

Amendments to permitted development rights

Details

Q1. Details

Name

Organisation

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

Q2. Type (please select one from the following)

Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)

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

Comments:

We believe that this will fuel the rural economy in Wales, provides jobs and contribute to keeping tourism in the country.

I am the founder of [REDACTED] and we deliver living solutions that put people and planet at the core.

In my view the 56 day rule is not only favourable to the people and economy of Wales, it is also a very important step for the environment. The world is facing a climate change emergency and flying is one of the biggest contributor to climate change (I have written a doctorate about this and as such I can speak with authority). If more people will holiday in the country rather than flying abroad this will make a significant contribution towards solving climate change.

This ruling will also allow more people to camp on farms and as such connect more with nature and find that all important peace and mental wellbeing. Camping is an affordable holiday solution especially as the 56 day rule which involves minimal red tape which allows providers to keep the cost down . As such we believe that this ruling will support middle and lower income people and all sections of society including single parents and those in most need to have a holiday.

Furthermore, it will also support farmers in Wales who are struggling to make ends meet to have an additional income. Many small farms have been and are being sold and incorporated into bigger farms, and Brexit has increased pressure further. Small farms are the backdrop of the economy and can be run a lot more sustainable than the large farms. This ruling will support the economic survival of small farms that may have been in the family for generations.

This is why I and we all at [REDACTED] support this proposed policy.

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:

Yes, last summer we supported a farmer in Pembrokeshire who is in negative equity to run a low cost pop-up camp-site in an environmentally friendly way. It was a great success. The neighbours were supportive and we helped the farmer a lot. This mini venture has led us to consider what else we could do to support small farms, sustainable rural living and to connect people with nature and teach them about sustainable and purpose-led living. We are now actively pursuing some of those ideas.

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:

My view is that this is not needed. The 28 day rule has worked for many yr without such restrictions and I do not see the need for that to be any different with 56 days. I would be careful to impose restrictions which would add red tape as this would be a cost to the tax payer and would make such enterprises which are hard to make work anyway less lucrative. It would likely lead to the market going for the wealthier customer when all people are in need of holiday solutions especially those who don't have the budget for costly alternatives.

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:

I feel that generally local markets allow farmers to sell their produce directly and therefore will support the rural economy, and will especially support the innovative, purpose led, sustainable farming enterprises. Or commissioned research shows that the way to go to make small farms work is to sell directly to the consumer and to produce local, sustainable, organic and/or grass fed produce from regenerative farms. But there is also a market for traditional farmers to sell their produce to people who simply want British meat and veg. As such relaxing the restrictions about markets can only be a good thing for all Welsh farmers, as well as the planet.

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

Comments:

As above, my view is that in general, the least red tape the better both for the tax payer and the farmers and consumers. However, I do not have experience with markets and this is therefore not an expert view.

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

Other

Comments:

I am not an expert on this and will not comment.

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.

Other

Comments:

As above, I am not an expert on this and will not comment.

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.

Yes

Comments:

Yes, I do really like the increased ability of people to sit and dine outside in the fresh air and feel it give a great feel to our towns.

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

No

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

No

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.

Other

Comments:

I don't feel in a position to comment as I am not an expert on this.

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.

Other

Comments:

I don't feel in a position to comment as I am not an expert on this.

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:

This is an important contributor to meeting the climate change emergency.

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

Other

Comments:

I don't feel in a position to comment as I am not an expert on this.

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

Other

Comments:

I don't feel in a position to comment as I am not an expert on this.

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?

The proposal for the 56 day rule will support Welsh Farmers. One option to support the use of the Welsh language would be to make it a requirement that camp-site signs are written in both languages.

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

[REDACTED]