

Amendments to permitted development rights

Details

Q1. Details

Name

[REDACTED]

Organisation

-

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

[REDACTED]

Q2. Type (please select one from the following)

Local Authority Councillor responding in a personal capacity

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:

A review should take place after monitoring abuse of this relaxation for twelve months

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.

Yes

Comments:

When the time limit is reached, no further time should be allowed while a planning application or appeal is considered.

This loophole could permit a continuation of an undesirable nuisance.

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:

28 day should be adequate

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:

But only the same 28 days as any other applicant.

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

Yes

Comments:

Powers to restrict abuse, such as restricting the flow of pedestrians especially those with special needs such as the partially sighted and those who have to use wheeled vehicles (wheelchairs, child carriers etc)

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

Comments:

As above

Q11. Q8. If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?

Use of the street should not prevent access to street furniture eg seating, statues, neither should it obscure street signage. It should not be used to circumvent restrictions on advertising.

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:

Providing the times for retraction are observed and walls attached which prevent the flow of pedestrians.

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.

Yes

Comments:

HMOs need proper licensing to prevent the widespread abuse of the existing lax control.

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

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:

Larger ultrafast charging which necessitate an associated mini substation need control

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

Other

Comments:

Only if there are sufficient other control to prevent abuse of these permissive rights simply to expand a business.

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?

Encouragement should be given to simplification and shortening messages in order to reduce the size and complexity of bilingual signs. Preference for the Welsh language version is pointless if the signs are so large that no one reads them.

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]