

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): **Denbighshire County Council**

email / telephone number:

[REDACTED]

Your address: **Caledfryn, Smithfield Road, Denbigh, LL16 3JT**

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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		
Our Planning Compliance Officer has received more complaints in connection with the use of land for campsites.			
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other <input type="checkbox"/>
	Comments:		
Consider greater controls for temporary campsites, controlling of hours on wedding venues (uses that have impact on residential amenity, noise, odour etc).			

Temporary campsites routinely do not benefit from the mitigations which permanent sites are often required to have (i.e. by planning condition), meaning that they can negatively impact—

(1) The visual amenity and soundscape of their localities. This is of particular significance in the Area of Outstanding Natural Beauty, within the World Heritage Site and within the settings of Listed Buildings; and

(2) The residential amenity of any dwellings located nearby. If campsites/wedding venues are located in close proximity to existing dwellings, residential amenity can be impacted by noise, odour, smoke, litter, overlooking and light pollution.

Accordingly, the LPA considers that any permanent increase to the 28-day allocation for temporary campsites/wedding venues and other similar uses should be conditional, in order to provide their operators with greater commercial opportunities alongside appropriate mitigations against adverse effects.

The LPA takes the view that the application of PDRs to temporary campsites should take account of their location (i.e. whether they are in an AONB/on Article 1(5) land generally; whether they are within a World Heritage Site; whether they are in close proximity to a dwelling; and whether they are in close proximity to a Listed Building) and be restricted appropriately. Given our experience with complaints about the adverse effects of temporary campsites, the LPA considers that it would be inappropriate to apply the 56-day allocation to sites which are located—

- On Article 1(5) land;
- Within World Heritage Sites;
- Within 100m of a Listed Building; or
- Within 50m of a dwelling (other than any dwelling occupied by the operator of the campsite/wedding venue).

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 ☒

No ☐

Other ☐

Comments:

14 days in a calendar year is extremely limited, perhaps give consideration for additional conditions to safeguard residential amenity (noise etc). Prior approval process possibly.

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 ☒

No ☐

Other ☐

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

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 checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments: Highway Authority approval still in place to consider the impact of highway safety		

Q.8	If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?		
	Comments: Perhaps control of loud outdoor music.		

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

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:		

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"/>	No <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
	Comments: Could consider an additional threshold ie 25% coverage within the rear/side curtilage. Keep current PD restriction for principal elevation in Class F. Ensure controls that there should be no water run-off from one curtilage to adjoining land.		

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

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

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

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.
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	What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?
	Comments: Consider any impacts to be minimal, no obvious negative impacts.

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:

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: ☐