

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:

Organisation (if applicable): Cardiff Civic Society

email / telephone number:

Your address:

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:

No comments.

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:

No comments.

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:

No comments.

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

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 comments.		

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 type="checkbox"/>	Other <input checked="" type="checkbox"/> X
	Comments: We think that some explanation is needed as to what constitutes a 'town centre' in a city, as some district centres may be larger than most Welsh town centres. We are concerned about the effect that this proposal might have on pubs, if premises can be converted permanently to food and drink uses with only notification to the LPA required.		

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 type="checkbox"/>	Other <input checked="" type="checkbox"/> X
	Comments: We have some concerns about the reduction in public space and potential conflict/ inconvenience with pedestrians/cyclists that this change might cause. This proposal may also cause difficulty for disabled and elderly citizens, especially for wheelchair users. We believe a process needs to be introduced whereby a member of the public can raise an objection to a particular use, obliging the LPA to consider if the use is appropriate or not.		

Q.8	If you answered yes to Q7, are any additional conditions required to
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	mitigate potential amenity impacts?
	Comments:
	We suggest that businesses must not be allowed to broadcast loud music into the public realm using external speakers.
	We suggest that there should be some size limit on the highway space the business can use – possibly linked to the size of the premises.
	We suggest that the business rates payable on any 'extended' premises be increased accordingly.

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

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

Q.11	Do you have any comments regarding Part 12A?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		
	No 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"/> X	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		
	We welcome and agree with this proposed change.		

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

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 type="checkbox"/>	Other <input type="checkbox"/> X
	Comments: We feel that the needs of pedestrians, elderly and disabled citizens need to be considered when these charging points are being proposed, as they could easily cause pavement obstruction if not sited with care. We propose that the supplier should have to notify Council of the intended location (with some photos) so that an Officer can assess and permit/refuse the location, as appropriate.		

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 comments.		

Q.16	Do you agree with the proposals for amending Article 4 Directions?		
	Yes <input type="checkbox"/> X	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments: We welcome and agree with the proposed changes.		

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 English.		
	What effects do you think there would be? How could positive effects be		

	increased, or negative effects be mitigated?
	Comments:
	No comments.

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.
	<p>Comments:</p> <p>We would like to see a change to permitted development so that pubs and other buildings that provide community facilities cannot be demolished without planning permission to do this having been obtained.</p> <p>We are aware of cases where pubs have been bought and, under permitted development, demolished, although no planning application has been made with regard to the land.</p> <p>As pubs and other 'community' buildings serve a vital community social function, we do not feel it is appropriate that they can be demolished without planning permission to do this.</p> <p>Finally, we would like to see planning permission introduced where front gardens are going to be removed to provide vehicle parking spaces.</p>

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: ☐