

Permitted Development Amendments to the Town and Country Planning (General Permitted Development) Order 1995

Consultation Response Form

Respondents are encouraged to submit their responses online:

<https://www.smartsurvey.co.uk/s/5RJZZK/>.

Alternatively, please complete the consultation response form and email to planconsultations-e@gov.wales.

Your name: Rhodri Davies (Development and Building Control Manager)

Organisation (if applicable): Bridgend County Borough Council LPA

email / telephone number:

Your address: Bridgend County Borough Council, Civic Offices, Angel Street,
Bridgend CF31 4WB

Q.1	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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		
Q.2	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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments: No specific evidence either way although we have been involved with colleagues in Regeneration on numerous queries related to Covid Recovery Grant applications.		
Q.3	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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		
Q.4	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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
Comments:		

Q.5	Should any additional days over the permitted 14 days be provided for markets operated by or on behalf of a local authority?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Other <input type="checkbox"/>
Comments: Not many markets are operated by a local authority and it is not always easy to regulate markets operated on behalf of a local authority so it is suggested that, in order to be able to formally notify and consult businesses that could potentially be affected by an outdoor market, the permitted period should be retained at 14 days in any calendar year.	

Q.6	Do you agree the permitted changes of use within town centres should become permanent? If not, please provide your reasons for disagreeing.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Other <input type="checkbox"/>
Comments: There are established reasons to control which uses are allowed in Town Centres especially if LPAs are required to protect the vitality and viability of town centres and encouraged to promote Town Centre living. There could be scope to identify vacant units within town centres which could be used for pop up shops, office hubs or for trial periods (such as the former Debenhams store in Carmarthen) but any permanent changes of use should be considered under the existing controls.	

Q.7	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 <input checked="" type="checkbox"/>	No <input type="checkbox"/> Other <input type="checkbox"/>
Comments: Any potential impacts can be controlled through licensing or the Highways Act 1980.	

Q.8	If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?
Comments: No. However, the hours of use (between 8am and 10pm) and the removable furniture clauses should be retained.	

Q.9	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 <input type="checkbox"/>	No <input checked="" type="checkbox"/> Other <input type="checkbox"/>
Comments: The design and appearance of awnings can vary dramatically and should be controlled through the planning process in the same way as a revised shopfront required planning permission. However, an awning to the rear of a property over an external seating area could be a form of permitted development.	

Q.10	Do you have any comments regarding Part 3A?		
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.11	Do you have any comments regarding Part 12A?		
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.12	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.		
	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.13	Do you agree with the proposed alterations to Class F? If not, please suggest alternative approaches, restrictions or thresholds that could be adopted.		
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments: Current controls/pd rights should be retained as there is no real benefit in seeking permeable surfacing to the rear of a dwellinghouse as, in the majority of cases, it would drain to "a porous or permeable area or surface," such as a lawn within the curtilage of the dwellinghouse, in any case.		

Q.14	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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.15	Do you agree with reintroducing permitted development rights for the protection of poultry and other captive birds?		
	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.16	Do you agree with the proposals for amending Article 4 Directions?		
	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

Q.17	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?
	Comments: No effects.

Q.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.
	Comments: N/A

Responses to consultations are likely to be made public, on the internet or in a report. If you would prefer your response to remain anonymous, please tick here: ☐