

Amendments to permitted development rights

Details

Q1. Details

Name

[REDACTED]

Organisation

N/A

Preferred contact details (Email address, phone number or address)

[REDACTED]

Q2. Type (please select one from the following)

Responding in a private capacity

Q3. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box.

Keep my response anonymous

Questions

Q4. Q1. Should the additional days granted by Class A of Part 4A be retained permanently, permitting temporary uses to take place for up to 56 days (28 days for specified uses) in a calendar year?

No

Comments:

With regard to temporary campsites specifically, we consider that 28 days is sufficient, especially with the general policy of easing restrictions and making international travel more freely available, making holidays abroad an accessible option once more. We would question the justification and evidence for retaining the extended timescale if the previous economic impacts caused by Covid-19 have now eased.

Q5. Q2. Do you have any evidence as to any benefits and impacts as a result of introducing the additional number of days for temporary uses to take place since April? If yes, please specify.

Yes

Comments:

We experienced the negative impacts of the temporary use extension firsthand in 2021 when a local farm [REDACTED] decided to take advantage of the extended timescale and open some fields for temporary camping for the first time. Without any prior consultation or input from the local community and highways authority, this resulted in a significant increase in traffic volume and speed along the narrow, single-track country road on which we live [REDACTED] especially during peak holiday times. Being usually quiet, this road is used by pedestrians (including young children) and equestrians. Many of the campsite users appeared to have no interest in the safety of the local community. We were therefore genuinely concerned about an accident occurring and our health and wellbeing was adversely affected. The local authority informed us that they were powerless to do anything about the traffic. However, if the farm had applied for planning permission to open a permanent campsite the relevant authorities and local community would have been able to raise their concerns about such issues. We were appalled that such uses could be allowed without any regard for community safety and no means of controlling dangerous situations created by them. We have nothing against rural enterprise, provided it is sustainable and does not threaten the local community's safety or health and wellbeing. Making the 56 day temporary use period permanent, without any clear justification for doing so, would result in continued negative effects in this regard.

Q6. Q3. Do you have views on whether there should be additional restrictions on the use of this PDR to mitigate against potential impacts of making this permanent? If yes, please specify.

Yes

Comments:

If this were to be made permanent we consider that there should be a requirement for prior local community and highway authority consultation/engagement for such uses, and reasonable controls available to highways authorities to implement traffic management measures and/or restrict traffic volumes on routes that are unsuitable for such increases. This would enable a more sustainable, safer approach that considers local communities and their health and wellbeing as opposed to the current unregulated and unsafe approach.

Q7. Q4. Should the number of days for holding a market generally be extended? If Yes, what is an acceptable number of days for holding a market? What conditions should apply to manage the planning impacts?

No Response

Q8. Q5. Should any additional days over the permitted 14 days be provided for markets operated by or on behalf of a local authority?

No Response

Q9. Q6. Do you agree the permitted changes of use within town centres should become permanent? If not, please provide your reasons for disagreeing.

No Response

Q10. Q7. Do you agree the permitted development right for the use of the highway adjacent to a hospitality use for that purpose should be made permanent? If not, please provide your reasons for disagreeing.

No Response

Q11. Q8. If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?

No Response

Q12. Q9. Do you agree the permitted development right for the installation of awnings at hospitality uses should be made permanent? If not, please provide your reasons for disagreeing.

No Response

Q13. Q10. Do you have any comments regarding Part 3A?

No Response

Q14. Q11. Do you have any comments regarding Part 12A?

No Response

Q15. Q12. Do you agree that HMOs should not benefit from permitted development rights for alterations and extensions to a dwellinghouse granted by Part 1 of the GPDO? If not, please provide your reasons for disagreeing.

No Response

Q16. Q13. Do you agree with the proposed alterations to Class F? If not, please suggest alternative approaches, restrictions or thresholds that could be adopted.

No Response

Q17. Q14. Do you agree greater flexibility should be provided through permitted development rights to accelerate the rollout of electric vehicle charging infrastructure? If not, please provide your reasons for disagreeing.

No Response

Q18. Q15. Do you agree with reintroducing permitted development rights for the protection of poultry and other captive birds?

No Response

Q19. Q16. Do you agree with the proposals for amending Article 4 directions?

No Response

Q20. Q17. We would like to know your views on the effects of the proposals would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English.

What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Introducing non-Welsh speaking visitors to an area for longer periods than the 28 days could exacerbate adverse impacts on the Welsh language. A Welsh language impact assessment should be completed to consider this, particularly for uses that encourage non-Welsh speaking visitors to Welsh-speaking areas of Wales for longer than the 28 days.

Q21. 18. We have asked a number of specific consultation questions. If you have any related issues which we have not specifically addressed, please use the space below to raise them.

No Response

Submit your response

Q22. If you want to receive a receipt of your response, please provide an email address.

Email address

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