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Llywodraeth Cymru
Welsh Government

Welsh Government
Consultation - summary of responses and
Government response

**Planning committees, delegation and joint
planning boards**

Date of issue: March 2017

Mae'r ddogfen yma hefyd ar gael yn Gymraeg.
This document is also available in Welsh.

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1. Introduction

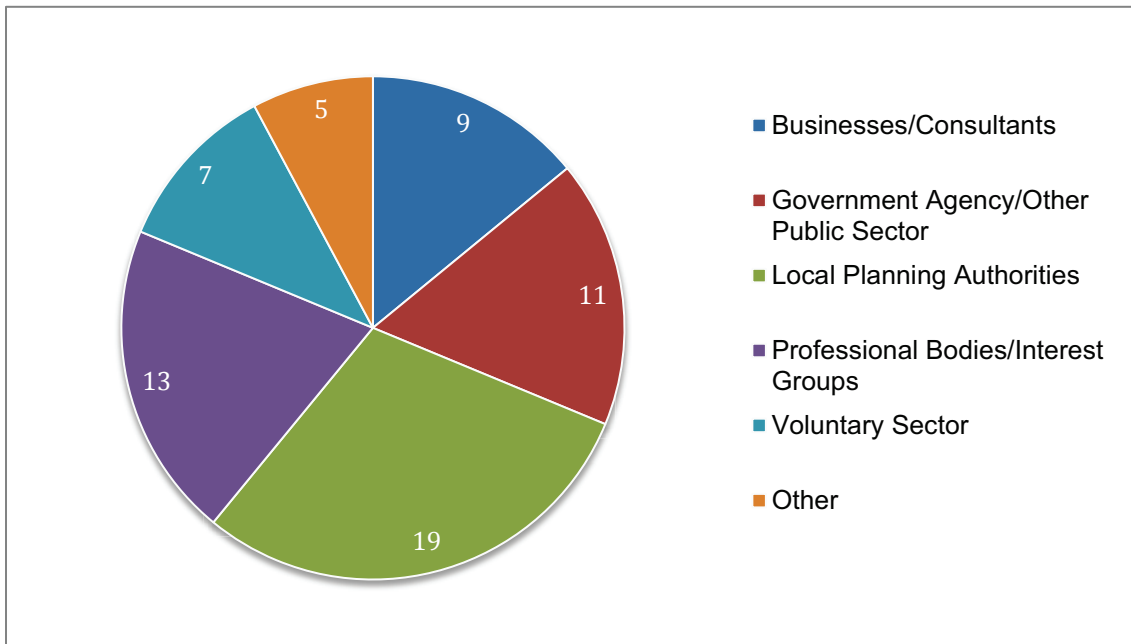
- 1.1 The Planning committees, delegation and joint planning boards consultation document was issued on 06 October and was open for responses until 16 January 2015. A total of 18 questions were set out in the consultation document, with a standard form provided for ease of response.
- 1.2 This document provides a summary of the responses. Copies of the consultation responses are available on request.

2. Next Steps

- 2.1 Section 39 of the Planning (Wales) Act 2015 will be commenced and secondary legislation laid before the Welsh Assembly in early 2017 to introduce regulations that prescribe the size and composition of planning committees as follows:
 - to a minimum of 11 members and a maximum of 21 members (but no more than 50% of the authority members - excluding National Park Authorities);
 - Where wards have more than one elected member, only one to sit on the planning committee, in order to allow other ward members to perform the representative role for local community interests (excluding National Park Authorities and Local Authorities which consists of solely multi-member wards)
 - to prohibit the use of substitute members
 - introduce a quorum for decision-making of a minimum of 50% of the committee (rounded up where an odd number)
- 2.2 The regulations will come into force in May 2017 following the Local Government election.
- 2.3 Further consideration will be given to introducing a national scheme of delegation.

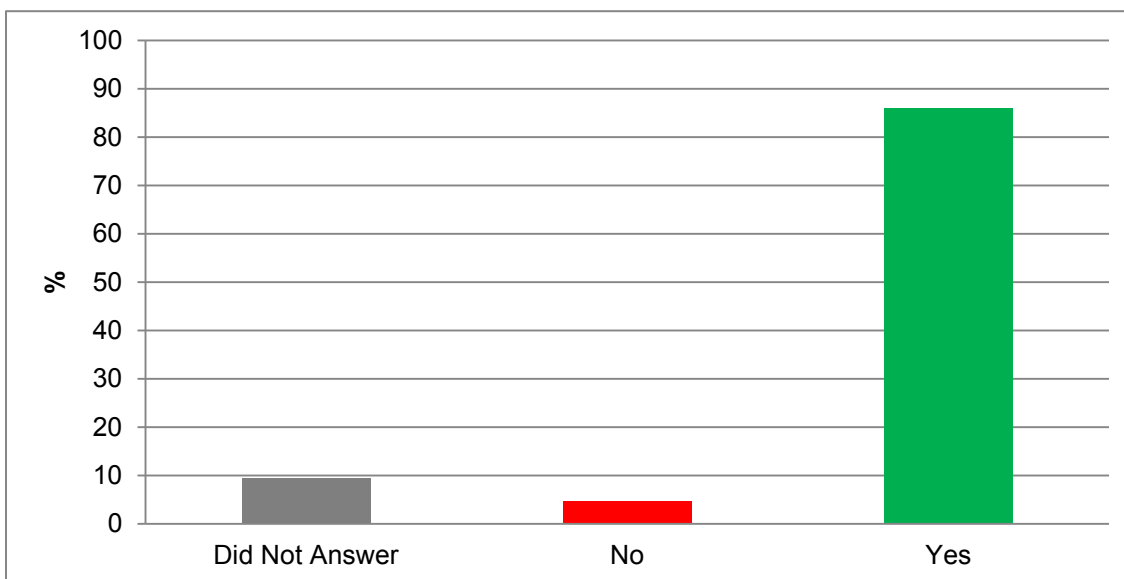
3. Responses

3.1 In total, 64 responses were received in response to the consultation. A list of the respondents is provided in Annex A. The breakdown of respondents is as follows:



4 Size and Composition of Planning Committees

Q1. Do you agree that the size of the planning committee should be limited to a minimum of 11 members and a maximum of 21 members?

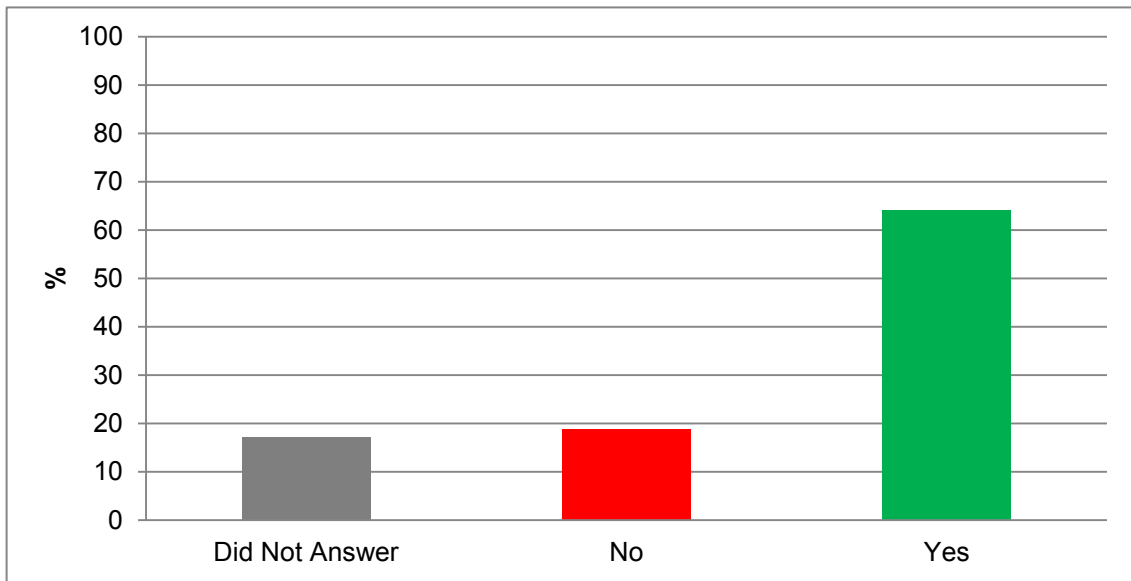


- 4.1 Of those who responded to the question, the majority (86% of those who answered) agreed that the size of planning committees should be limited to a minimum on 11 members and a maximum of 21 members.
- 4.2 The benefits referred to in the consultation paper regarding smaller committees was widely recognised and accepted. Many noted that smaller committees focused debate, improved accountability and consistency of decision-making, and were easier for the chair to manage.
- 4.3 A consistent comment was the need for the members to undertake regular mandatory training to develop knowledge and understanding of planning issues to ensure meaningful discussion and robust decisions.

Response

- 4.4 The consultation paper acknowledged the need to set a range within which LPAs can choose the size appropriate for their circumstances to better reflect the differences in size of authority and to allow for apportionment to reflect political composition.
- 4.5 The problems with large committees and the benefits regarding smaller committees referred to in the consultation paper were largely recognised and accepted by the majority of respondents.
- 4.6 Following the publication of the consultation paper, 3 LPAs have restructured their planning committees to fall within the proposed range. Only 2 LPAs continue to have planning committees in excess of 21 members.

Q2. Do you agree that where wards have more than one elected member only one should sit on the planning committee?

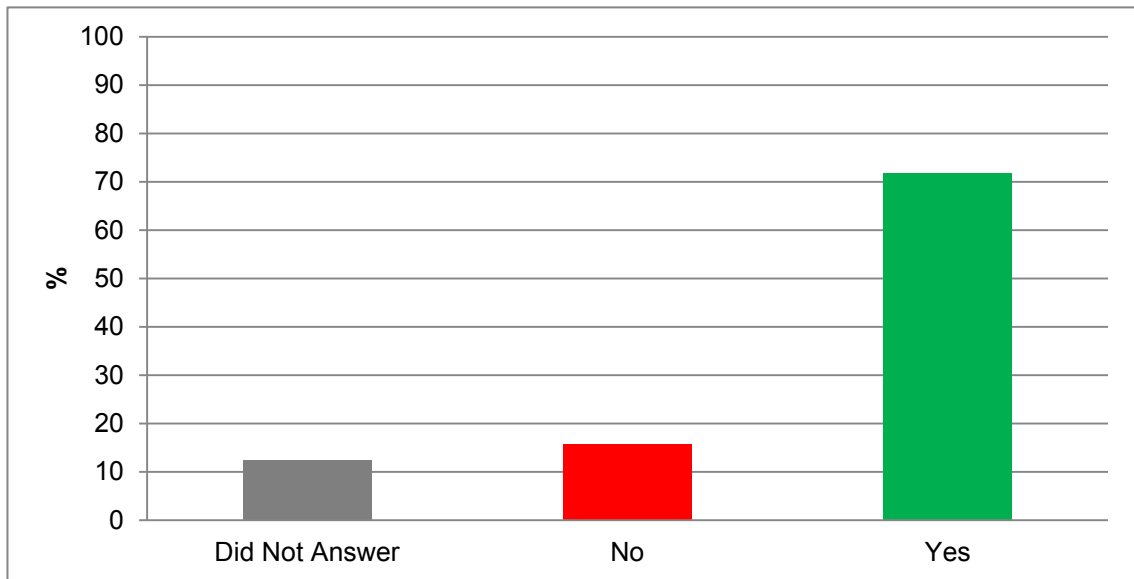


- 4.7 Of those who responded to the question, the majority (64% of those who answered) agreed that, where wards have more than one elected member, only one should sit on the planning committee.
- 4.8 Respondents noted that one elected member per ward ensures a fair weighting of opinion from each area is maintained, reducing the potential for one ward out voting another on the basis of the number of representatives.
- 4.9 Those disagreeing stated that this approach may prevent the LPA from selecting the best members to serve on the planning committee and result in a loss of valuable knowledge and experience. Also that it may bring more politics into the planning process where ward members have differing political backgrounds.

Response

- 4.10 There is support for restricting membership of the planning committee to one member per ward.
- 4.11 Members participating in the planning committee process in a local representative role reflect the democratic process in the planning system. Members acting in the local representative role can become involved in local planning issues without the particular constraints which accompany planning committee membership, including taking up a campaigning role on planning issues affecting their constituents. In local authority wards where all local members are on the planning committee, this role is diminished to the detriment of their constituents and, subsequently, democratic inclusivity.
- 4.12 However, under current local government structures, there are three Local Authorities which consist solely of 16 or less multi-member wards. Restricting membership of the planning committee as proposed in these authorities may result in difficulties in forming a planning committee, particularly if trying to achieve political balance on the committee. An exception will be required to exclude these authorities. The Welsh Government will however be encouraging these authorities to implement this provision where possible due to the recognised benefits referred to in the consultation paper.
- 4.13 This provision is not applicable to National Park Authorities due to the composition of their membership, i.e. members are appointed by the unitary authorities with land in the National Park and recruited by the Welsh Government for their particular expertise and do not represent individual wards.

Q3. Do you agree with introducing a quorum of 50% (rounded up where the total committee size is an odd number) for decision-making?



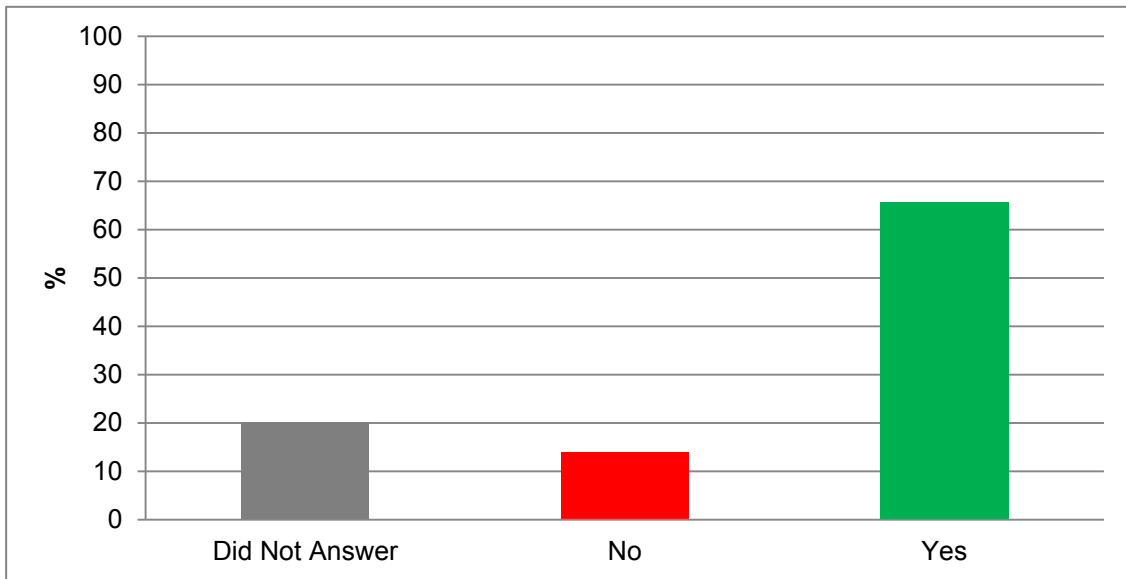
- 4.14 Of those who responded to the question, the majority (72% of those who answered) agreed with introducing a 50% quorum for decisions to be taken by planning committees.
- 4.15 It was recognised that legitimacy of the democratic process will be called into question if proposals can be determined by less than half of the committee, potentially leaving a LPA more susceptible to legal proceedings and/or public criticism.
- 4.16 General comments were raised on the need for guidance on the mechanisms that would be invoked in the event that the required number of members is not achieved, and the implications on the determination of the application before committee.

Response

4.17 The Welsh Government considers that, if the overall committee size is to be limited, it is important that there should be a quorum for decision making. This is to ensure that where the committee size is small there is a sufficient number of members present to debate the planning issues and make consistent decisions on planning applications.

4.18 It was evident from the consultation responses many LPAs currently operate a quorum of 50%.

Q4. Do you agree that the use of substitute members on the planning committee should be prohibited?



4.19 Of those who responded to the question, the majority (66% of those who answered) agreed that substitute members should be prohibited from the planning committee.

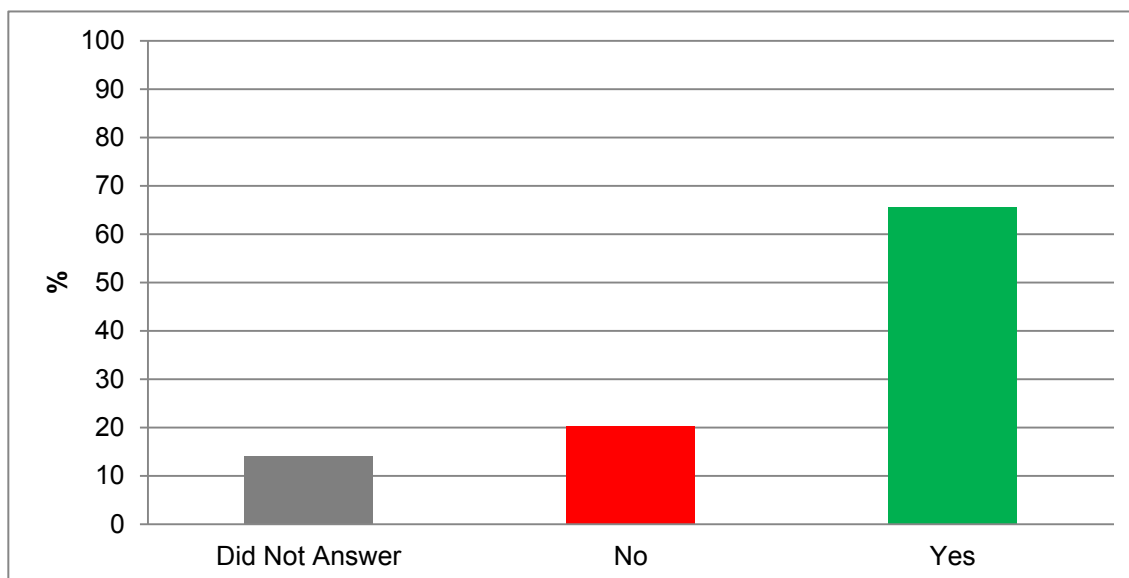
4.20 Comments expressed included that if substitute members are to remain, comprehensive training must be undertaken to ensure all members of the council have the necessary skills to be part of the committee if called upon.

Response

4.21 To provide a consistent, fairer, more transparent planning service, the membership of the planning committee must be stable. Substitute members may not be suitably trained, with the necessary skills and knowledge, to make decisions in the wider public interest.

5 The Role of the Planning Committee

Q5. Do you agree with the development management role of the planning committee outlined above?



- 5.1 Of those who responded to the question, the majority (66% of those who answered) agreed with the development management role of the planning committee as prescribed in the consultation paper.
- 5.2 There was consensus that smaller or non-contentious applications are more appropriately considered under officer delegated powers however wording of the definition needs refining, particularly in respect of the terms 'quantifiable', 'community-wide' and 'group of people' .
- 5.3 Those who disagreed commented that restricting the Planning Committee's role to deal with major development would remove a large and important element of public accountability from the planning system and have a detrimental impact upon local democracy by reducing the role of elected members and removing the right to speak at planning committee from the public.

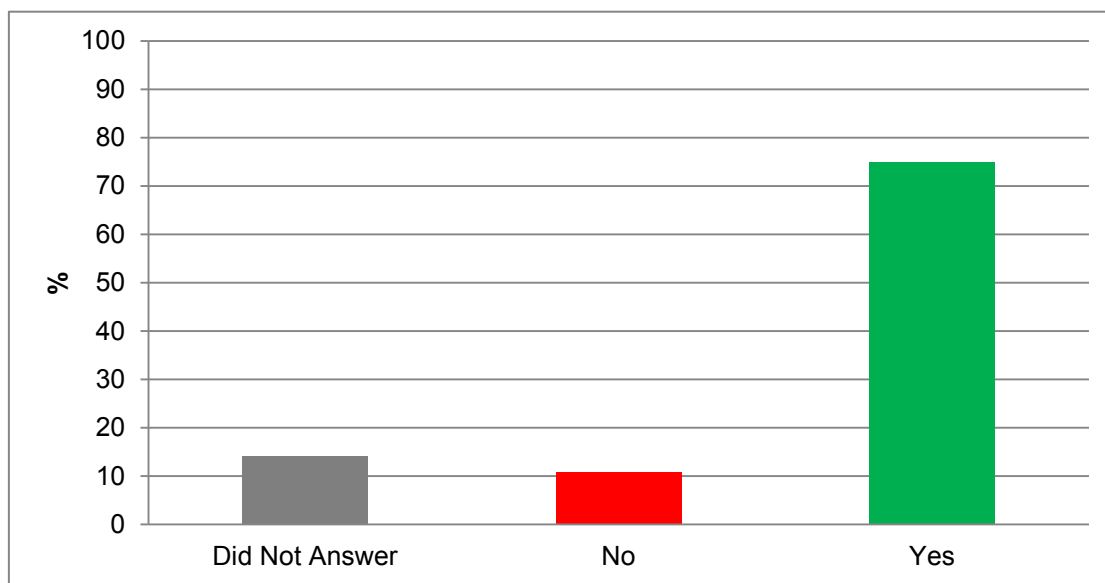
Response

- 5.4 Welsh Government will be working with stakeholders to further refine the definition of the role of the planning committee as part of the development of the National scheme of delegation.

6 Scheme of Delegation

6.1 A summary of the comments received in response to each question is provided below. A collective Welsh Government response is contained in paragraphs 5.38 – 5.43

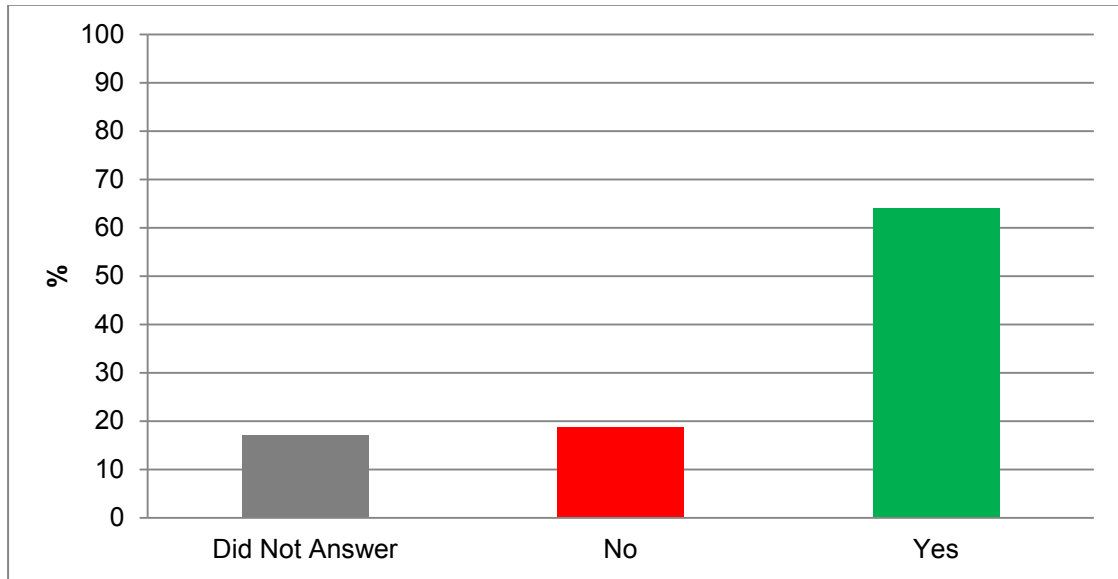
Q6.	Do you agree with the inclusion of an exception that requires all applications that are contrary to the adopted development plan which are being recommended for approval to be determined by the planning committee? If not, please explain the reasons.
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6.2 Of those who responded to the question, the majority (75% of those who answered) agreed that development proposals contrary to the local development plan, which are recommended for approval by officers, should be determined by the planning committee.

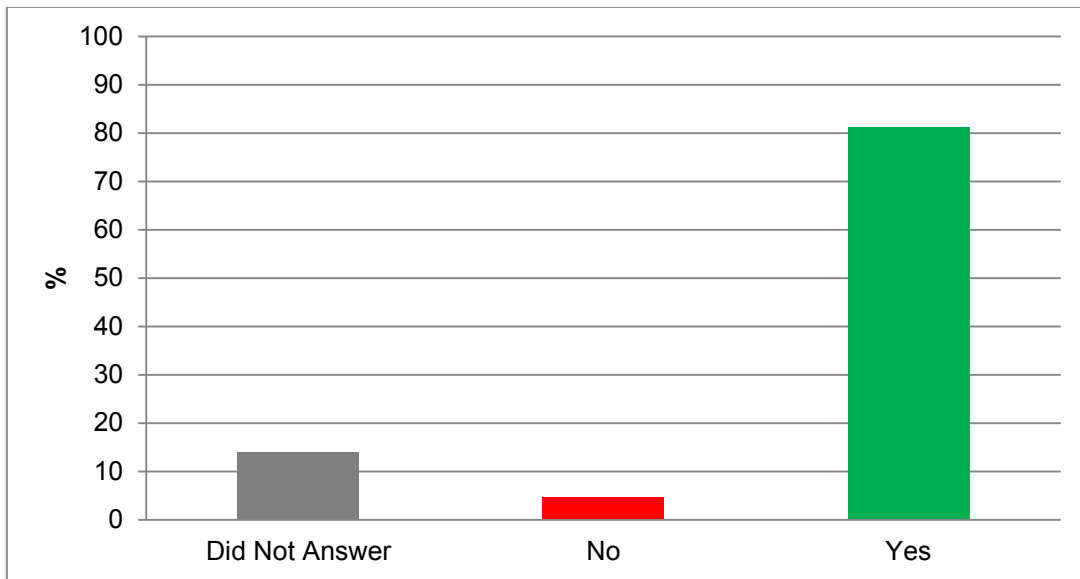
6.3 Further clarification was considered necessary as to what constitutes a departure to prevent conflict based on differing interpretation of policies.

Q7. Do you agree with the inclusion of an exception that requires all applications involving an EIA to be determined by the planning committee? If not, please explain the reasons.



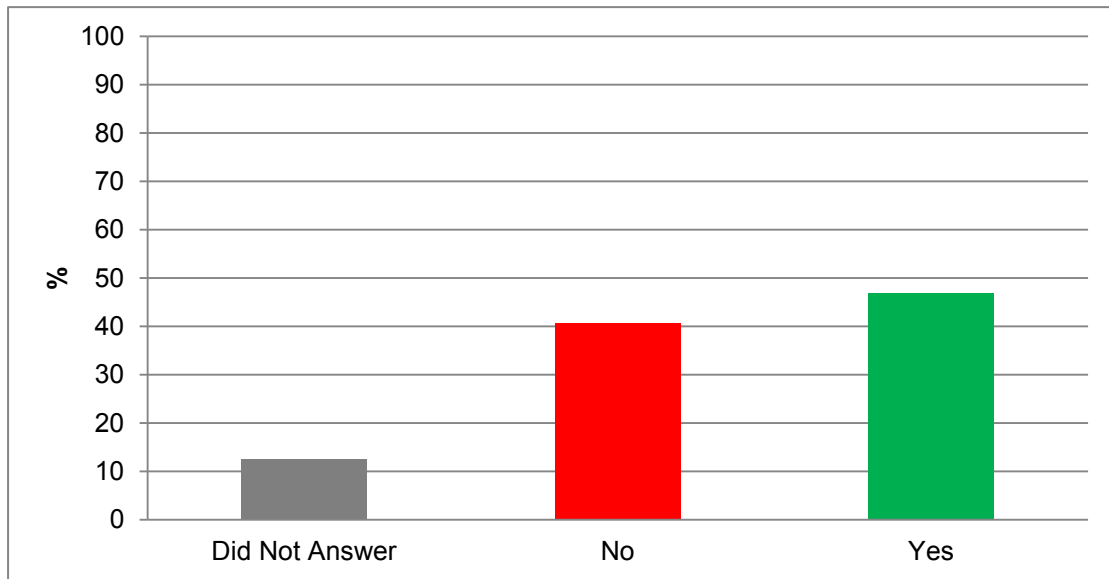
- 6.4 Of those who responded to the question, the majority (64% of those who answered) agreed that all applications subject to EIA should be determined by the planning committee.
- 6.5 Comments included that most EIA applications would be caught by the major development exception
- 6.6 Those that disagreed included comments clarifying that an EIA may support an application which is in accordance with the development plan policy and raises few planning issues. In such instances there would be little value in bringing such an application to Committee's attention.

Q8. Do you agree with the inclusion of an exception relating to applications made by members, LPA staff and their spouses, partners and close relatives? If not, please explain the reasons



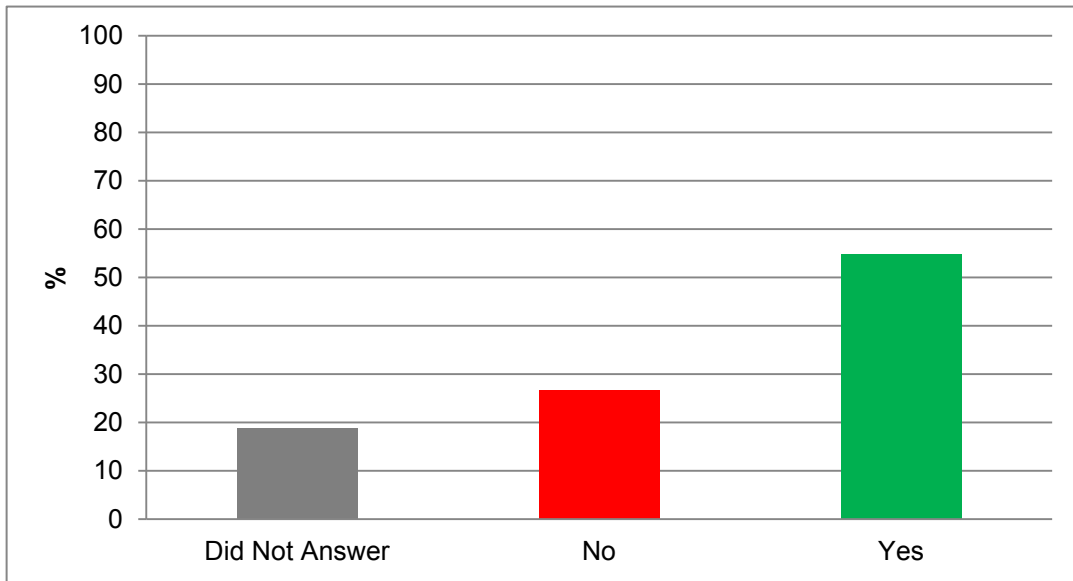
- 6.7 Of those who responded to the question, the majority (81% of those who answered) agreed that all applications submitted by members, staff etc. should be determined by the planning committee.
- 6.8 There was consensus that such exception is required to maintain the transparency and fairness of the decision making process. However, further consideration needs to be given to the scope and wording of the exception so that applications made by council employees who have no involvement with planning (or their relatives) where there is no possible conflict of interest are delegated.
- 6.9 An additional point raised by several respondents referred to the need to consider whether applications on land currently owned by the Local Authority should also be determined by the planning committee.

Q9. Do you agree that the development threshold should be 'major development' as prescribed in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012? If not, please explain the reasons and suggest an alternative threshold.



- 6.10 There was no clear consensus from those who responded (yes 46% & no 41%)
- 6.11 This question drew many comments concerning the very principle of a national scheme of delegation and/or its structure. Comments included a national scheme of delegation being seen as an encroachment on local discretion and democracy and unnecessary.
- 6.12 Views were expressed against a one size fits all approach due to the differences between rural and urban Local Authorities.
- 6.13 Views expressed that the use of major development as a threshold was considered both too low and too high by Local Authorities.
- 6.14 Volume house builders advocated increasing the major development definition in the procedure order. It was also recommend where outline permission has been granted for major development, the subsequent reserved matters should be delegated to prevent the committee debating issues that have already been agreed as part of an outline application.
- 6.15 Some Local Authorities advocated the thresholds being set as best practice. Others suggested the creation of minimum thresholds, thus allowing LPAs who have high levels of delegation to continue to operate those levels of delegation.
- 6.16 Several alternative options were also provided by LPAs.

Q10. Do you agree that LPAs should have the choice of two development thresholds



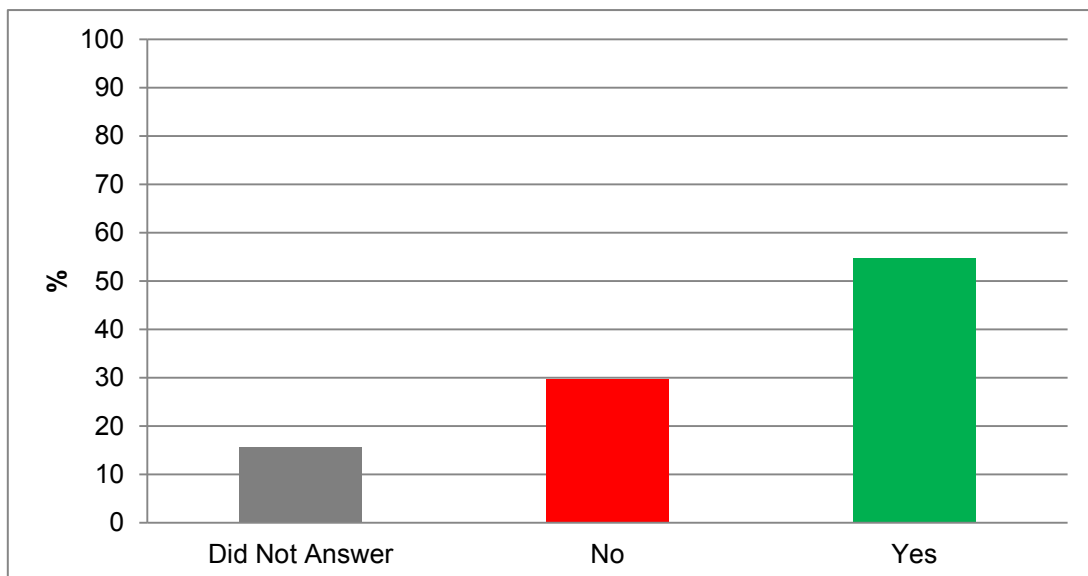
6.17 Of those who responded to the question, the majority (55% of those who answered) considered that LPAs should have a choice of two development thresholds.

6.18 Many of the comments provided referred to comments made regarding the previous question.

6.19 There was a strong consensus that there must be flexibility built into the national delegation scheme to address differences between rural and urban areas.

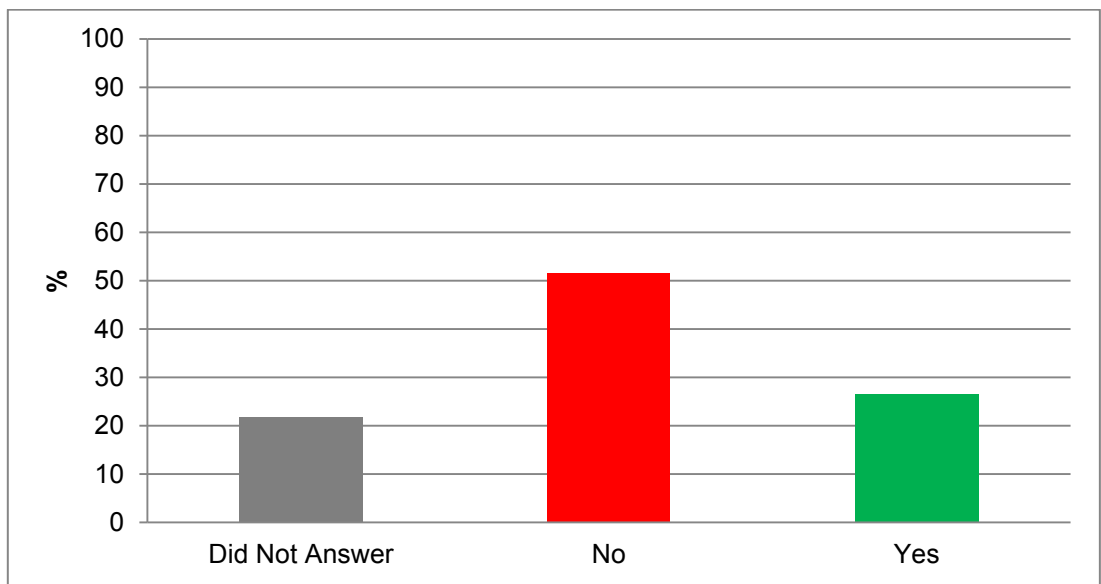
6.20 National Parks advocated the creation of a urban and rural threshold limits.

Q11. Do you agree that the national scheme of delegation should include an exception based on an objection threshold?



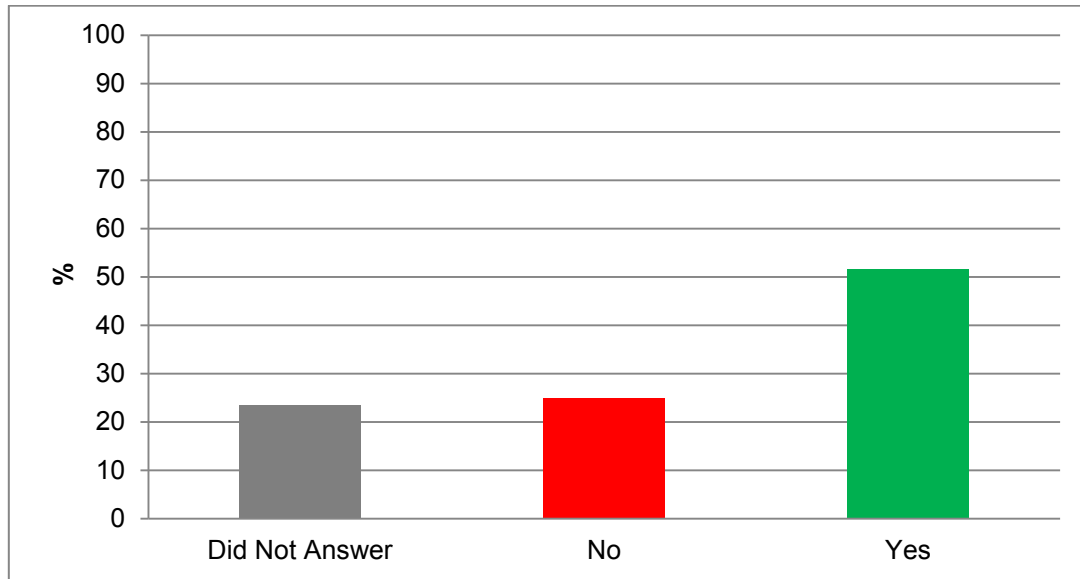
- 6.21 Of those who responded to the question, the majority (54% of those who answered) considered that an objection threshold should be included in the delegation scheme.
- 6.22 Support for inclusion of an objection threshold referred to such provision encouraging public engagement in the planning process.
- 6.23 Concerns raised included fears that it will be misused by objectors seeking out signatures to hit the threshold and potentially result in more applications being considered by planning committee.
- 6.24 An LPA commented that member call-in allows for controversial applications to go to Committee as merited, based on planning considerations not simply on the number of objectors.

Q12. If yes, is 20 letters from different people in different addresses and/or a petition with 30 signatures appropriate to establish that there is a genuine community-wide interest in the development?



- 6.25 Of those who responded to the question, the majority (52% of those who answered) disagreed with setting the threshold. Many of the responses were linked to the previous question.
- 6.26 Those who supported including an objection threshold commented that it should be for LPAs to set the threshold to take account of local circumstances.
- 6.27 There was some support for setting a lower threshold to 5-10 letters and to include any objections from statutory consultees and community councils.
- 6.28 Alternative proposals were suggested by several LPAs.

Q13. Is it necessary to limit member call-in? If not, please specific the reasons.

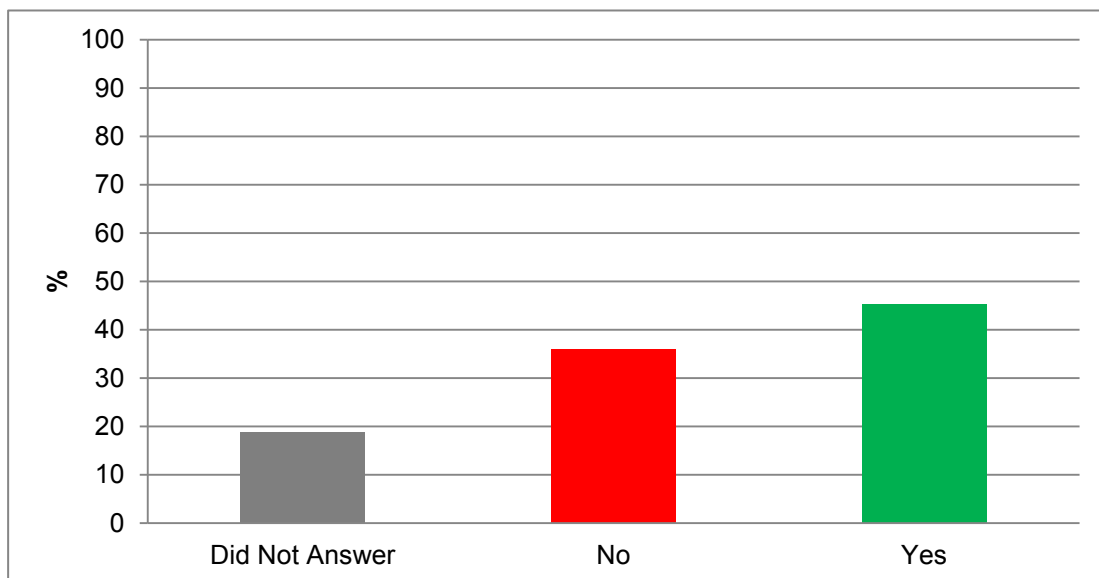


6.29 Of those who responded to the question, the majority (52% of those who answered) agreed member call-in should be managed. However, there was no consensus on how this should be achieved (see Q14 & 15).

6.30 Those who disagreed expressed views including the local member will be aware of the views of the community and should therefore be able to call in an application on that basis.

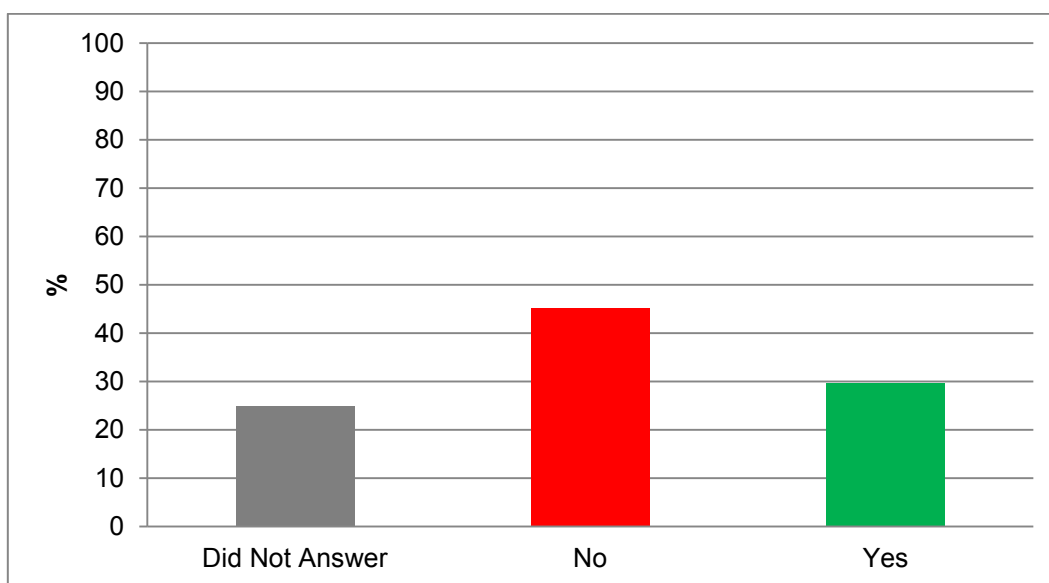
6.31 Several proposals were suggested by LPAs.

Q14. Should delegation panels be introduced as measure to validate member call-in requests?



- 6.32 Of those who responded to the question, there was no majority weighting.
- 6.33 Those in support referenced the potential for such panels to increase transparency as oppose to the Chair of the planning committee having sole authority.
- 6.34 Those opposed considered the introduction of delegation panels to be an obstacle to issuing fast decisions and an additional layer of bureaucracy and cost to LPAs.

Q15. Should member call-in be linked to another exception? If not, please specific the reasons and provide a suggested alternative measure.



- 6.35 Of those who responded to the question, there was no majority weighting.
- 6.36 Several proposals were suggested by LPAs.
- 6.37 The Law Society commented that “If the right to refer rests with the local members once an objection threshold has been met, then the refusal of the member to call-in is potentially a decision that could be subject to judicial review”

Response

- 6.38 The evidence base that supports the Planning (Wales) Act 2015 demonstrates a wide variation in the approach taken by Local Planning Authorities in relation to planning decision delegation practice. In particular, it identified areas where planning delegation arrangements to LPA officers could be improved.
- 6.39 The ability to introduce a national scheme of delegation was provided by Section 39 of the Planning (Wales) Act 2015, to amend Section 319 of

the Town and Country Planning Act 1990. This enables the Welsh Ministers to make regulations that to improve the speed and consistency of decisions made by local planning authorities.

6.40 The majority of responses to the consultation were supportive of the introduction of a national scheme of delegation; however, a number of responses suggested that there is a need to provide local flexibility.

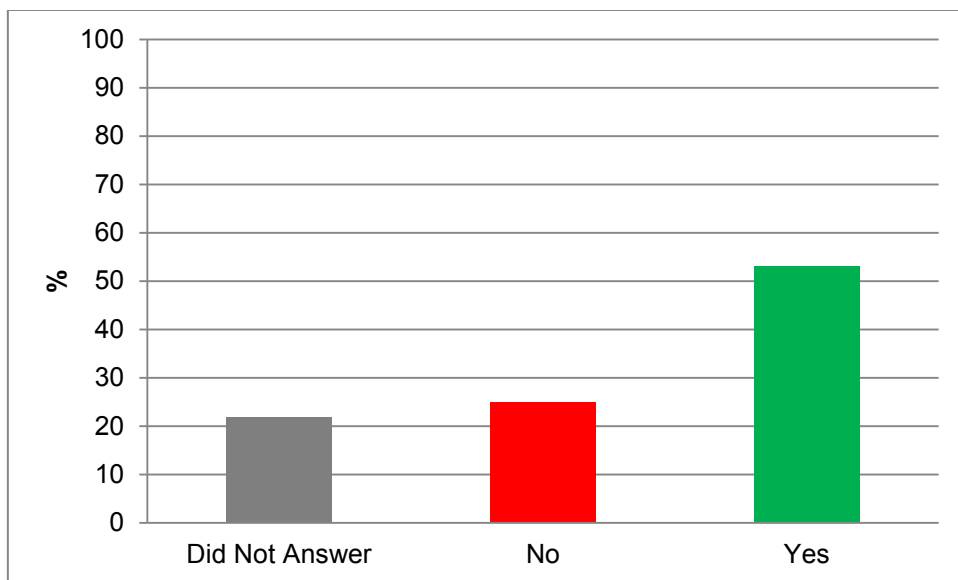
6.41 The Welsh Government recognises that the formalisation of a national scheme of delegation requires careful consideration. The delegation scheme must take into account the strategic role of the planning committee in making development management decisions whilst remaining responsive to local circumstances.

6.42 Further consideration will be given to introducing a national scheme of delegation.

7 Joint Planning Boards

7.1 A summary of the comments received in response to each question is provided below. The Welsh Government response is contained in paragraph 6.10.

Q16. Do you agree that the Welsh Ministers should have the authority to determine the size of the joint planning board membership, providing that size is consistent with that for planning committees?



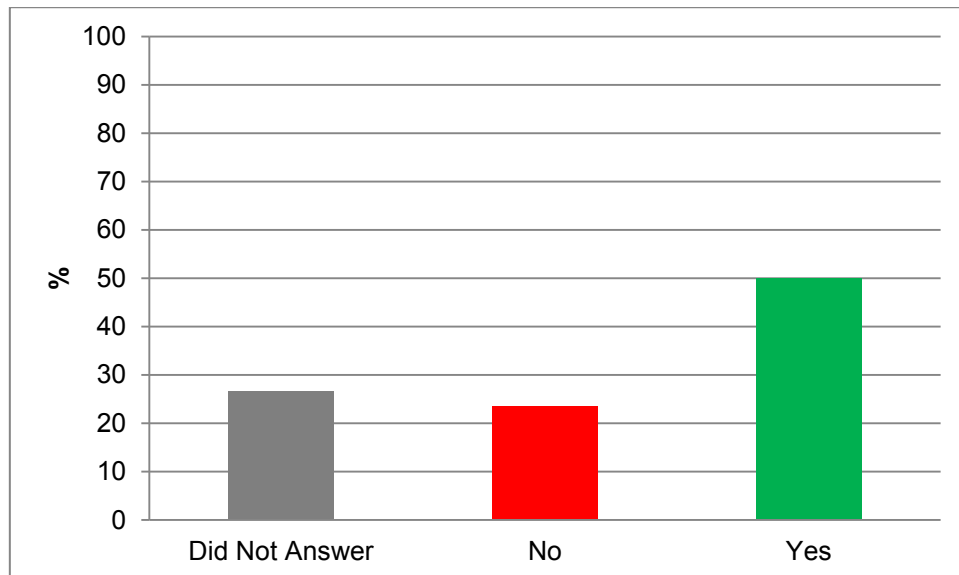
7.2 Of those who responded to the question, the majority (53% of those who answered) agreed that Welsh Ministers should have the authority to determine the size of the joint planning board membership.

7.3 Of those respondents in support of the proposals, a number of respondents submitted supporting comments including stating that local

planning authorities should have some involvement or be consulted on the size of the Board membership.

- 7.4 Respondents who disagreed with the proposals did so for a variety of reasons, with the majority of disagreements focusing on the view that the proposals were premature in advance of the wider Government plans for local authority reorganisation and that the size of the Board membership should be a matter for local determination.
- 7.5 Other comments on the Joint Planning Board provisions in general were also received; the majority considering that Joint Planning Boards should only possess decision making powers on planning applications and should not be responsible for preparing Local Development Plans.

Q17.	Do you agree with the proposed population formula for establishing the numbers of members from contributing planning authorities to form the joint planning board?
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- 7.6 Of those who responded to the question, there was no majority weighting.
- 7.7 There was a difference of opinion. Of those who directly answered the question, a slight majority (51.6% or 32 respondents) agreed with the proposed population formula from contributing Local Planning Authorities to establish the Joint Planning Board.
- 7.8 In general, additional comments received either in support or objecting to the proposals considered that the formula should be adjusted to take into account larger rural areas with smaller populations, with those objecting considering that the formula as it currently stands would result in such areas having less representation and potentially being unfairly represented.
- 7.9 Of those respondents objecting to the proposals, the majority of further comments received considered that the proportionality of members to form the Board membership should be a matter for local discussion and agreement

Response

7.10 Provisions in the Planning (Wales) Act 2015 are now in force, which extend and amplify the existing powers in the 1990 Act. The changes introduce flexibility for the Welsh Ministers over the types of bodies that can fulfil the role of a local planning authority with regard to statutory planning functions, in order to deliver efficient, effective and resilient planning services across Wales.

8 Regulatory Impact Assessment

Q18.	Do you have any comments to make about the partial Regulatory Impact Assessment at Annex 1? Are the assumptions made realistic? If not, what figures would be more appropriate
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8.1 A summary of the key issues and comments raised on the draft RIA are provided below:

- The document looks solely at the cost of delayed planning applications from an economic and developers point of view and does not take into account the cost to public infrastructure, the environment and the social cost of not having fully transparent, scrutinised and ultimately higher quality development proposals.
- It has not been demonstrated that financial savings have been a decisive factor in the proposals.
- Gwynedd moved from 3 area committees to a single committee 3 years ago which reduced costs substantially.
- It is not clear on what basis the costs referred to have been calculated. The value of direct member involvement in decisions which affect their ward has not been fully assessed.
- The cost associated with certain proposals is under estimated
- The indicative costs reinforce the fact that planning application fees are grossly inadequate in terms of covering LPA cost.
- There should be an impact analysis on local communities and this included as an additional sub-heading in the Impact Assessment.
- Currently the assumptions are based on a very limited number of LPAs and seem to reflect the costs of the casework side only and are not inclusive of policy input.
- Costs would be greater in rural communities due to the distances travelled for site visits

Response

8.2 The RIA that accompanied the consultation was a partial draft RIA. The RIA that will accompany the final regulations will contain an assessment of all of the proposals taken forward.

8.3 The assessment of delay in the planning system was based on the evidence available at the time of production.

8.4 An RIA makes an overall assessment of the impact of the proposed legislation. It is not possible to assess the impact of the proposals on each LPA in Wales.

8.5 Achieving financial savings, whilst noted as likely consequence of the proposed changes, was not the driver taking forward legislative change.

8.6 Planning application fees have been increased since the publication of the consultation.

9 Summary of other comments

Q.19	We have asked a number of specific questions. If you have any related issues or comments which we have not specifically addressed, please use this space to report them
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Member Training

- 9.1 Support for the principle of a national set of materials but would suggest that there should be sufficient flexibility for those materials to be adapted to the character of the particular LPA area.
- 9.2 It is of great importance that officials and Councillors are supported in the most comprehensive way through regular refresher training. Such training should be developed and refined in consultation and where possible co-operation with professional organisations.
- 9.3 Training is important not only to refresh technical knowledge but also thinking by stimulating internal debate. As economic circumstances change it is important that planners are continually weighing the proportionality of planning demands and requirements to the condition of the wider economy.
- 9.4 Concerns over the fact that the RTPi Study recommended compulsory training for elected members and this is not included in this consultation document and yet it is essential and much needed.
- 9.5 There should be support for initial and ongoing training for planning committee members. This training should include biodiversity and wildlife legislation with reference to local biodiversity action plan priorities.

Response

The nation planning committee protocol is the appropriate delivery mechanism for prescribing the type and amount of member training, including any compulsory or on-going requirements.

The WLGA will be producing training materials on the core topics and disseminating to Local Planning Authorities following the local government elections in 2017. The provision on a single set of materials will contribute towards the delivery of a consistent planning service in Wales.

Planning Committee Protocol

- 9.6 Further changes are required to the committee/appeal process: The implementation of a 'cooling off' period (to end no later than the next available Committee) which allows committee members to reconsider going against an officer's recommendation; and should the committee press ahead with the overturning of a decision and result in an appeal, the committee members should be responsible for preparing the

council's case at appeal. These changes should result in members thinking twice before making spurious decisions and result in fewer delays during the planning process.

- 9.7 It is vital that LPA's are given the opportunity to meaningfully contribute to this document and it is not imposed by WG or PAIS.
- 9.8 Noted that there are no consultation questions on the proposed National Protocol. While the intention to work with the Welsh Local Government Association ('WLGA') to develop a protocol is welcomed, hope that there will be consultation with stakeholders on a draft protocol and that the input of the Planning Advisory and Improvement Service will also be called upon.
- 9.9 Procedure on overturning an officer recommendation: This is one of the most difficult issues to address. If a democratically elected or appointed planning committee is to sit at the heart of the planning system (as the IAG recommended) then the committee must have the right to reject an officer recommendation, providing this is for lawful reasons. This can also be a safeguard against corruption in extreme cases.
- 9.10 Expecting planning officers to defend decisions they have not recommended is clearly contrary to the ethos of the planning profession. However, the alternatives that are adopted in these circumstances are all, to some extent, unsatisfactory.
- 9.11 It can be very expensive to bring in external consultants to defend the decision to refuse.
- 9.12 If members are required to defend the decision to refuse personally then this could be a deterrent to the democratic process, especially in finely balanced cases. Furthermore, members would be doing so in the name of the LPA and their conduct of an appeal by themselves might attract an award of costs, which would then be for the LPA to meet.
- 9.13 One option might be a panel of planners (perhaps recently retired officers or free-lance officers) who could be called in to assist members in cases of refusals against officer recommendation – a “Planning Aid for members”.
- 9.14 There should also be consideration of the role of legal advice. A committee’s legal adviser will not usually be responsible for the recommendation in the report. They will not therefore have the same constraints as the professional planning officers in assisting members in formulating their reasons for refusal. This may well help to ensure that the reasons are made as sustainable as possible in the interests of preventing adverse costs awards in due course.
- 9.15 The experience of the members of the Planning & Environmental Law Committee is that a “cooling off” period seldom has any effect on the outcome where there has been an open and public debate in which members have committed themselves. This is an area where a

consistent national approach is critical and the Protocol should specify what is to happen in these situations so that both the public and members know exactly what will follow if a recommendation is overturned.

- 9.16 A consistent approach for public speaking arrangements would be beneficial
- 9.17 Distinguishing between decision-maker and local representative: The Law Society would reiterate its comment about the need for the roles of everyone participating in the meeting to be made clear at the outset. The Law Society agrees that local members acting as a community advocate during a meeting should not sit with the decision-making members.
- 9.18 In well-trained committees there is scope to innovate in ways that could reduce conflict in the system and increase transparency and democratic involvement. The involvement of members in pre-application consultations and the holding of hearings to explore major applications in advance of a decision-making debate are both options that could be trialled. These are innovations that the Planning Advisory and Improvement Service could potentially lead on.
- 9.19 Members Code of Conduct: The boundaries between a Planning Committee Protocol and a Members' Planning Code of Conduct are not always clear cut. The Welsh Government and WLGA should consider if a single document would be better and if it would be easier for the public if there was a single source of guidance on how a planning committee works

Response

Welsh Government invited local authorities to draft a voluntary planning committee protocol. Through the WLGA a drafting group was established with representatives from the Planning Officers Society Wales and Lawyers in Local Government.

A draft protocol was issued for consultation on 01 March 2016.

Scheme of Delegation

- 9.20 Any national scheme of delegation should not be prescribed in such a way as to worsen an LPA's existing scheme.
- 9.21 Chief Officer/Head of Planning Referral - Retaining this function merits debate and it is disappointing that this was not made a formal question within this consultation document. It is accepted that this form of referral

is rarely used, however, having a degree of discretion is considered vital to ensure smooth-running of the DM process by allowing for unforeseen circumstances to be addressed if the need arises.

- 9.22 When deciding on whether an application should be referred to committee, consideration should also be given on the possible impacts on the Welsh language within communities throughout Wales.
- 9.23 Where minor material departures from the committee resolution to approve are sought, then there should be a route for these to be determined by officers in consultation with the Chair or the Chair and Vice-chair with discretion for them to refer it to the Committee.
- 9.24 The Welsh Government should reconsider the proposal that the discharge of conditions is not covered by the delegation scheme. The Law Society's Planning and Environmental Committee members have experienced decisions where a minority of members on a planning committee, who lose on the principle of consent, secure a resolution requiring extensive reference of decisions on the discharge of conditions back to committee. This results in consequent delays to the implementation of the permission. It should also be made clear that the drafting and amendment of conditions is a matter for LPA officers and lawyers, rather than members.
- 9.25 There is a case for referring applications to planning committee where the town or community council's views differ from the recommendation of the local planning authority officers. The availability of this option, especially in the more rural authorities, would go some way to meet the criticism that the proposed national scheme would result in negligible numbers of applications going before some planning committees.

Response

The Welsh Government recognises that the formalisation of a national scheme of delegation requires careful consideration.

Appendix A – Full List of Respondents by Category

<p>Businesses/Consultants</p> <p>RWE Generation UK Ltd Stride Treglown Sainsbury's Supermarkets Ltd (WYG) Persimmon Homes West Wales Wynne Jones Planning Consultant Redrow Homes Ltd Persimmon Homes East Wales</p>	<p>Government Agency/Other Public Sector</p> <p>Dinas Powys Community Council Llandough Community Council Llantwit Major Town Council Welshpool Town Council Cowbridge with Llanblethian Town Council Welsh Local Government Association Planning Aid Wales Natural Resources Wales One Voice Wales The Coal Authority</p>
<p>Local Planning Authorities</p> <p>Denbighshire County Borough Council Torfaen County Borough Council Neath Port Talbot County Borough Council City & County of Swansea Council Merthyr Tydfil County Borough Council Blaenau Gwent County Borough Council Caerphilly County Borough Council Rhondda Cynon Taff County Borough Council National Parks Wales Monmouthshire County Borough Council Carmarthenshire County Borough Council Newport County Borough Council Pembrokeshire County Borough Council Conwy County Borough Council Ceredigion County Borough Council Powys County Borough Council Bridgend County Borough Council Flintshire County Borough Council Gwynedd County Borough Council</p>	<p>Professional Bodies/Interest Groups</p> <p>RICS Home Builders Federation The Law Society Institute of Historic Building Conservation Institute of Civil Engineers Wales Cymru RTPI Cymru SEWSPG Planning Officers Society for Wales Chartered Institute for Archaeologists (CIfA) Mobile Operators Association CLA Cymru Confederation of UK Coal Producers (CoalPro)</p>
<p>Voluntary Sector</p> <p>The Civic Trust for Wales Tenby Civic Society Wales Environment Link Campaign for the Protection of Rural Wales Wildlife Trusts Wales Community Housing Group Cymru Newtown & District Civic Society</p>	<p>Other</p> <p>John Bowers Andrew Ferguson Mike Bird</p>

6 respondents indicated they did not want their name published.