

Amendments to permitted development rights

Details

Q1. Details

Name

[REDACTED]

Organisation

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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.

No Response

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?

Yes

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:

The rebuilding of community infrastructures takes time

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.

No

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?

Yes

Comments:

The local community should decide. Build it into the LDP

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

Yes

Comments:

Markets can be an important focal point to bring the public and traders together. They should be facilitated. Particularly now that most town high streets have been decimated through the pandemic and the impact of online trade.

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

Yes

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.

Yes

Comments:

Look to Europe: Every pavement on the continent is an extension of the hospitality offered inside. It is part of the positive social experience of going out.

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

Consider restricting the serving of alcoholic drinks outside to evenings?

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.

Yes

Comments:

Absolutely. It creates an ambience for positive social cohesion. And in this country the inclement weather requires us to have protection from the rain. Why would you want to remove this opportunity to correct a massive failing in this country pre-pandemic? Awnings create a much wider space for social interaction - which is a positive tool for bringing communities together who have been stuck inside for two years. It allows for a bit of social distance to remain and air to circulate when people are uncomfortable about socialising indoors.

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

Yes

Comments:

PDRs should continue for national health interventions. Covid isn't over yet.

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

No

Comments:

I agree to proposal

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

Comments:

PDRs for HMOs should continue to be allowed. You need the support of the private sector to support your inclusive policies and as long as there are some conditions that sit alongside the PDRs for HMOs, a common sense approach should be taken.

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.

Yes

Comments:

Sensible.

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.

Yes

Comments:

If Government is determined that electric vehicles are the future there has to be an infrastructure in place to provide the energy fuel source to support it otherwise the public and business will not be able adapt quickly enough. The private sector needs to be able to work alongside the public sector unhindered to create the infrastructure

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

Yes

Comments:

There needs to be controls and protection for environmental and welfare purposes.

However, I also believe that free range and organic farming methods should be excluded as these methods should be encouraged and facilitated.

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

No

Comments:

LPAs already have vested interests in many projects going ahead that local community and town councils reject.

It is only by having the ability to take matters directly to Welsh Government to intervene on planning matters that the local community can have full say.

I have noticed time and again, as a previous community councillor, that local community decisions made on behalf of the people that community councils represent are ignored by county councils. The ability to go higher up to challenge a decision is imperative at a local level - otherwise you remove the democratic right of communities and the public. And in so doing you might as well remove elected, unpaid community and town councils.

We must not forget that some developers make their projects very attractive to county councils and there may be a temptation to agree to opposed local developments where some other short term incentive is offered in compensation.

We have a duty to protect the fabric of the landscape and the people that live in it and nurture it.

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?

We must remember that the role of Government is to facilitate a safe environment for its people. This extends, like our warm welcome, to visitors, business investors and the wider population. A Welsh language first policy is unnecessary, unsustainable and not even asked for by the public you represent. The amount of accidents you inadvertently cause by putting Welsh first on road signage goes unchecked where split decisions have to be made on a motorway but the warnings are in Welsh and the majority of residents speak first language English. It is irresponsible of Welsh Government to ignore that the majority of the population living and working in Wales speak English first. We already have a universally spoken language in Great Britain and can still acknowledge the importance of Welsh without going to the expense of translating everything into a second language. You are at risk of diverting vital funds that can genuinely make a difference to the lifestyle and future of people living in Wales through infrastructure investment, on the ground policing and public transport. And there is no accountability. How much public money has been used to translate and replace road signage? As a government, Welsh Government should have the courage to suspend their future Welsh language spending ambitions and focus on attracting overseas business investment, promoting tourism, investing in more public transport and bus routes and, dare I say it, investing in other European or international languages in Welsh schools.

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.

Question 17 is unnecessary. Your consultation questions should be focused on how we can make Wales a more prosperous, safer and environmentally friendly nation for our grandchildren. Continually spending money on promoting the 'Welsh language first' policy when we have major infrastructure, welfare, education, policing and health issues is an insult to the people who live and pay taxes in Wales. Please can someone in Welsh Government recognise our prosperity is linked to our being part of the United Kingdom not an annexed fiefdom. We haven't got dedicated European structural funds to spend in the future to continually invest in promoting the Welsh language, without taking the money from other budget allocations. So let's publicly recognise that in order to continue promoting the 'Welsh language first' will take much needed post-Brexit public funds away from increasing rural public transport, policing, for example, which helps communities to be safer places to live and helps businesses feel their factories are protected.

Isn't it time that there was a Welsh Government public consultation asking what the general public feel should be the priority for their budget spends in future? And if tough choices need to be made what do the people of Wales value most? Jobs? Effective local transport networks from rural communities to regional conurbations, hospitals, industry? Security and Safety? Free childcare for all mums? Subsidised instead of free prescriptions? Education? Access to healthcare at point of need? Culture? Pride in our community and a Sense of Place? Converting empty shops to housing instead of putting more concrete on farmland? Funding multigenerational community orchard spaces in every village and town? Creating safe walking routes? Is it possible to let the tax payers decide on what is a priority for their local neighbourhood? How many of the original LDPs created by local communities 10 years ago are still used as the basis for policy decisions today? And if they are being revised (RLDPs) is that being done at a local level with input from the communities they serve, or at a regional level by county council?

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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