

Amendments to permitted development rights

Details

Q1. Details

Name

[REDACTED]

Organisation

[REDACTED]
[REDACTED]

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

[REDACTED]

Q2. Type (please select one from the following)

Business

Q3. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box.

Keep my response anonymous

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:

I am a Welsh farmer of a small farm in Pembrokeshire. We opened a campsite this summer under the 56 day rule and all our neighbours were supportive. I believe that this rule is beneficial for rural people and especially small farmers and family farms, particularly those who are struggling to make ends meet. It is an opportunity for rural people to interact with urban people and fosters cross communication and understanding. This is a good for farmers in Wales and small communities alike.

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, because of the additional days it made it viable for us to run a pop-up campsite. Due to the unpredictable weather in Pembrokeshire you can lose quite a few days and 56 days make it worthwhile to go ahead.

I believe that the 56 day rule will encourage other farmers to try and run campsite and if it works for them they are then likely to apply for a licence for a longer period the next yr, which most probably wouldn't do without having been able to proof the concept through this simple legislation.

As such the 56 day rule will draw tourism to Wales and as such fuel the economy and allow Welsh family farms to remain in the family rather than being sold off to larger farms or wealthy people.

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.

Comments:

I think it is important to keep things simple to make it easy for farmers without a huge amount of education to make the step. However, there could be some simple rules for example that the campsite operator needs to make sure that all waste is disposed off.

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?

No Response

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 Response

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

No Response

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.

No Response

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.

No Response

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

No Response

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

No Response

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 Response

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.

No Response

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.

No Response

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

No Response

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

No Response

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?

No Response

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

