

**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): Penarth Town Council

email / telephone number:

[REDACTED]

Your address:

Penarth Town Council,

[REDACTED]

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 ☐

No ☐

Other ☒

Comments:

As a Town Council we have a specific focus on the community aspects of

place making. Towns face different pressures and we are not yet in a position to establish the appropriate balance's between interests, especially in the light of the pressure's on enforcement. The Vale of Glamorgan Council has only three enforcement officers and this extension of permitted development rights where uses, spatial arrangements and licencing times are ill defined and difficult to police, will need resourcing. See answers to Q 3.

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 ☐

No ☐

Other ☒

Comments:

One Voice Wales should be encouraged to undertake some work looking at the experience of its members post Covid, to be fed into the Regeneration Review(see Q 18). In Penarth we have found the immediate Covid restrictions have sometimes clouded the beneficial possibilities.

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 ☒

No ☐

Other ☐

Comments:

It is noted that under A3 – the sale of hot food for consumption off the premises is not permitted.

When taken together with the provisions for “outdoor server provision “ and related issues of awnings and highway use covered in Q’s 7-9 there are several issues:

- Hospitality providers often produce a hybrid offer on and off the premises
- The boundary of outside space is often imprecise, overcrowded and not policed by the owner or manager.
- The limiting of these and related provisions covered below, to the Town Centre as defined in the existing development plan needs review .It applies particularly to coastal areas with costal hospitality areas.

The first two should initially be attended to by the landlord/owner /manager in the context of established links with the local authorities and police. Facilitation can be aided by the provision of a Local Authority town centre manager, the establishment of a BID and inclusive governance to include the local town council and business associations.

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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments: Markets are usually held on a regular basis weekly or monthly. If extended over a weekend 56 days may be too short. They are a use which chimes with sustaining place vitality and on the whole are viewed positively where there are established management regimes.		
F WEEKLYTHE			

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

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments: We are not yet in a position to support such a decision. Such research as there is, would not support it. Many towns in Wales if left to the Market would suffer. Previous Regeneration initiatives by the Government and related Public Bodies(such as the Market Towns Initiative) have addressed the need for proactive support and fresh initiatives to take account of new short and longer term threats to the town centres, (such as the move to internet shopping), and will need coordinated responses which include community and town councils.		

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments: See comments in relation to LPA resources, Q1.		
Q6			

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:		

See comments in relation to LPA resources

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

Q.11	Do you have any comments regarding Part 12A?		
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		

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:		

Yes - See comments in relation to LPA resources

Q.13	Do you agree with the proposed alterations to Class F? If not, please
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	suggest alternative approaches, restrictions or thresholds that could be adopted.		
	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments: Yes		

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 type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments: Whilst supporting the accelerated rollout of electric vehicle infrastructure we have concerns about preserving townscape and setting where they are identified in planning policy and likely to result in clutter. Having experienced the consequences for local communities of the existing PD rights for telecommunications infrastructure, we fear that simply extending development rights, is too crude a mechanism and needs an holistic approach with the community and other stakeholders		

Q.15	Do you agree with reintroducing permitted development rights for the protection of poultry and other captive birds?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments: No comment		

Q.16	Do you agree with the proposals for amending Article 4 Directions?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments: In Penarth, establishing the existing Direction was a prolonged procedure. It has been beneficial and we would support local determination in any future Directions		

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
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	English.
	What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?
	Comments: No comment

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: You mention in paragraph 2.19 that you are to undertake a Regeneration led review of Town Centre Policy. You refer to a number of land use planning policies. Presumably other factors, stakeholders and policy fields will be involved, including Town Councils. Many agencies and stakeholders e.g. Audit Wales, Business Organisations, are interested in the institutional context and co-ordination beyond land use provisions. Issues include leadership and the inclusion of stakeholders and administrative instruments such as CPO's and alternatives to business rates.

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: ☐