

# Amendments to permitted development rights

## Details

### Q1. Details

Name

[REDACTED]

Organisation

[REDACTED]

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.

*No Response*

## 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:

Yes but with additional control, to what can and can't be carried out.

With more specification upon how land can be used by specific industries or sectors.

Possibly even criteria that must be met in order to take advantage of the temporary uses quota, including legal requirements for certain record keeping, risk assessment etc.

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:

Evidence of benefit to struggling land based businesses who have utilised their land as campsites, but conversely with that goes significant increases in traffic in some of our most rural areas with already difficult access

Also proliferations of numerous pop-up sites have had a negative financial impact on existing sites who have themselves made significant investment in order to obtain planning permission/licensing or comply with formal exemption, and have ongoing commitments and costs with regards to maintaining those licences.

The additional days have encouraged several operators to set up operations providing very poor amenity, tempted to make a quick "buck" over the summer.

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:**

Yes if additional days are to be added then they must come with additional controls.

The whole law surrounding PDRs needs to be rewritten to give both specific permissions and restrictions to specific industries and sectors. including duration and how and by whom land can be used.

Proliferation of "unlicensed" operations operating without restriction, have a negative impact on the environment and on other businesses around them who have had to go down the routes of planning permission, licensing/formal exemption.

Some of these restrictions imposed upon licensed businesses must be reflected in how temporary operations operate, in order to prevent proliferation of poor quality operators providing poor quality services.

Further consideration must be given to amendment to planning law at large, possibly making it easier to bring operations under the control of full planning permission and licensing in order to control the quality of operation.

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:**

20-25 days would seem reasonable to allow a market to say operate once a week Easter until October, with restrictions say to restrict consecutive days of operation. Possible restrictions on size of operation

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:**

they should be allowed extra days but with possible further conditions imposed.

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

**Comments:**

Town centres and conurbations need tighter control, proliferations of PDRs without control spirals out of control particularly without careful enforcement.

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.

Other

**Comments:**

Yes but probably with more specifically considered restrictions.

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.

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.

*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.

Other

**Comments:**

Highway provision needs to be controlled though

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]