

Amendments to permitted development rights

Details

Q1. Details

Name

[REDACTED]

Organisation

[REDACTED]
[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?

No

Comments:

No Certainly Not

To allow this to be retained permanently will, I believe, be a competition law infringement

It creates 'unfair competition' against those licensed businesses that have followed all the rules from gaining planning permission to applying for a licence. Licensed campsites have to follow all rules and regulations from National Resources Wales. which does include how the site should be laid out, how many tents or moveable structures are allowed and what toilet and washing facilities should be provided.

Licensed campsites contribute to the local economy, they employ local staff and use local tradesmen for any work that is required or needed.

They look after their staff and customers by obtaining Employers Liability and Public Liability Insurance for their businesses

They have annual overheads which include Business Rates, Water rates, Electricity, Gas, Telephone & Broadband, Employees NIC, Employees Pension contributions etc, the list is endless

To allow this being retained you will be jeopardising all licensed campsites and their employees

This industry contributes more than £9.3 billion to UK from holiday parks and campsites every year and employs around 130,000 people

The purpose of the rules against unfair competition is to protect fair competition by obliging all participants to play the game by the same rules.

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.

Other

Comments:

2021 was an extraordinary year due to NO Oversea Holidays allowed at that time in UK
Now in 2022, Britons can travel abroad for their Sun and Sangria, and they cannot wait to book at least one

holiday, if not more.

The person/s that will take advantage of this amendment will certainly not contribute to the local economy

They will not hire any staff, they will use or hire the land, hire a couple of portaloos, sell cheap and I think the money (cash) will go straight into their back pocket. They will also with their cheap rates attract those persons that come to walk Snowdon and leave and spend nothing, not even parking

This is certainly not following Welsh Government and Visit Wales plan to attract quality tourists which do contribute to the local economy

Why would the Welsh Government want to do 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.

Yes

Comments:

The purpose of the rules against unfair competition is to protect fair competition by obliging all participants to play the game by the same rules.

Look at protecting your licensed campsites which already contribute to the local economy

Local businesses rely on the Summer Season and their visitors to see them through the Winter and you are offering Tom, Dick or Harry campsite status, with no overheads, and a free for all over the time all legal businesses rely on taking the money to survive

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:

Markets attract new visitors and those staying in the area

Everybody loves a bargain

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:

There should be weekly markets, not necessary run by the Council

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

Comments:

Our town centres do need all the help that they can get, as long as you do not forget about the rural areas

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.

Other

Comments:

The highway is the highway

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.

Yes

Comments:

All businesses should be allowed to erect awnings on their property

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.

No

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

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

Comments:

There are not enough electric vehicle charging points in Snowdonia or North Wales

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?

Other

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?

The effects would be negative

Local staff are employed by licensed campsites, if they lose their jobs, they will move to areas with more job potential i.e. England

Pop up or adhoc campsites will not employ local staff or even care about Wales or the environment or the people. they will just be chancers, taking an opportunity

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

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