

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)

Responding in a private capacity

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:

I believe this is a great initiative for Wales. I saw our neighbours make use of this policy. They were struggling to make ends meet and it really helped them and may allow them to keep the farm in the family. In Wales there are many traditional farmers and would struggle with the paper-work required for applying for planning permission for a campsite or a licence. Now they are keen to make the effort to apply for a licence because they have been successful with the campsite and have been able to pilot it in a simply way. I believe that this policy will encourage economic activity and tourism on Wales. This policy also means that all of the revenue sits with the farmer and that they are in control. It means there is a lot of trust in the farmers.

I believe that the very people who will benefit from this policy (Welsh farms of small farms and family farms who are struggling to make ends meet, and also people on low and medium income who would come on a camping holiday), will be underrepresented in this consultation response, because they are not people who are good at paperworks and writing. I feel that you need to take this into account when analysing the responses.

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:

As above, there was one farm very close to where we live and and I also know about a couple of other farms who opened campsites who really benefitted from this.

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

Comments:

Personally, I didn't see any problems as in close-knit communities the farmers normally want to keep good relations with the neighbours and as such it is self-regulating. The 28 day rule has existed for a long long time without any problems, so it shouldn't be any different with 56 days. That is at least my personal experience.

Personally I felt more that there is an arbitrary cap on camper vans, which I personally feel is not needed. Whether people camp in vans or tents doesn't make any difference in my view.

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?

No Response

Q8. Q5. Should any additional days over the permitted 14 days be provided for markets operated by or on behalf of a local authority?

No Response

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 Response

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.

No Response

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 Response

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.

No Response

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.

No Response

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?

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 Response

Submit your response

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

Email address

[REDACTED]