

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: [REDACTED]

Organisation (if applicable): Conwy County Borough Council

email / telephone number: [REDACTED]

Your address: PO Box 1, Council Offices, Bodlondeb Conwy

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: We have already seen problems occurring as a result of these relaxations, for instance large portions of land or multiple parcels of land can be used as campsites, this is particularly problematic in rural areas where the highway network is already under pressure.		

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:		

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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments: For campsites, in particular, there should be a limit on the number of tents say 10/15 max and there should be a limit on the amount of land that		

could be used within the ownership of one person at any one time, otherwise there is nothing to stop the landowner from using multiple parcels of land.

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 ☒ No ☐ Other ☐

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 ☒ No ☐ Other ☐

Comments: 14

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 ☐ No ☒ Other ☐

Comments:

If these changes are not controlled properly through the planning system then it could, in some instances have a negative impact on town centres.

Also, some of the changes could still give rise to amenity concerns which would otherwise be assessed through the planning system. It is suggested that these changes are not made permanent.

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 ☐ No ☒ Other ☐

Comments:

The permanent removal of this PDR could create adverse impacts as a result of increased odour and noise particularly in the evening if the sunset clause is removed.

If it is made permanent it is suggested that there are controls on premises within Conservation areas, to control the type or quality of the temporary structures.

Q.8 If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?

Comments:

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: These types of alterations should be dealt with through the planning process. If covers are needed for shelter, more temporary umbrellas, parasols, wind breaks etc would be more appropriate.	

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

Q.11	Do you have any comments regarding Part 12A?	
	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Other <input type="checkbox"/>
	Comments: This proposal is welcomed, particularly as it would assist greatly with providing the Council with the opportunity to provide much needed temporary emergency accommodation for the homeless.	

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: It will allow LPA's the opportunity to consider amenity impacts through the planning process. However there are Environmental Health licensing requirements and in some instances there may be an urgent need to require certain works to take place which could create difficulties if this had to be considered further through the planning process. It is suggested that the prior approval process is considered and this will allow the LPA to consider if the proposal is likely to be harmful.	

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

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: but positioning and visual impact needs to be considered		

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: This is a good idea but could lead to confusion amongst members of the public not being aware of the temporary nature of such changes.		

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: These proposals are welcomed, particularly the changes that allow Article 4 Directions to be imposed with immediate effect. In particular, this will allow LPAs the opportunity to control Part 31 (demolition) for buildings it considers to be at risk. It would also be helpful if planning fees could be introduced where pd rights have been withdrawn.		

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: it is considered that there will be a neutral effect.		

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:

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: ☐