

Amendments to permitted development rights

Details

Q1. Details

Name

██████████

Organisation

Merthyr Tydfil CBC

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

██

Q2. Type (please select one from the following)

Local Authority / Local Planning Authority

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

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.

No

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:

An additional 14 days

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:

There should be unrestricted amount of days for markets operated on behalf of LA

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

Comments:

Given the growing need to diversify and adapt retail/commercial centres, and regenerate town centres as a whole, the principle of allowing greater flexibility with regard to changes of use will have a number of benefits. However, in locations where LPAs have provided designations such as a Primary Shopping Area with the intention of protecting A1 uses, there is potential for conflict between these permitted changes of use and policies included in Local Development Plans.

In order to minimise this potential conflict, there needs to be the provision included in national policy to exclude certain locations from these permitted changes of use, if LPAs can demonstrate that protecting certain uses, such as A1 retail in PSAs, is appropriate.

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

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

Comments:

There could be an adverse impact on the character and appearance of an area.

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.

No

Comments:

Number of occupiers can be restricted by condition on a HMO application.

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

Comments:

It will be very hard to enforce. An outbuilding can be erected which covers 50% of the garden, and majority of patios will drain to a permeable surface.

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

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

Yes

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

Yes

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

Submit your response

Q22. If you want to receive a receipt of your response, please provide an email address.

Email address

[REDACTED]