

# 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)

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?

Other

#### Comments:

We strongly support the extension for use for camping (tents) AND would like that to include small camper vans to reflect the number of people using them - especially the over 60s.

We can see being free to use land for up to 56 days or more will free the imagination and enterprise which must be good for the economy

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:

We were able to operate a small campsite in 2020. We want to continue. It feels disproportionate to have to apply for planning permission to use our land to carry out activities that cause no harm it nuisance and which bring value to the local economy.

We are currently unsure whether to apply for planning permission or not. We want to plan our 2022 season but are unsure if the result if this consultation.

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:**

We believe that there needs to be a clause about not causing nuisance to neighbouring properties.. especially sound pollution. You can limit certain specific events..eg motor/bike racing but there will inevitably be new types of events that cause nuisance..e.g. drone conventions (noisy and violating privacy). In rural and dark sky areas in particular there needs to be a clause about light pollution too.

Numbers of overall structures or vehicles might be another factor to limit instead of trying to specify markets or concerts or weddings or.....

We would suggest keeping PD rights as they stand but extend them from 28 to xx days for a small number of portable structures e.g. 10 per acre and for activities that do not cause sound or noise pollution

We'd be worried about potential long-term impacts in the natural environment in areas outside the national parks/AONB/SSI's

There would need to be clauses that reflect sustainability eg pollution, impact on wildlife, encouraging habitat diversification etc

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?

Other

**Comments:**

Markets are great but having one in our neighbours field every day or every week - no thank you!

I think any general extension should apply only to community and voluntary sector groups and that that any other extension should apply only inside the planning limits for villages/towns

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

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:**

Flexibility releases enterprise..we need it!

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?

Fantastic change e.g. in [REDACTED] this year but there MUST be provision for people using wheelchairs and pushchairs to use the pavement unless there is a designated pedestrian/cycle way on the road (these need to be designed in to all future town plans!)

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:**

And the curfew should be 11pm not 10pm

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.

Other

**Comments:**

I think that changes creating conditions for an HMO should be subject to planning but not those that allow for improvements to an existing HMO

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.

Yes

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?

None so long as any Welsh language requirements are met.

You could require bilingual signage for any event under this measure

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.

As above we feel that there is a specific case for including small camper vans within the definition of tents/'camping'. In our experience many older people are using small vans as their primary holiday accommodation once they are physically unable to camp and to prevent access to small quiet campsites is discriminatory to that group.

## Submit your response

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

Email address

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