

APPENDIX 3 - Table of Consultation Responses (Well Street)

Respondent ID	Comment ID	Respondent's Comments	Council's Response
WSCA01	0.01	Further to my recent email. We have received notification that the council would like to introduce an Article 4 direction for the Well Street Conservation Area.	Noted.
	0.02	I am baffled why the council would like to introduce more rules "to protect the special character of the area" when the existing rules cannot be enforced or implemented.	The Council is under a duty to preserve and enhance its conservation areas and Article 4 Directions are an additional layer to prevent harmful changes and loss of key features.
	0.03	There have been many changes to the area that have had a negative impact on the conservation area such as:	Noted.
	0.04	1. New non traditional shopfronts	Noted.
	0.05	2. New entrances with permission	Noted.
	0.06	3. Painted front elevations	Noted.
	0.07	4. New upvc windows	Noted.
	0.08	5. New extraction systems for restaurants with conforming to planning or building regulations.	Noted.
	0.09	6. Multiple flats being built with out planning permission.	Noted.
	0.1	7. Commercial premises being used as flats despite permission being refused.	Noted.
	0.11	8. New roller shutters to buildings	Noted.
	0.12	9. Illegal HMO's housing residents without insulation, windows or electricity.	Noted.
	0.13	The list goes on.	Noted.
	0.14	I know this direction was provided by Matt Payne and I am aware that Matt wrote the original appraisal for the Area as i have had contact with him.	Noted.
	0.15	Once an area is designated a conservation area does any from Matt's team or another part of the council do inspection of the conservation areas to protect the special character? If not, i don't understand the need for this, unless it is to justify department spending. Because the current planning and enforcement system is a mess.	The Council does not carry out regular inspections, but all breaches of planning permission are investigated. and we carry out reviews from time to time.