

Amendments to permitted development rights

Details

Q1. Details

Name

[REDACTED]

Organisation

RHondda Cynon Taf County Borough Council

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

[REDACTED]

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

Comments:

We have not experienced additional complaints as a result of the changes.

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:

anecdotally at least the changes appear to have eased the burden of lockdown for some businesses.

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:

earlier experience in dealing with trials events suggests that it might be appropriate to consider noise limitations on motorised events.

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:

the number of days for holding a market could comfortably be doubled as this would/could support a town centre first approach to regeneration and recovery. If confined to town centres as defined in LDP's then the need for conditions and limitations would be minimal, however, if more generally applicable then there may be a need for further restraint such as those on hours of operation , safe access etc.

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:

why restrict it just to markets in control of the Local Authority?

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

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?

beyond highway safety considerations (possibly covered by other legislation) and limitations on hours, no.

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:

there may/will still need to be control in conservation areas.

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

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.

Yes

Comments:

agree but appropriate consideration needs to be given to the impacts on the drainage system and how matters can be enforced

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?

we have sought the views of the Welsh language unit as follows: -

RCT's Council's Electric Vehicle Charging Strategy mentions the importance of a bilingual offering on EVC infrastructure owned by the Local Authority. There is concern that within the proposals to change Part 12 of the GPDO there is no condition that would secure bilingual instructions on the infrastructure owned by the public sector.

PDR's by their very nature do not allow for the impact of any development on the Welsh language to be assessed

It may very well be that the extended timescales for use of land to allow for markets and other community uses will have a positive impact on the use of the Welsh Language within the community, by allowing social spaces for people to interact. Similarly, the permitted changes to class use might also have a positive impact, but this isn't assessed as part of the requirements of the GPDO/PDR's. In considering whether to issue an Article 4 direction, with regard to any threat to the amenity of the area Welsh Language impacts should be considered.

The appendix, which provides a step by step guide for issuing Article 4 notices does not mention the need to publish in Welsh with the Welsh positioned to be read first, or the need to respect language preference during any correspondence with the owner occupier

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.

nothing further

Submit your response

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

Email address

[REDACTED]