

**Consultation
Response Form**

Your name: Tracey Price

Organisation (if applicable):
Presteigne and Norton Town Council

email / telephone number:

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01547 528575

Your address:

Garn Farm
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Q1 Do you agree beauty salons (and associated uses) should be included within use class A1 (shops)?

Yes

Q2 Do you agree betting offices should be removed from use class A2?

Yes

Q3 Do you agree hot food takeaways should be placed in their own use class?

Yes

Q4 Do you agree restaurants and takeaways with drive-through facilities should be grouped with hot food takeaways?

No comment.

Q5 Do you agree with the proposal to place drinking establishments and restaurants in the same use class?

Yes but see Q6

Q6 If you answered no to Q5, how should the UCO be amended to protect public houses in Wales?

Town Council feels protecting public houses by enabling communities to declare them 'assets of community value' would be a better way to safeguard their future and would support the introduction of such legislation.

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Q7 Do you agree with the principle of a new Café and Sandwich Bar Use Class?
Yes

Q8 Do you consider this new use class will help the flexible management of town centre uses and contribute to their vitality and viability? Please explain your view.
No comment.

Q9 Will the clarification of the A1 Use Class in relation to consumption on the premises help understanding of the order or cause additional confusion to users of the planning system?
Help.

Q10 Is a timescale appropriate to help define this use class? If yes, is 6am to 7pm suitable or are there more appropriate times?
No. Times should be less restrictive.

Q11 We welcome your views about how a distinction can be made between a daytime café use and mixed takeaway and restaurant use.
No comment.

Q12 Should cafes solely catering for on premises consumption be included in this use class? If so, how can a clear distinction be made between restaurants and café uses?
Yes

Q13 Should a floorspace threshold be used to help define this use class? If yes, what threshold would be appropriate and why?
No.

Q14 Do you agree with the proposal to re-number B8 (Storage and Distribution) as B3 (Storage and Distribution)?
Yes.

Q15 Do you agree use as a nightclub should be specified within the UCO as a unique use?

Yes

Q16 Do you agree use as a retail warehouse club should be specified within the UCO as a unique use?

Yes.

Q17 Other than the changes discussed above, does the UCO remain fit for purpose as a deregulatory tool?

Yes.

Q18 Are there any other changes not referred to in this consultation which you wish to see made to the UCO? If yes, please specify and provide justification/evidence for the proposed change.

No.

Q19 Do you agree with the proposals for amending Article 4 directions? If not, how could the proposal be improved?

Yes.

Q20 Do you agree that developers and LPAs should be able to agree longer determination periods for the consideration whether prior approval is required?

Yes.

Q21 Do you agree that HMOs should not benefit from permitted development rights granted by Part 1 of the GPDO?

No comment.

Q22 Do you agree that condition A3(a) relating the materials for Class A development should be removed?

No

Q23 If you answered no to Q22, should condition A3(a) be varied to allow more flexible use of materials for additions to the rear where there is no visual impact?

Yes.

Q24 Do you agree with the proposed condition for the provision and replacement of hard surfaces within the curtilage of a dwellinghouse in Development Class F? If not, please suggest alternative approaches, restrictions or thresholds that could be adopted.

Yes.

Q25 Do you agree with the introduction of permitted development rights for the installation of smart meter antenna?

Yes.

Q26 Do you agree with the permitted development proposals for electric vehicle charging infrastructure?

Yes.

Q27 Do you agree that there should be no permitted changes of use from the new use class A4 (drinking establishments and restaurants)?

Yes

Q28 Do you agree with the proposed permitted changes from hot food takeaways (A5)?

Q29 Should the permitted development rights be extended to permit two flats with a betting office or part of a mixed A1 or A2 use?

No comment.

Q30 Do you agree with the proposed permitted changes from a betting office?

No comment.

Q31 Do you agree that permitted development rights for the change of use of car showrooms should not be restated in the consolidation GPDO?

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Q32 Does Part 16 provide sufficient permitted development rights for development by or on Behalf of Sewerage Undertakers?

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Q33 If not, what types of development should be included within Part 16? Please specify any associated limitations and conditions.

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Q34 Do you agree with the proposed increases in height for the installation, alteration or replacement of a mast on protected and unprotected land?

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Q35 Do you agree with the change to mast width described in relation to the alteration or replacement of a mast?

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Q36 Do you agree with the definition of 'small antenna' and 'small cell system'?

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Q37 Do you agree with the proposed changes to small antennas and small cell systems allowed on buildings and structures (other than dwellinghouses and within their curtilages) in unprotected areas, and protected areas?

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Q38 Do you agree with the changes to permitted development rights for small antenna and small cell systems on dwelling houses and within their curtilages in unprotected areas; and dwelling houses in protected areas and conservation areas?

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Q39 Do you agree these changes are sufficient to accommodate the likely

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needs of future network requirements?

Q40 Do you agree with the changes to other antenna system and to the increase in numbers of electronic Communications code operators present on a building?

Q41 Do you agree to an increase in the time from 6 months to 18 months, where land may be used in an emergency to station and operate moveable electronic communications apparatus required to replace unserviceable equipment?

Q42 Do you agree the clause inserted by The Town and Country Planning (General Permitted Development) (Amendment) (Wales) (No. 2) Order 2014 relating to broadband services should be made permanent, removing the requirement to submit a prior approval?

Q43 If you answered yes to Q42, should the notification requirement be retained?

Q44 Do you agree Cadw should be granted permitted development rights to reflect their role in the management, maintenance and restoration of historic buildings and monuments in Wales?

Q45 Do you agree that the demolition direction should be cancelled and the categories of demolition currently in the direction prescribed in the permitted development order?

Q46 Do you agree that the demolition of a public house should require planning permission in order for the LPA to consider the impacts resulting from the loss of the use?

Q47 Do you agree with reintroducing permitted development rights for the protection of poultry and other captive birds?

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Q48 Do you agree with the principle of establishing permitted development rights for non-domestic Solar PV and Thermal without applying a specific energy threshold?

Q49 Do you agree that 'development not permitted' listed, (a) to (f), is sufficient to control the potential impacts of solar PV or solar thermal permitted development?

Q50 Do you agree that the existing conditions are sufficient to control the potential impacts of solar PV or solar thermal permitted development?

Q51 Do you agree there should be no change to the size of ground based solar panel developments (and therefore their energy output) within the curtilage of a non-domestic building?

Q52 Do you agree 'development not permitted' listed above, (a) to (c), is sufficient to control the potential impacts of ground based solar PV or solar thermal permitted development within the curtilage of a non-domestic building?

Q53 Do you agree no change is required to the conditions for non-domestic ground based solar PV or thermal developments?

Q54 Do you agree with our approach of not including limitations on non-domestic ground based solar PV or thermal developments on listed buildings, scheduled monuments or other landscape areas? If not, what limitations would you like to see which would still maximise opportunities for deployment on these buildings / sites?

Q55 Do you agree with the principle of establishing permitted development
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rights for small scale, low risk hydropower developments in Wales?

Q56 Do you agree that new permitted development rights should be accompanied by practice guidance? If yes, what aspects should the guidance cover?

Q57 Do you agree with the concept to allow permitted development rights for small scale, low risk Hydropower schemes in National Parks and AONBs?

Q58 Do you agree with those areas where permitted development rights for hydropower schemes would not apply?

Q59 Do you agree with the proposed non-spatial limitations where permitted development rights for hydropower schemes would not apply?

Q60 Do you agree with these conditions relating to minimising the visual / environmental impact of the intake structures and the header tank elements?

Q61 Do you agree with these conditions to minimise the visual impact of the pipelines?

Q62 Do you agree with these conditions to minimise visual / amenity / environmental impacts of the powerhouse and outfall?

Q63 Do you agree with these miscellaneous conditions relating to tree felling, water course crossings, construction practices and decommissioning?

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Q64 We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them:

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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

Responses are welcome in either English or Welsh and should arrive no later than **28 September 2018**.

You can reply in any of the following ways:

Post:

UCO & GPDO Consultation
Planning Directorate
Welsh Government
Cathays Park
Cardiff
CF10 3NQ

Email: planconsultations-i@gov.wales

(please include 'UCO and GPDO Consultation' in the subject line)