) The enlargement, improvement or other alteration of a dwellinghouse being development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class. i.e changes to windows, doors, wall coverings, rainwater goods and roofs.

- iii) The erection or construction of a porch outside an external door of a dwellinghouse being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
- iv) The provision within the curtilage of a dwellinghouse of an area of hard surface being development comprised within Class F of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
- v) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse being development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.
- vi) The painting of previously unpainted walls of a dwellinghouse being development comprised within Class C or Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.
- vii) Any building operation consisting of the demolition of the whole or part of any gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse being development comprised within Class B of Part 31 of Schedule 2 to the said Order and not being development comprised within any other Class.

3.2 An explanation why the above classes of development are included within the Article 4 Direction is detailed below.

- **Alterations to Elevations**

Where the overall treatment of elevations plays a vital role in forming the character of a street or an area and where there is a need to maintain the harmony of the 'street scene' then an Article 4 Direction can be used to restrict the facing materials. This could for instance apply to rendering existing stone properties or removing render from a stone property changing its elevational treatment which would harm the overall appearance and character of the rest. The stone and render details within Machynlleth are characteristic of Machynlleth and should be retained where appropriate to do so. Other alterations to elevations which could require planning permission from the Council as a result could include porches, and other works materially affecting the appearance of the building, including the demolition of chimneys and inappropriately sited satellite dishes and PV panels

- **Roofs**

Roofs can have a major impact on the character of an individual building and particularly a group of buildings or a terrace for instance. Where there is a prevailing roof material such as natural slate, re-roofing in the same material will be required and permission to change the existing roofing required.

- **Roof Windows**

Roof lights on a prominent elevation can have a significant impact on a building's appearance. Where they do not greatly affect the character of a building or a Conservation Area they would generally be acceptable. However where there is an impact an Article 4 will be considered. As an example applications for dormer windows would be permitted only if they traditionally existed throughout that particular group of buildings in a Conservation Area or are sited in a non-obtrusive roof elevation where their presence would not harm the roof scape.

- **Doors and Windows**

Where the original period design of doors and windows remains and contributes greatly to the character of the Conservation Area they should be retained. The installation of replacement doors and windows in aluminium, in plastic, or in designs other than that which existed on principal elevations, would not normally receive permission, other than in exceptional circumstances.

- **Painting Facades**

Every effort should be made to keep original stone work, brick work or natural render exposed, especially in areas where stone facing or natural render prevails. Permission would not normally be granted for exterior painting of brickwork in areas covered by the Direction where to do so would harm the architectural unity of that group of buildings.

- **Paint** The introduction of textured paint to a previously unpainted surface can impact substantially on the character of an area. Where this is not the pattern of external treatment this would not normally receive planning permission where to do so would harm the architectural unity of the building or its neighbours.

- **Demolition of walls and railings**

Machynlleth has a wealth of architectural detail including railings around the front of properties. The loss of these features would have an impact on the special character of Machynlleth. Whilst some of these railings and/or boundary walls are already protected because they are within the curtilage of a listed building and as such listed building consent would be required for their demolition, others would require conservation area consent for the removal. However consent has not always been applied for. The vast majority of the railings would not require consent for their demolition and are vulnerable. Where railings and/or boundary walls are a feature of the street scene their removal would not normally receive planning permission.

4. Consultation Exercise and Responses

4.1 Upon making the Article 4 Direction, the following consultation procedures were undertaken.

- Where practicable a letter was sent to every property within Machynlleth Conservation Area explaining the Article 4 Direction, both in English and Welsh, with an accompanying consultation response form, details of where to view the Article 4 Direction and notification of two surgeries to be held at Y Plas. 747 householder letters were sent in this way.
- A press notice was placed in the Cambrian News on 8th March and The County Times on 9th March. Details of where to view the Article 4 Direction and notification of two surgeries to be held at Y Plas were included in the press release.
- Site Notices in Welsh and English with a map and a copy of the Article 4 Direction were displayed in Y Plas, The Library and the Council Offices (Canolfan Hyddgen), Machynlleth. Over 100 additional copies of the consultation form were also available in these locations.
- Notices were also displayed throughout the town (including on lamp posts and on Machynlleth Town Council Notice Board).
- Two surgeries were held at Y Plas on 14 March and 28 March.
- Details of the consultation exercise, including copies of the notice and consultation forms were included on Powys County Council's website,

4.2 The consultation resulted in a total of 4 responses being received, 1 from Machynlleth and District Civic Society and 3 from members of the public. Of the 3 members of the public, 2 supported the Article 4 Direction and one raised concerns. Appendix 2 details the consultation responses in full.

4.3. Such a low response rate may be taken as an indication that the decision to make an Article 4(2) Direction is not controversial. The 2 residents that supported the Article 4

Direction attended one of the surgeries held in Y Plas. The surgeries at Y Plas were relatively well attended as they were held on market days. However a large proportion of the people who visited the stand were either on holiday or day trippers from outside the town (but living relatively close by and visiting the town often). Several compliments were made on how the town has improved visually in recent years with the clock tower receiving particular attention. The supportive comments speak for themselves and are an indication of the high regard and importance given to the historic built environment of the town.

4.4 The areas identified by those who responded to the consultation exercise as areas that should be considered for enhancement are worth noting. Whilst the Machynlleth Town Scheme Partnership has been very successful, part of its success rests with the fact that the areas targeted were relatively small and therefore concentrated repairs and improvements in a small area. This has resulted in the majority of the town not being eligible to apply for that particular grant. The opportunity for grant schemes within the town will of course continue to be investigated.

5. Machynlleth Urban Characterisation

5.1 Attention is also drawn to another project that is planned for Machynlleth. The Civic Trust Wales, working in partnership with Cadw and with assistance from Powys County Council, have secured Heritage Lottery Funding to fund a project officer for 12 months to produce "Urban Characterisations" of 3 towns within Wales, one of which is Machynlleth. (Newtown and Abergavenny being the other two). The hard work of Machynlleth Town Council and local people in Machynlleth in securing Heritage Lottery Funding for interpretation works in Machynlleth, and the work undertaken as part of the Town Scheme Partnership was as much a consideration in this decision as the recognition of Machynlleth as a town of great architectural and historic significance.

5.2 The urban characterisation will involve the community in the preparation of a characterisation study that will aid an understanding of the town's unique history & evolution, and will be essential to form a Conservation Area Management Plan that, alongside the Article 4(2) Direction, will aim to protect the town's historic quality from further erosion, and to protect the financial investment that has already taken place in the town with the Town Scheme Partnership.

5.3 Characterisation is a relatively new approach to understanding our historic towns that is likely to gain more prominence. In addition to working with local Civic Societies to assist in the preparation of an Urban characterisation, the Civic Trust (Wales) will also produce a national tool kit that will enable other communities to follow suit, and will feature the three towns within the project. There was stiff competition to take part in this project, and it is quite a success for Powys and the hard work of our Civic Societies and Town Councils that Machynlleth and Newtown were chosen as 2 of the tool kit towns. Work has recently commenced in Newtown, and it is anticipated that works will start in the Autumn in Machynlleth.

6. Powys Change Plan

6.1 The proposal supports the Regeneration Improvement Objective of the Powys Change Plan in that it aims to improve the economic and social wellbeing of the citizens of Powys through using Council resources and influence to stimulate regeneration activity. The proposal aim's to conserve the historic environment which complies with the underlying principle of sustainable development in the Powys Change Plan.

7. Options Considered/Available

7.1 The options are to either confirm the Article 4(2) Direction within Machynlleth or to choose not to, and allow the Direction to lapse.

7.2 It should be noted that an Article 4(2) Direction maybe the subject of compensation and this may be applied for under Section 108 of the Town & Country Planning Act 1990 (as amended). Compensation may be claimed via a submission to a Lands Tribunal for any loss that may be incurred by an owner of land who is refused planning permission, who might under normal circumstances be able to carry out an activity without permission. However, research published on 1 October 2008, commissioned by the English Historic Towns Forum, has found no incidences of claims for compensation being made against the authorities consulted (72 in total) in relation to the withdrawal of permitted development rights in conservation areas.

7.3 An Article 4(2) Direction is registerable as a local land charge.

7.4 Cadw support the Article 4 Direction, however they have commented that they would like the permitted development rights for solar panels to also be included in the Article 4 Direction. The inclusion of Solar Panels could not be covered by an Article 4(2) Direction, but would require an Article 4(1) Direction. An Article 4(2) Direction can be made and confirmed by a Local Planning Authority subject to certain consultation requirements. However an Article 4(1) Direction would require the approval of the Heritage Minister. It was considered that an Article 4 (1) Direction would not be made at this time as the timescales involved could potentially jeopardise the grant application to Cadw. Given that Cadw and The Civic Trust (Wales) are undertaking characterisation work within the town, it was considered more prudent to await the findings of that work, which may or may not indicate other elements that should be considered under an Article 4 (1) Direction. It is also noted that the number of listed buildings within Machynlleth and the current Conservation Area status already results in a high percentage of buildings that could not install solar panels without planning permission.

8 Preferred Choice and Reasons

8.1 The preferred choice would be to confirm the Article 4(2) Direction in Machynlleth to enable the historic and special character that is so valued by locals and tourists alike to be safeguarded. This will ensure that the investment of public monies already made in the town is protected and will facilitate the current grant offer & possible future grants from Cadw. In addition the making of an Article 4 Direction in Machynlleth would bring the town in line with other historic towns of heritage significance within Powys that are important to heritage tourism, and already benefit from Article 4 Directions.

9. Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc

8.1 All consultation material was provided bilingually. The proposal to consult on the Article 4(2) Direction and the urban characterisation study currently planned will help ensure that the character of the town is maintained and enhanced for future generations.

10. Children and Young People's Impact Statement - Safeguarding and Wellbeing

10.1 It is not considered that the proposed Article 4(2) Direction will have an impact in this regard

11. Local Member(s)

11.1 Councillor Michael Williams' commented that he "supports the Article 4(2) Direction and the area to which it relates, which came into effect in Machynlleth on 8th March 2012. I confirm my formal support for the Article 4 (2) Direction as it quite clearly will endeavour to maintain the character within the town's conservation area. Indeed, on the four 'Machynlleth' road signs as you enter the town, Machynlleth is rightly referred to as "The ancient capital of Wales." It is important to ensure and encourage repair and high quality restoration of existing buildings. It is worth noting the tremendous success of the Machynlleth Town Partnership grant scheme that, supported financially by Cadw and Powys County Council, has provided grants for nearly 30 buildings totalling about £800,000. The Article 4(2) Direction will protect the great investment already made to ensure the town's heritage."

12. Other Front Line Services

12.1 The removal of certain Permitted Development Rights should result in applications for planning permission for the works. This will increase the workload of the Development Management Section. However, very few applications are received each year within the Article 4 Direction area in Llanidloes, and the workload is therefore not anticipated to be great. There are no planning application fees for works removed by an Article 4 Direction.

12.2 The Article 4(2) Direction will enable Building Control to be aware of applications for window replacements, which may then be administered through that Department and not FENSA. There may be an increase in applications to Building Control for which a fee will be payable.

12.3 The Development Management Team and Building Control Teams for Machynlleth were consulted prior to the Article 4(2) Direction being made. Development Management comments that "There will be workload implications for Development Management, as a consequence of possible additional pre application enquiries to confirm as to whether planning applications would be required, particularly in the early period implementing any Article 4 Direction. It is acknowledged that if the trend for Machynlleth follows that of Llanidloes, the workload will be minimal and absorbed by officers covering the Machynlleth area. The principle of the Article 4 direction is thus supported". The Building Control Team were consulted but did not offer any formal comments. It is therefore anticipated that any additional workload generated will be minimal and can be met from existing resources.

13. Support Services (Legal, Finance, HR, ICT, BPU)

13.1 Internal Consultation was undertaken prior to the making of the Article 4 Direction and the following responses were received at that time.

A) Legal Services understand that all procedural steps have been properly taken in this matter

B) The Principal Accountant for Community, Skills and Learning commented that "Section 5.2 above makes reference to compensatory payments which are unlikely to be forthcoming, should these arise there is currently no funding identified to meet them."

13.2 Cadw have commented that they would like the permitted development rights for solar panels also included in the Article 4 Direction. Apart from that addition they support the proposed Article 4 Direction. The inclusion of Solar Panels could not be covered by an Article 4(2) Direction, but would require an Article 4(1) Direction. An Article 4(2) Direction can be made and confirmed by a Local Planning Authority subject to certain consultation requirements. However an Article 4(1) Direction would require the approval of the Heritage Minister.

It was considered that an Article 4 (1) Direction would not be made at this time as the timescales involved could potentially jeopardise the grant application to Cadw. Given that Cadw and The Civic Trust (Wales) are undertaking characterisation work within the town, it was considered more prudent to await the findings of that work, which may or may not indicate other elements that should be considered under an Article 4 (1) Direction. It is also noted that the number of listed buildings within Machynlleth and the current Conservation Area status already results in a high percentage of buildings that could not install solar panels without planning permission.

14. Local Service Board/Partnerships/Stakeholders etc

Not applicable

15. Communications

15.1 A full consultation exercise, which was more extensive than the legislation required, has been undertaken and detailed in Section 3.

15.2 Upon confirmation of the Article 4(2) Direction a notification exercise is required similar to the consultation exercise detailed in Section 3, and Land Charges will be informed.

16. Statutory Officers

16.1 Internal Consultation was undertaken prior to the making of the Article 4 Direction and the following responses were received at that time:

A) The Strategic Director, Law & Governance (Monitoring Officer) did not wish to comment on the report

B) Comments from Geoff Petty I note the comment of the Principal Accountant that there is no funding available to make compensatory payments, should these arise."

Recommendation:	Reasons for Recommendation:
To confirm the Article 4(2) Direction in Machynlleth in the existing	1.To adhere to the condition of a grant offer from Cadw to secure the

Conservation Area.	protection of the town's built heritage. And, 2. The Council has a duty to preserve and enhance the character and appearance of our Conservation Areas. The introduction of Article 4 Directions where appropriate will assist in performing those duties.
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Relevant Policy (ies):	Powys Built Heritage Strategy		
Within Policy:	Y / N	Within Budget:	Y / N

Relevant Local Member(s):	Councillor Michael Williams
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Person(s) To Implement Decision:	Debra Lewis Isobel Davies
Date By When Decision To Be Implemented:	

Contact Officer Name:	Tel:	Fax:	Email:
Debra Lewis	01938 551301		debra.lewis@powys.gov.uk
Michael Lloyd	01938 551244		michael.lloyd@powys.gov.uk

Background Papers used to prepare Report:

The Town and Country Planning (General Permitted Development) Order 1995
Powys Change Plan 2011 – 2014
Rural Development Plan for Wales 2007 – 2013
The Powys Regeneration Strategy 2011
Powys Built Heritage Strategy (Oct 2010).

APPENDIX 1

The Consultation Questionnaire with map of the conservation area



**Proposed Article 4(2) Direction in Machynlleth
CONSULTATION RESPONSE FORM
March 2012**

Further forms are available on www.powys.gov.uk/heritage

Consultations to be received by **20 April 2012**

(*please delete where relevant).

Q.1. Are you, a resident of the town / work within the town / own a business in the town / a visitor to the town? *

Q.2 Could you please provide your name and address. Regrettably anonymous responses received may not be able to be considered .

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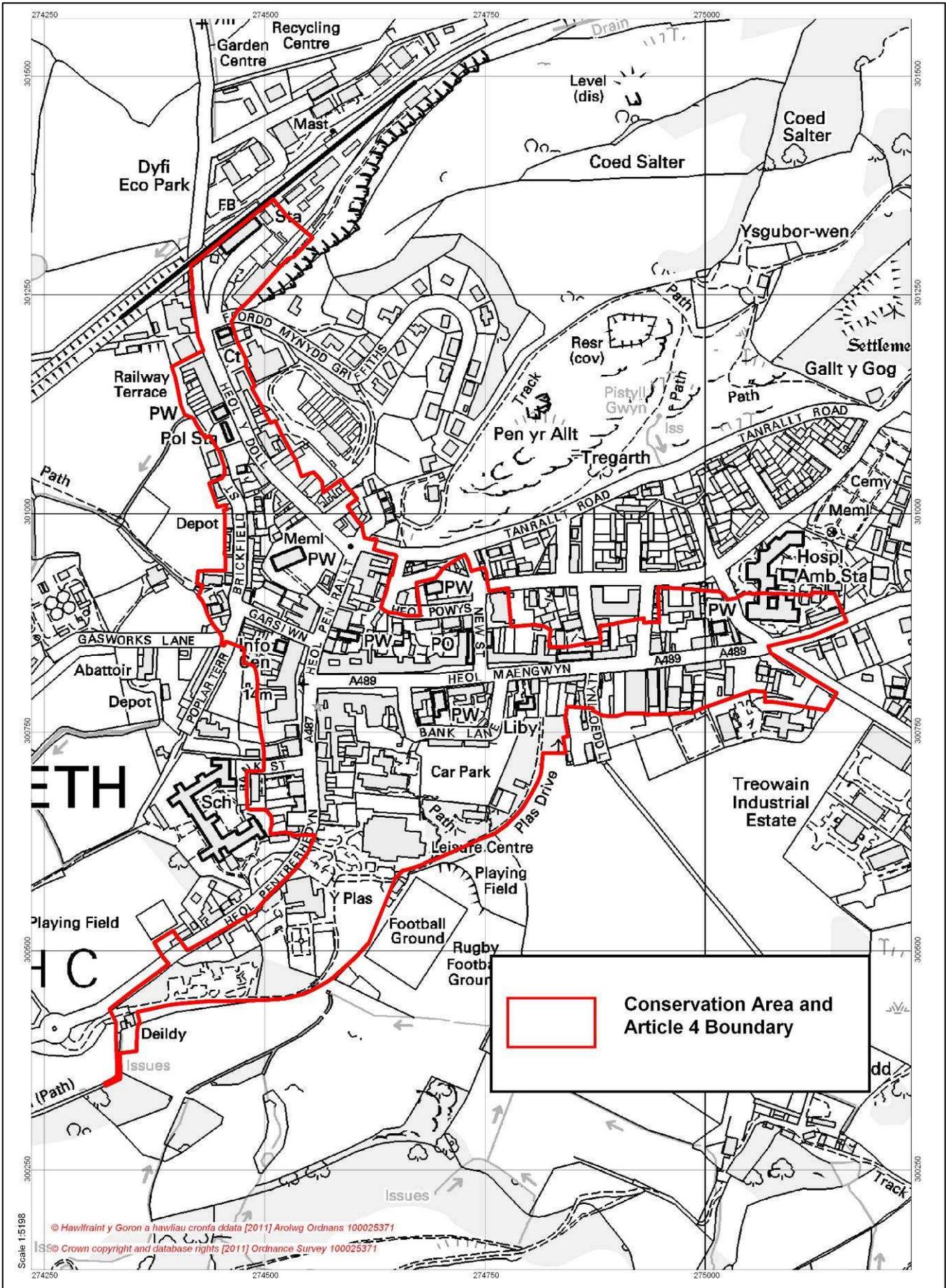
Q.3 Have you read the accompanying leaflet that explains the purpose of the Article 4 Direction. Yes / No*

If not the leaflet is available on-line (www.powys.gov.uk/heritage), and in paper copies, from The Plas, Machynlleth

Q.4 Would you consider that the aims of the Article 4 Direction have been fully explained? Yes / No*

Q.5.Do you agree/disagree with the principle of an Article 4 Direction in Machynlleth? Please explain your answer

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Q.10 Would you like to make any other comments about any aspect of the heritage protection in Machynlleth.

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Please continue on a separate sheet if necessary

Thank you for taking part in this consultation process

**Are there any issues that you would like further information or clarification on , if so please contact Debra Lewis, Built Heritage Conservation Officer (North)
TEL: 01938 551301 e-mail debra.lewis@powys.gov.uk**

**RESPONSES TO CONSULTATIONS MAY BE MADE PUBLIC (e.g. on the internet or via a report).
However the personal information will not be published.**

**PLEASE SEND HARD COPIES OF COMPLETED RESPONSE FORMS TO:
Debra Lewis – Built Heritage Conservation Officer (North), Powys County Council,
Neuadd Maldwyn, Severn Road, Welshpool, Powys, SY21 7AS**

Or

**By completing the electronic form and submitting by e-mail to
debra.lewis@powys.gov.uk**

Appendix 2

Representations received as part of the consultation exercise

	Name & address	Comments	Response
1	Machynlleth and District Civic Society 1 Hen Sinema Heol Powys	Welcomes the approval of the Article 4 status for the Machynlleth Conservation Area	noted
2	Resident & works in Machynlleth	Q7. There is always room for improvement if funding is made easily available	PCC to continue to seek funding opportunities for Machynlleth and elsewhere
3	Resident	Q.5 agrees with proposal because it will keep listed building from being overdeveloped and keep the existing character	Noted
		Q.7 suggested Heol Maengwyn and Heol Pentrehedyn as areas to be enhanced	opportunities for enhancement to be sought where possible.
		Q.10 Thought to be a good idea to keep the historical buildings and houses of Machynlleth looking their best and in keeping with the historical architecture	Noted
4	Owns business in Machynlleth	Q.5 Agreed that there has to be an upkeep of properties – but we are in an economic downturn and the jobs in the area are not well paid. Upkeep is one thing but when more expensive rainwater goods and masonry paint is requested people could not afford these and will not bother, the town will become more and more run down.	A grant scheme has been in operation in Machynlleth for a number of years. The Article 4(2) Direction will safeguard the public and private monies spent to date and will possibly facilitate future grant schemes to enable such up keep
		The Article (4) will also put off potential house buyers buying within the zone as there is too much hassle and waiting before work can be done. Builders will refuse to work within the zone as the paper work will be too restrictive.	No evidence of the Article 4 Direction putting off house buyers or builders in Presteigne, Llanidloes or Llandrindod Wells has come to light.
		I am in the process of trying to “save” a listed cottage as an annexe to a property lets to local people, there are becoming so many restrictions. I am wondering why I started this, I know other people have been put off the idea of renovation now.	Whilst noting the representor’s comments Listed Buildings are not covered by the Article 4 Direction, as listed building consent is already required for the works covered by the Article 4 Direction

	Name and Address	Comments	Response
4	Owns business in Machynlleth	Q.10 Machynlleth is a beautiful town, restriction will not allow the upkeep	<p>The aim of the Article 4 Direction is to retain the architectural beauty of Machynlleth, which is of interest to residents and tourists alike, and facilitate grant schemes to enable the up keep of our historic properties.</p> <p>PCC to continue to seek grants for Machynlleth and elsewhere. Noted that over £800,000 of public monies has been spent on the Machynlleth TSP, with 30% contributions from the building owner.</p>