

Representations & Council Responses juxtaposed

Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

409 Powys County Council

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P1		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment requesting amendment to paras 4.13 and 4.14

Document:Conservation Areas SPG CA1

Question *Representation Texts*

Question: Details

Representation Text: . Generally yes, but 4.13 and 4.14 and the principles for working with communities should perhaps be amended to counter communities' tendency to be hostile to all change.

Council Response: The meaning of local communities could be clarified by adding in reference to town and community councils and local civic societies. It would also be appropriate to explain how the issues raised by the character appraisal will be addressed within a Conservation Area Management Plan, which will involve local property owners, businesses and other interest groups. It is recommended that para. 4.14 is amended.
See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P2		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on the bureaucratic process and need for proportionality

Document:Conservation Areas SPG CA3

Question *Representation Texts*

Question: Details

Representation Text: . The process proposed is notably bureaucratic. It is appropriate for large-scale applications but disproportionately demanding to smaller ones and will have the effect of discouraging all such applications within conservation areas.

Council Response: By setting out the key stages to follow, this is intended to assist applicants in preparing proposals ready for submission to the Local Planning Authority. All developments should follow the same general process. However, it is agreed that the guidance would benefit from more of an emphasis on proportionality, particularly with regard to the level of information that is expected of smaller schemes. See response to representations on question CA4, which is considered to address the issue of proportionality.
See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P3		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on clarity of requirements of Planning Statements

Document:Conservation Areas SPG CA4

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P3		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on clarify of requirements of Planning Statements

Question *Representation Texts*

Question: Details

Representation Text: . If a HIS and/or DAS is not required, it should be made clearer the extent to which such issues need to be discussed in a planning statement, otherwise the authority is in effect requiring a HIS/DAS by default.

Council Response: It is agreed that the extent of the issues to be discussed in a Planning Statement could be made clearer. Recommend inserting additional text into para. 6.40. Also recommend inserting new paragraph with additional text. See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P4		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding contradictions and need for proportionality

Document:Conservation Areas SPG CA5

Question *Representation Texts*

Question: Details

Representation Text: . 6.11 and 6.13 are to some extent contradictory. If a single dwelling infill proposal only requires consideration of its effect on adjacent properties (6.11), it is unduly onerous to then require the wider analysis in 6.13 under the guise of a character appraisal. Proportionality should be a guide to what is required.

Council Response: The potential for confusion is noted. Recommend additional text is inserted into para. 6.13. See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P5		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding considerations listed in para. 6.16

Document:Conservation Areas SPG CA6

Question *Representation Texts*

Question: Details

Representation Text: . The considerations listed in 6.16 discourage innovative design and will tend to encourage pastiche.

Council Response: The penultimate bullet point of para. 6.16 refers to contemporary and innovative design and therefore is considered to encourage this. Para. 6.16 also warns against simply focusing on replicating architectural detailing, instead the focus should be on layout, form, scale, proportions, materials and visual appearance, which should help to avoid pastiche.

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P6		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding proportionality of information requirements

Document:Conservation Areas SPG CA7

Question *Representation Texts*

Question: Details

Representation Text: . The information required is disproportionate to smaller applications. The process will always default to requiring more information, not less, and the net effect will be to discourage applications for smaller developments which could contribute to the organic change which is conducive to healthy urban environments.

Council Response: Figure 2 is intended to summarise the type of information that could be included in a Heritage Impact Statement and is intended to help with drafting the content of a HIS. It is therefore, intended to be applicable to applications for Conservation Area Consent i.e. involving demolition, and, therefore, is not intended to apply to smaller developments that do not involve demolition. Amendments are recommended to clarify the intention of Figure 2 – see response to rep 5867 2).
See Consultation Report.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P7		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding need for proportionality

Document:Conservation Areas SPG CA8

Question *Representation Texts*

Question: Details

Representation Text: . Proportionality should be the guide.

Council Response: It is considered that the amendments proposed in response to the comments under CA4 address the issue of proportionality.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P8		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding disproportionality of requirements

Document:Conservation Areas SPG CA9

Question *Representation Texts*

Question: Details

Representation Text: . Again, the aim should be to use the lightest touch compatible with maintaining the overall character of the conservation area. The requirements are disproportionately onerous.

Council Response: It is considered to be reasonable to expect either a HIS or DAS in accordance with the regulations, or otherwise a Planning Statement, along with detailed plans, for all applications within or affecting a Conservation Area. The emphasis of the SPG is for matters of character and appearance to be considered by applicants at an early stage in order that this work can inform the siting and design of a proposal. This information will ensure that sufficient information is available to the local authority at the application stage and will enable the local authority to make informed planning decisions.

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P8		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding disproportionality of requirements

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
409.P9		09/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Need for recognition that Conservation Areas are not mechanisms to prevent change

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: **Details**

Representation Text: . The SPG could helpfully include explicit recognition that there is not and should not be a presumption against any development in conservation areas. Conservation areas are not a mechanism for preventing change, but for managing additions and subtractions to the built environment in a way which recognises the value of what already exists and the contributions of the part to the whole. Any attempt to fossilise conservation areas will bring economic and social disbenefits to communities. The SPG may need to reflect the fact that townscapes and village centres have developed organically; to prevent further change, either deliberately or unintentionally, stifles the ability of communities to adapt and leads to decline or to reduced diversity in ownership and occupation.

Council Response: Agree to include additional text to clarify the meaning of Conservation Area designation through adding a paragraph under the heading 'The meaning of Conservation Area designation' in section 4.
See Consultation Statement.

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439 Newtown & Llanllwchaearn Town Council

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
439.P1		04/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Support for acknowledgement of Place Plans

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . The Town Council is heartened to see significant acknowledgement of Place Plans plus reference to local work here in Newtown including the Civic Society, in the latest SPGs for Conservation Areas and Residential Design Guide.

The Newtown & Llanllwchaearn Place Plan will feature Character Appraisals for key areas identified within the town boundary including the Newtown Central & Penygloddfa Conservation Areas. The Place Plan is intended to be a "sister document" to the LDP, to be adopted by Powys County Council as SPG and will directly link into and enable the application of the Conservation Areas & Residential Guide SPG.

For more detailed information on locally distinctive key characteristics please refer to Place Plans where they are available.

Council Response: This support is noted. It is agreed that it would be useful to make reference to Place Plans where they are available. It is recommended that additional text should be provided in para. 6.10 to make specific reference to character appraisals that may have been undertaken as part of the Place Plan process. Recommend amendingn para. 6.10. See Consultation Statement.

Representations & Council Responses juxtaposed

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517 Montgomery Town Council

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Source</i>	<i>Type</i>	<i>Mode</i>	<i>Status</i>	<i>Status Modified</i>	<i>Summary</i>
517.P12		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: No specific comment

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . Although Montgomery Town Council do not have any comments on SPG, they would like to congratulate the team on their early engagement with the council and compliment the team on how thorough the document is.

Council Response: This support is noted.

Representations & Council Responses juxtaposed

by: Representation No

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525 Presteigne & Norton Town Council

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
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525.P21		24/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment requesting more detail on HIA requirements
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Document:Conservation Areas SPG CA4

Question *Representation Texts*

Question: Details

Representation Text: . More detail needed on when an historical impact assessment would be required.

Council Response: Applicants must carry out a Heritage Impact Assessment (HIA) and submit a Heritage Impact Statement (HIS) in connection with applications for listed building consent and conservation area consent. This requirement is explained in paras. 4.4, 6.6 and 6.23, and the requirements in respect of different types of proposals is set out in Appendix 1. This is considered to be sufficiently clear.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
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525.P22		24/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on the need for balance and to be forward looking
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Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . A need to balance conservation area restrictions with the need to allow changes for disability access.
A need to balance conservation area restrictions with the need to make both new and existing properties more energy efficient (e.g. replacement windows).
TC understands the need to preserve appearance and features but feels the policy needs to be more forward looking in order to considerably incorporate new technology.
Could be some allowance built into the guidance for such matters?

Council Response: The primary purpose of conservation area designation is to protect and enhance the character and appearance of the area. The process is flexible enough to allow for necessary adaptations at the application stage. Appropriate solutions can normally be found providing that careful consideration is given to siting and design matters.

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4177 Natural England

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
4177.P1		16/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: No specific comments

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: **Details**

Representation Text: . Natural England does not have any specific comments on this Conservation Areas Supplementary Planning Document.

Council Response: This response is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
4177.P2		16/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: No specific comments

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: **Details**

Representation Text: . Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England does not have any specific comments on this Conservation Areas Supplementary Planning Document.

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by: Representation No

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5867 Cadw

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P1		27/09/2019	<input type="checkbox"/>	E	C		M		Summary: Comments regarding clarity on character appraisals for each Conservation Area

Document:Conservation Areas SPG CA1

Question *Representation Texts*

Question: Details

Representation Text: . 4.14. would it be simpler and more direct to say 'there are currently no appraisals in place for any of the conservation areas in Powys. PCC seeks to work with local communities... in the preparation of appraisals or characterisation studies. Communities are also encouraged to undertake character area appraisals as part of a Place Plan. In the absence of detailed appraisals, this SPG provides generic guidance on the assessment of character that should accompany any development proposals put forward through planning and other related applications. Para 4.2.77 of the LDP explains that significant weight... generic guidance.....' I assume this paragraph is in fact DM13 as set out on page 13 of this guidance. It would be helpful to be consistent in the way this is referenced.

In answer to the question at CA1, therefore, in my view the central point that the SPG is to be used where detailed appraisals are not in place is not sufficiently clear as currently drafted.

Council Response: Recommend amendments to para. 4.14.
See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P2		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on sources of information

Document:Conservation Areas SPG CA2

Question *Representation Texts*

Question: Details

Representation Text: . Further Information on Conservation Areas (Q CA2):

- 1) One of the most useful sources for a summary of history and character for the county's towns is the Buildings of Wales volume for Powys, published in 2013.
- 2) 4.29 does the Residential Design Guide SPG provide character appraisals of all towns or just some of them?
- 3) 4.30 awkward wording: I suggest instead 'Cadw has published studies on the historic character of 15 towns across Wales. These studies set out a detailed definition of local character which can inform the management of change. Although no towns in the Powys area have been studied, Cadw's urban character reports are intended to be exemplars that show how historic character can be analysed'.
- 4) In addition to these points of detail, I think it would be helpful in each case to explain more clearly why each of the sources mentioned might be useful; this has been done for some of the entries, but not all. For example, the HLC studies provide quite detailed historical background and a general introduction to the broad elements of character for settlements in included within registered landscape areas. It would be helpful to say what these areas are, as there won't be many conservation areas that fall within them. CPAT's settlement studie will also be a good starting point for understanding the historical development of all(?) settlements within the county, but if they don't deal with post 1750 development, there are obvious limitations in respect of built historic character.

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P2		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on sources of information

Council Response:

- 1) Recommend that a new para. is inserted after para. 4.36 , but that reference is also made to the availability of other local history books.
- 2) The Residential Design Guide does not include area appraisals for Montgomery and Llanwrtyd Wells. Recommend amendments to para. 4.29.
- 3) Recommend that para. 4.30 is deleted and replaced with the text requested.
- 4) Recommend that additional text is inserted into para. 4.32.

See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P3		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on the key stages

Document:Conservation Areas SPG CA3

Question *Representation Texts*

Question: **Details**

Representation Text: . CA3: the key stages for proposals seem broadly appropriate, but:

- 1) I would question the title of stage 1, as the use of the word 'determining' could be confusing (isn't determination what the Council does when it decides to grant consent?) I think it would be better for this stage to be called 'Explaining Objectives' which would be in line with the first stage of the heritage impact assessment process;
- 2) Stage 2 is the equivalent of understanding significance (and it might be worth making this clear – describing the appraisal as a statement of significance might make it rather less daunting to applicants and/or agents);
- 3) stage 3 could be broken down into two which would also be in line with the HIA process as follows i. identifying proposed changes ii. Assessing the impact of proposals and getting the best solution.

Council Response:

- 1) The potential for this to be misinterpreted is understood and therefore, it is recommended that the title of stage 1 before para. 6.5 is amended to 'explaining objectives'. Also, change references to this stage in Figure 1 and in section 8 Figure 7.
- 2) Recommend inserting additional text into para. 6.9.
- 3) Agree that this section could be divided into two. However, it is recommended that the word 'designing' is used rather than 'identifying' to be consistent with the content of this section. Recommend inserting titles above para. 6.15 'Designing proposed changes' and above para. 6.18 'Assessing the impact of proposals'.

See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P4		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on requirement for planning statements

Document:Conservation Areas SPG CA4

Representations & Council Responses juxtaposed

by: Representation No

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P4		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on requirement for planning statements

Question *Representation Texts*

Question: Details

Representation Text: . CA4; I think it needs to be clearer when a planning statement is expected – presumably in all cases where a HIS or DAS is not required? It would be better to explain this at the beginning of section 6 (in paragraph 6.1) rather than in stage 1, and also to explain at the outset that HIS, DAS and planning statements are all expected to include an element of character appraisal.

Council Response: As explained in para. 6.7, in cases where HIS or DAS is not required, it is good practice for design and access issues to be discussed in a Planning Statement. This is considered to be clear, however it is recommended that paras 6.6 and 6.7 are moved from stage 1 to the opening part of section 6, after para. 6.2. Also, recommend additional text in the moved para 6.6. Consequential change to Figure 1 Key Stages to delete 'determine whether a DAS/HIS is required.' See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P5		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on HIS checklist

Document:Conservation Areas SPG CA7

Question *Representation Texts*

Question: Details

Representation Text: . 1) Figure 2: I assume that the part of the statement relating to significance is intended to be based on the character appraisal process described in paragraph 6.13. It would be helpful to make that clear.

2) The check-list of information seems rather long when compared with the list of requirements included at section 7.2 in Cadw's own guidance on HIA – could it be simplified to be brought into line with our guidance? There is a risk otherwise that the detail requested here could be seen as disproportionate, unreasonable – or simply too much to expect from applicants and/or agents.

Council Response: 1) Recommend additional text in point 3 in Figure 2.
2) Figure 2 is intended to provide a list of the type of information that could be included in a HIS, and is based on a real life example. Not all considerations will be relevant in all cases. Recommend that this is clarified this by amending para. 6.32 and the title of Figure 2. See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P6		29/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on figures 3 and 4 in section 7

Document:Conservation Areas SPG CA10

Representations & Council Responses juxtaposed

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P6		29/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on figures 3 and 4 in section 7

Question *Representation Texts*

Question: Details

Representation Text: Section 7: How to undertake a site and context analysis

- 1) I am concerned about confusion of terms – wouldn't it be better to describe this as 'how to undertake a character appraisal?'
- 2) Fig 3: resources: this is nicely set out, but it needs to be clear what this is actually for, relating it more closely to the stages of appraisal identified in paragraph 6.13 with the crucial distinction between information relating to the conservation area as a whole, and information relating to the specific site in question:
- 3) I assume the intention is that current maps would be used to help explain the site's relationship to the conservation area as a whole, and that historical maps would be used to explain its previous form and development.

Similarly, for the HER, it would be helpful to explain how this information might be used in practice – presumably it is in order to find out more about the history and development of the site and any historic assets adjacent to it? LANDMAP: presumably the relevance of LANDMAP is limited to giving an overview of the general character of the area as a whole (and therefore relates to the first stage in the process set out at paragraph 6.13). this should be made clear. There are limitations with the information in LANDMAP – the summary description of the cultural landscape of Machynlleth given as an example is out of date and inaccurate.
- 3) Photographs: need to explain what they are for – modern photographs useful to illustrate context and any specific features; historical photographs to show previous form and detail, and demonstrate levels of change/survival.
- 4) Figure 4: need to make a clearer distinction between the need for a brief statement relating to the character of the conservation area as a whole, and for detail on the specific site – its contribution to the conservation area and its own history and character. If the first two boxes relate to the area as a whole, I think that the expectations suggested by the points to consider may be too onerous in practice and may need to be simplified. These would be fine if Powys CC was commissioning a conservation area appraisal, but given the more limited context of this exercise, this may be both unreasonable and unrealistic: could it be simplified? The other boxes that relate to the specific site in question seem more helpful, but again risk asking for an unrealistic level of detail.

Council Response: 1) The term site and context analysis has been used as this is a planning term and is used in the guidance relating to Design and Access Statements. This emphasises the need to consider both the site and it's context, which is particularly important in Conservation Areas.
2) It is considered that figure 3 is clear in terms of the information that is relevant to the conservation area as a whole and information relating to specific site.
3) Some of the re-wording requested is not considered to be necessary as the use of the information sources is considered to be clear. Recommend amending text in Figure 3. Comments regarding LANDMAP being out of date has been noted and addressed in response to rep 7094 above.
4) Recommend inserting additional text into para. 6.13.
See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P7		27/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Support for the SPG

Document:Conservation Areas SPG CA11

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P7		27/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Support for the SPG

Question *Representation Texts*

Question: Details

Representation Text: . We welcome this SPG which has the potential to make a significant contribution to successfully managing change in conservation areas so as to protect their special character.

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P8		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on the purpose of the guidance

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . Introduction

The purpose of the guidance is clear, but I think it would be helpful to explain who it is for: I raise this because as a general comment it seems to me that this is not an easy read, and I wonder whether there is scope to simplify the language (and condense it) to make it more accessible to non-specialist planners.

Council Response: The SPG has been drafted with the involvement of a range of stakeholders and has been written with applicants, agents and developers in mind.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P9		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on section 4

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . Section 4: Planning Context

1) The references to PPW are slightly confusing and could be strengthened. The key points in respect of conservation areas are set out in 6.1.14: 'there should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised'. I think it would be useful to quote this in full. The quotation included at the end of paragraph 4.5 is incomplete and misleading. The full quotation (at 6.1.8 in PPW) is 'It is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers and communities, to appropriately care for the historic environment in their area. The protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing new proposals'. The key point is about early consideration of historic assets, which is missing from the short quotation in the SPG.

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P9		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on section 4

There are examples of particularly awkward and (unnecessarily long) drafting in paragraphs:

2) 4.7 – the last sentence for example would be better a straightforward quotation from the TAN: 'Local development plan policies and development management decisions which relate to conservation areas will have a sounder basis and make more positive contributions to long-term aims if the character of each conservation area is defined and policies for its preservation and enhancement set out in detail'.

3) 4.9 – Conservation Principles: the reference is awkwardly drafted and risks being overlooked. I think it would be better to put this in a separate paragraph, and consider simply quoting from PPW which says 'Cadw's published Conservation Principles highlights the need to base decisions on an understanding of the impact a proposal may have on the significance of an historic asset.'

4) 4.11 Why not begin this paragraph by saying 'The special, distinctive character of many of Powys's towns and large villages is recognised in the high number of conservation areas in the county'?

5) 4.12 does this paragraph mean that the LDP itself has identified the importance of protecting the character and appearance of the numerous conservation areas in the county, and the importance of protecting and enhancing local distinctiveness through good quality and sensitively designed development? The paragraph as currently drafted is confusing and unclear.

6) 4.16: it might be helpful to include other examples of where PD rights have been removed in conservation areas – or include a link to somewhere where this is explained in more detail.

7) 4.17: it might be helpful to give a brief explanation of what is covered by the Article 4 directions that are in place.

Council Response:

- 1) Recommend amending quotation from PPW in paras. 4.5 and 4.6.
- 2) Recommend amending final sentence of para. 4.7 to direct quotation from PPW.
- 3) Recommend deletion of reference to Cadw's Conservation Principles in para. 4.9 and add new para. Consequential re-numbering of subsequent paragraphs.
- 4) Recommend deletion of the first sentence of para. 4.11 and replace it.
- 5) Recommend deletion of first sentence of para. 4.12 and replace it.
- 6) There are various additional restrictions on permitted development in Conservation Areas and it is not considered helpful to cite a few more examples here. The link provided goes to the WG website, which includes guidance for householders, which sets out the circumstances where permission will be required for development in Conservation Area.
- 7) Para. 4.17 includes a link to further details on the Article 4 directions. It would not be helpful to include further details on what is covered by the Article 4 directions within the SPG as the directions in Powys cover various alterations.
See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P10		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on section 5

Document:Conservation Areas SPG CA11

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P10		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on section 5

Question *Representation Texts*

Question: Details

Representation Text: . 5. Local Planning Policy

Might be helpful to explain the relationship between the specific policies (SP7 and DM13) and the LDP objective 13. I assume that the policies are intended to support the objective, but I note that the objective refers specifically to local assets that do not have statutory protection. SP7 is specific in referring to designated assets, but does DM13 include undesignated assets within its scope or is it specific to conservation areas?

Council Response: Recommend that an additional para. is inserted after para. 5.6 referring to LDP para. 4.2.78 to explain how local assets on the Historic Environment Record are to be taken into account. See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P11		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on section 6 stage 1

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . Stage 1 (see previous comments about title of this stage)

1) 6.5 this section is confusing, because consideration of siting and design would surely have to follow rather than precede the character appraisal. Surely at this stage, the focus should be on the principle of development and what it is intended to achieve rather than the detail?
2) I think paragraph 6.8 would be a much better starting point for this section.

Council Response: 1) Recommend amending para. 6.5 to remove reference to siting and design at this stage. Also recommend amending section 7 Figure 6.
2) Recommend moving para. 6.8 to follow para. 6.5.
See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P12		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on section 6 stage 2

Document:Conservation Areas SPG CA11

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P12		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comments on section 6 stage 2

Question *Representation Texts*

Question: Details

Representation Text: . Stage 2 Character Appraisal

- 1) It would be helpful to begin this section by a clear statement saying when this is expected - I assume it is in all cases of proposed development requiring some form of consent.
- 2) I think the key messages in this section could be expressed much more succinctly, and it is also not very clear at present.
- 3) It is confusing to refer to both a character appraisal and a site and context analysis – better to simply talk about a character appraisal, and then briefly say that this will involve an element of background research, and some analysis of the site and its context.
- 4) It will be important to explain the objective of the background research referred to at 6.10, and say what it is intended to achieve. I assume that the main objective is to inform an understanding of the development of the site which is the subject of development proposals - if that is indeed the case, it would be better to say so. I do not think that the site and context analysis described in 6.11 is in practice distinct from the character appraisal helpfully described at 6.13, and it would be sensible to combine the two, focusing on the key point in 6.11, which is about proportionality.
- 5) For the whole process of character appraisal, I think it will be important to be much clearer about defining objectives and scope: I assume that what is expected is a brief and general summary of the character and special interest of the conservation area as a whole (based for example on the description in Buildings of Wales volume or other accessible published sources), but that points 2-12 at paragraph 6.13 refer specifically to the site which is the subject of the development proposals. This should be clarified as there is a risk that the expectation is that an individual development needs to be supported by a detailed appraisal of the whole area.
- 6) In general, I think this section needs looking at again as the order in which the paragraphs is presented is confusing. I do not think it is helpful for example to talk about background research before explaining the process of character appraisal.

- Council Response:*
- 1) This guidance is intended to be used for those developments that require planning permission and therefore it is not necessary to state that character appraisal will be needed in connection with proposals that require consent.
 - 2) The detail included in this section is considered to be necessary to explain the character appraisal process.
 - 3) The guidance explains that a character appraisal involves carrying out a site and context analysis informed by a site visit and background research. This is considered to be clear.
 - 4) Recommend inserting additional text into para. 6.10.
 - 5) Recommend inserting additional text into para. 6.13.
 - 6) Careful consideration has been given to the ordering of the paragraphs and it is considered to be logical. See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P13		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on section 6 stage 3

Document:Conservation Areas SPG CA11

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P13		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on section 6 stage 3

Question *Representation Texts*

Question: Details

Representation Text: . Stage 3

(see previous comments about the content of this stage) This section would benefit from editing as it is currently over-long, somewhat repetitious and rather confusing.

Council Response: The length of this section is due to the need to set out the requirements associated with HIA, DAS and Planning Statements separately. This level of detail is considered to be necessary to fully explain the requirements.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P14		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on section 6 development requiring HIA

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . Assessment for Development Requiring HIA

6.24 need to make it clear that even where a building makes little or not positive contribution to the character of a conservation area, consent will still be needed before demolition can proceed.

Council Response: Recommend that wording of para. 6.24 is amended. See Consultation Report.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P15		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on section 6 development requiring DAS

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . Assessment for Development requiring DAS

Presumably the reference to character in paragraph 6.34 means that a character appraisal as per paragraph 6.13 is expected – it would be useful to clarify this.

Council Response: Recommend that additional text is inserted into para. 6.34. See Consultation Statement.

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P15		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on section 6 development requiring DAS

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P16		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment on section 6 development not requiring HIS or DAS

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . Assessment for development not requiring HIS or DAS

This section is currently a bit confusing – presumably the core message is that in some circumstances, the LPA may ask for an HIS or a DAS even where they are not technically required, and that planning statements which include an element of character appraisal are expected in all cases where a DAS or HIS is not a formal requirement. It might be helpful to make it clearer up front in the document that an element of character appraisal is needed in all cases, but that this requirement might be discharged through an HIS, a DAS or a planning statement. This should be explained clearly at the beginning of section 6.

Council Response: Additional text is proposed to be inserted into new para. 6.4 to address this point in response to Rep 5867 to question CA4.
See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
5867.P17		27/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: General comment on references to Cadw

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . One final point – there are a few references to CADW that have crept in – please can these be changed to Cadw in all cases?

Council Response: Recommend correcting references to Cadw.
See Consultation Statement.

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

5923 Powys County Council

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Source</i>	<i>Type</i>	<i>Mode</i>	<i>Status</i>	<i>Status Modified</i>	<i>Summary</i>
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5923.P4			<input type="checkbox"/>				M		
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Document:Conservation Areas SPG CA1

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

7094 Machynlleth Town Council

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P1		19/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with approach towards conservation area character appraisals

Council Recommendation: Note

Document:Conservation Areas SPG CA1

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P2		19/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with information sources

Document:Conservation Areas SPG CA2

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P3		19/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment requesting specific reference to town and community councils

Council Recommendation: Note

Document:Conservation Areas SPG CA3

Question *Representation Texts*

Question: **Details**

Representation Text: . It should specify town and community councils as well as the county council.

Council Response: Para. 6.2 refers to relevant guidance adopted by the Council, which reflects criterion 3 of LDP Policy DM13. Guidance which has only been adopted by a Town and Community Council and not the County Council is unlikely to carry significant weight in the decision-making process. It would, therefore, not be appropriate to refer to Town and Community Councils in this context. However, it is important to point out that Conservation Area Character Appraisals and Management Plans that Town and Community Councils are involved in preparing are more likely to carry weight in decision-making when formally adopted by the Council as SPG. It is recommended that para. 5.5 is amended.

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P3		19/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment requesting specific reference to town and community councils

See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P4		19/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with clarity of requirement for HIS, DAS or Planning Statement

Document:Conservation Areas SPG CA4

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P5		19/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding climate change considerations

Document:Conservation Areas SPG CA5

Question *Representation Texts*

Question: **Details**

Representation Text: . As far as visual character is concerned, yes but impact on climate change must always be a key consideration.

Council Response: The primary purpose of conservation area designation is to protect and enhance the character and appearance of the area. The process is flexible enough to allow for necessary adaptations at the application stage. Appropriate solutions can normally be found providing that careful consideration is given to siting and design matters.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P6		19/09/2019	<input type="checkbox"/>	E	O	W	M		Summary: Objection to details of Appendix 2

Document:Conservation Areas SPG CA6

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P6		19/09/2019	<input type="checkbox"/>	E	O	W	M		Summary: Objection to details of Appendix 2

Question *Representation Texts*

Question: Details

Representation Text: . No

- 1) If you have any intention of taking climate change seriously and complying with your obligations under the Well being of future generations act, this is nonsense - Single-glazed windows should be replaced with single-glazing, however there may be situations where slim double-glazing (12mm) or secondary glazing may be appropriate. Single glazing must always be replaced with double or triple glazing or enhanced with double secondary glazing.
- 2) This is also not Ok as it may make it impossible to take advantage of passive solar heating - Traditional windows generally have a vertical emphasis meaning that their height exceeds their width. In designing windows on new development, the solid to void ratio of windows to wall in existing buildings should be taken into account in sizing and positioning new windows.
- 3) Why on earth is this a requirement - The number of new rooflights should be kept to the minimum necessary. How do you reduce electric light use if you can't adequately increase daylighting?
- 4) This is a ridiculous use of materials to pander to some archaic idea of design - Where new development is proposed, chimneys should be incorporated within the design and should be designed to respect the character and appearance of other chimneys in the area.
- 5) This is playing with words as it talks about 'balancing' but doesn't mean that at all as it really means that conservation trumps the use of solar panels. Solar panels are not permanent changes to a building and we are in a climate emergency - The need to promote energy efficiency will be balanced against the need to protect the character and appearance of the area when dealing with proposals for solar panels in Conservation Areas.
- 6) What is a traditional typeface?

Council Response: 1) Standard double glazed units are unlikely to be appropriate in a Conservation Area. However, the SPG refers to alternative solutions, including slim double glazing or the use of secondary glazing, which will improve the energy efficiency of a building whilst retaining the character and appearance of window features.
 2) Window proportions are important to the character and appearance of a building. This does not necessarily mean that larger windows will not be appropriate, however paying attention to the proportions, rather than the exact size of the windows, i.e. vertical height in relation to the width, will help to integrate new development.
 3) The overuse of rooflights, particularly on the front elevation of a building, will harm the character and appearance of the building and, if repeated on other buildings, will also have a cumulative effect on the area. The SPG encourages sensitive siting and design of rooflights in order to reduce this harm.
 4) Chimneys are a feature of historic buildings and areas, and should be replicated, where appropriate to the street scene. Recommend that the text in Appendix 2 is amended.
 5) The primary purpose of conservation area designation is to protect and enhance the character and appearance of the area. The process is flexible enough to allow for necessary adaptations at the application stage. Appropriate solutions can normally be found providing that careful consideration is given to siting and design matters.
 6) Typeface means font i.e. the style of text. Times New Roman is an example of traditional typeface. Recommend amending the text in Appendix 2.
 See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P7		19/09/2019	<input type="checkbox"/>	E	S		M		Summary: Agree with summary of information for HIS

Document:Conservation Areas SPG CA7

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P7		19/09/2019	<input type="checkbox"/>	E	S		M		Summary: Agree with summary of information for HIS

Question *Representation Texts*

Question: **Details**

Representation Text: . ok

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P8		19/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with additional information requirements

Document:Conservation Areas SPG CA8

Question *Representation Texts*

Question: **Details**

Representation Text: . ok

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P9		19/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with information requirements and processes

Document:Conservation Areas SPG CA9

Question *Representation Texts*

Question: **Details**

Representation Text: . ok

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P10		19/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding LANDMAP being out of date

Document:Conservation Areas SPG CA10

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P10		19/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding LANDMAP being out of date

Question *Representation Texts*

Question: Details

Representation Text: . Ok, except you have to check that it is current info – the Landmap info on Machynlleth is out of date.

Council Response: This extract is an example for illustrative purposes only. It is understood from NRW's website that this LANDMAP layer is dated December 2018. However, it is noted that part of it is out-of-date, therefore to avoid confusion, it is recommended that the part of the extract relating to Celtica, which has closed is deleted from Figure 3. See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7094.P11		19/09/2019	<input type="checkbox"/>	E	C	W	M		Summary: Comment regarding good modern design, climate change and well-being responsibilities

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: Details

Representation Text: . Just a general comment that, as a person who is passionate about historic buildings and sites, I really dislike the taste for bad mock victorian buildings where those victorian ones can be a sort of mock medieval. I would far rather see very good modern design that could enhance old buildings as a contrast. Also you have to take your responsibilities in the face of the state of the climate and following the Well Being of Future Generations Act seriously.

Council Response: The list in para. 6.20 of factors that may assist with designing appropriate development in Conservation Areas includes reference to contemporary design. See previous responses regarding climate change. As explained in para. 1.3, the Powys LDP considers Conservation Areas as important strategic assets that require protection from unacceptable development so as to protect the economic, environmental social well-being of Powys.

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

7095 Canal & River Trust

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P1		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Comment regarding involvement of other stakeholders

Document:Conservation Areas SPG CA1

Question *Representation Texts*

Question: Details

Representation Text: . Yes- and with other stakeholders.

Council Response: The meaning of local communities could be clarified by adding in reference to town and community councils and local civic societies. It would also be appropriate to explain how the issues raised by the character appraisal will be addressed within a Conservation Area Management Plan, which will involve local property owners, businesses and other interest groups. Recommend amendment to para. 4.14. See Consultation Statement.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P2		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with information sources

Document:Conservation Areas SPG CA2

Question *Representation Texts*

Question: Details

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P3		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with key stages

Document:Conservation Areas SPG CA3

Question *Representation Texts*

Question: Details

Representation Text: . Yes

Council Response: This support is noted.

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P4		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with requirement for HIS, DAS and Planning Statements

Document:Conservation Areas SPG CA4

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P5		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with key considerations

Document:Conservation Areas SPG CA5

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P6		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with factors for designing appropriate development and Appendix 2

Document:Conservation Areas SPG CA6

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P7		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with summar of information for HIS

Document:Conservation Areas SPG CA7

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P7		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with summar of information for HIS

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P8		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with additional information requirements

Document:Conservation Areas SPG CA8

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P9		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with information requirements and processes

Document:Conservation Areas SPG CA9

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P10		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with guidance on site and context analysis

Document:Conservation Areas SPG CA10

Representations & Council Responses juxtaposed

by: Representation No

Filtered to show: (all of) Stage=P; Document=Conservation Areas SPG

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P10		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Agree with guidance on site and context analysis

Question *Representation Texts*

Question: **Details**

Representation Text: . Yes

Council Response: This support is noted.

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Source	Type	Mode	Status	Status Modified	Summary
7095.P11		20/09/2019	<input type="checkbox"/>	E	S	W	M		Summary: Full support for the document

Document:Conservation Areas SPG CA11

Question *Representation Texts*

Question: **Details**

Representation Text: . No. The Canal & River Trust is fully supportive of the document.

Council Response: This support is noted.
