



St Ives Town Council

Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

Town Hall, Market Hill, The Old Riverport, St Ives, Cambridgeshire, PE27 5AL
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Issued: 7 January 2021

Councillors J Davies, N Dibben, T Drye, P Hussain, J Tiddy, D Rowe, N Wells

You are hereby summoned to attend a Meeting of the **Planning Committee** of St Ives Town Council to be held via Zoom on **Wednesday 13 January 2021 at 8.30 pm.**

Alison Benfield BA(Hons) FSLCC
Town Clerk

Join Zoom Meeting

<https://us02web.zoom.us/j/87813728427?pwd=Rk5mODNYb2Rtd0NVcStEKzhhdVNrZDZ09>

Meeting ID: 878 1372 8427

Passcode: 764973

One tap mobile

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Find your local number: <https://us02web.zoom.us/j/kAUe3Cg40>

AGENDA

PL51.00 ABBEY RETAIL PARK, HARRISON WAY

To receive a short presentation from the Abbey Group on Application 20/02104/FUL.

PL52.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL53.00 DECLARATIONS OF INTEREST

To receive Declarations of Disclosable and/or Non-Disclosable Pecuniary Interests as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating to any Agenda item.

PL54.00 PUBLIC PARTICIPATION

A maximum of 15 minutes is permitted for members of the public to address the Committee in accordance with the Town Council's approved Public Participation Policy.

PL55.00 MINUTES

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 9 December 2020 (copy herewith) and to note that the meeting scheduled for 16 December did not take place.

PL56.00 PLANNING APPLICATIONS

To consider the attached list of Planning Applications received (copy herewith).

PL57.00 CHANGES TO PLANNING REGULATIONS

PL57.01 Use Classes

To note that a new building use classification system for planning purposes has come into effect as detailed on the enclosed, produced by Lichfields (copy herewith).

PL57.02 Consultation

To consider response to consultation on proposed changes to the permitted development rights system (copy herewith, together with Chairman's draft proposals).

PL58.00

DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

To receive updated information from the local planning authority(if any).

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held via Zoom on Wednesday 9 December 2020**

Present:

Chairman: Councillor N Dibben

Vice Chairman: Councillor D Rowe

Councillors: J Tiddy, P Hussain, J Davies, T Drye, N Wells, J Pallant (ex officio)

In attendance:

Committee Clerk: S Rawlinson

PL45.00 APOLOGIES FOR ABSENCE
All Members were in attendance.

PL46.00 DECLARATIONS OF INTEREST
Application 20/02202 – All Members – Other interest as the agent is a tenant of the Town Hall.

PL47.00 PUBLIC PARTICIPATION
No members of the public were in attendance.

PL48.00 MINUTES
The Minutes of the Meeting held on 25 November 2020 were amended to show that the Town Mayor was in attendance, ex officio, and were then agreed as a correct record and would be signed by the Chairman in due course.

PL49.00 PLANNING APPLICATIONS
The Chairman advised Members that time extensions on the planning applications received so far had been granted until January. The meeting scheduled for 16 December would not, therefore, be held.

The following applications were considered by the Committee:

PL49.01 20/01904/FUL
Erection of 2 blocks comprising 8 units for B1/B2/B8 Employment Use together with car parking and service areas
Columbus House
12 Stocks Bridge Way
Compass Point Business Park
St Ives

RECOMMENDATION: Approval Subject to

The condition that the results of the badger survey must be implemented in full.
Insufficient information on landscape planting, the Council's preference is for native tree species.
External lighting should minimize light spill.

Chairman's
Initials

PL49.02 **20/02201/FUL**
 Demolition of outbuilding and new single storey rear and side extension
 66 Green Leys
 St Ives

RECOMMENDATION: Approval
 The Council would recommend installation of a green roof.

PL49.03 **20/02202/FUL**
 Single storey front extension
 20 Burns Way
 St Ives

RECOMMENDATION: Approval
 Appropriate scale of development
 No adverse effect on street scene

PL49.04 **20/02367/FUL**
 We are proposing the following works due to signs of Honey Fungus in the wood
 T1 - Small Prunus - fell to ground level. T2 - Apple trees - fell to ground level. T3 –
 Apple trees - fell to ground level. T4 - Hawthorn tree - pollard at three and a half
 metres to reduce excessive shading to the garden and make it look tidy.
 63A Needingworth Road
 St Ives

RECOMMENDATION: Approval Subject to
 Replacement of felled trees with mature saplings
 Extent of works to T4 to be agreed with the Arboricultural Officer.

PL49.05 **20/02378/TREE**
 T1 Elm: remove large low limb overhanging neighbours. This limb is causing
 significant shading to the neighbouring property, there has also been some
 minor limb drop from this branch.
 St Ives Fire Station
 Ramsey Road
 St Ives

RECOMMENDATION: Refusal
 The reasons for this reduction are not clear and not deemed essential.

PL50.00 **DEVELOPMENT MANAGEMENT COMMITTEE**
 There were no matters relating to St Ives.

Chairman's
 Initials

Chairman:

Dated:

ST IVES TOWN COUNCIL PLANNING COMMITTEE
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
13 January 2021

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
20/02104/FUL The Abbey Group Cambs Limited 2 Abbey Retail Park Harrison Way St Ives	Erection of a single storey building for Use Class E (shop) forming an additional unit to the Abbey Retail Park Abbey Retail Park Harrison Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QISWLB IKODP00	
20/02343/FUL Jo Evans 5 Virginia Way St Ives PE27 6SQ	Retrospective Planning Permission requested for the erection of fencing to 2.10m high to the boundary of the property. Retrospective Planning Permission to erect privacy screen attached to fence 5 Virginia Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QKAJN QIKHDY00	
20/02347/FUL Michael Handscombe Nicholas Birch 60 Wassingley Way Alconbury Weald PE28 4LT	Single storey extension to the rear 15 Rushington Close St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QKAJU OIKHE500	

<p>20/02364/FUL</p> <p>Mr R King Partners in Planning and Architecture Suite 2 Clare Hall Parsons Green St Ives PE27 4WY</p>	<p>First floor rear extension to dwelling</p> <p>Oakdale 3 The Drive St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QKD3LKIKHGE00</p>	
<p>20/02409/FUL</p> <p>Mr and Mrs Kelly Ian Waters Design Limited 43 Needingworth Road St Ives PE27 5JT</p>	<p>Side and rear single storey extension, new doorway and window</p> <p>Bramley Cottage Nicholas Lane St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QKPLG9IKHN400</p>	
<p>20/02206/FUL</p> <p>Mr Jamie Douglas Brown & Co Barfords The Fairways Wyboston Lakes Great North Road Wyboston MK44 3AL</p>	<p>Erection of a dwelling following demolition of a former sub station with planning permission for conversion and extension to create a dwelling (19/00447) and removal of associated site infrastructure</p> <p>Old Sub Station Priory Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QJJGUBIKGWY00</p>	

<p>20/02415/FUL 20/02416/LBC</p> <p>Mr R Willis SKK Design The Mill Stortford Road Hatfield Heath CM22 7DL</p>	<p>Replacement of double glazed sash windows, new levelled driveway, replacement of roof tiles above north east elevation and repointing existing brick walls to north east elevation</p> <p>Elwyn House Merryland St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QKR7PDIKHNW00</p>	
<p>20/02452/S73</p> <p>Grove Medical Surgery PIP Architecture 4 Belmont Place Cambridge CB1 1AR</p>	<p>Amendment to Condition 2 of permission 18/00279/LBC and 19/02124/S73 to replace drawing 1731-PL-1-01 Rev B with 1731-PL-1-01 Rev C</p> <p>Cromwell Place Surgery Cromwell Place St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QL0GXJIKHS100</p>	

Guide to changes to the Use Classes Order in England

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2020. The new use classes comprise:

Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)

From: Neighbourhood Plan consultants, Lichfields

You may be aware that the Government published a consultation paper last Thursday 3 December that contains potentially profound proposals to allow a change of use from shops, offices, businesses, cafes, restaurants, health centres, nurseries etc to residential without planning permission. You can read the paper [here](#) and the consultation extends to 21 January 2021.

Although this permitted development right (PDR) has existing for a couple of years, there are three major changes:

1. It will apply in Conservation Areas – most of you have town or village centres that for the most part lie in such an Area and have therefore avoided this risk so far – only those centres in National Parks or AONBs remain outside the PDR
2. There will be no upper size limit of the existing premises – the PDR thus far has been limited to units of no more than 250sq.m. – but note that the PDR does still not apply to listed buildings
3. As noted above, it will apply to many more types of existing use than before, as a result of the new Class E that from Sept 2020 bundled together former separate classes A1-A3 shops etc, B1 business and parts of D1 and D2 community uses – only pubs and community facilities are exempt as they are now sui generis uses

In practice, this could render town/village centre planning policies (e.g. primary frontages etc) redundant when combined with the introduction of Class E. The paper proposes that in Conservation Areas, the prior approval process will be able to take into account the effect of the replacement of a shopfront or active ground floor use on the character of the Area, but not on its commercial viability and vitality. Even then, prior approval matters are determined on a case by case basis, not by Local/Neighbourhood Plan policy.

However, PDRs can be removed through a device called an Article 4 Direction (A4D). These have been used for many years by LPAs, for example to remove PDRs in Conservation Areas to control detailed design matters that would otherwise have not required planning permission. The process of making A4Ds is relatively simply – though there are potential compensation provisions for land interests hindered by the A4D – but may be very difficult for LPAs to administer at a scale with lots of centres to cover.

If the proposals are enacted, they will come into play on 1 August 2021. In our experience, the Government has enacted all such proposals in recent consultations relating to changes of use and PDR, so it is very likely they will in this case too.

In which case, we firstly advise that if you are currently preparing your NP, you continue to define your town/village centres, as this may be important if the LPA is keen to use A4Ds. This may be especially important for those of you with village centres that are not yet defined by Local Plan policies. The policy intent and wording may have to change, but we can help you in your specific circumstances. For those that already have made NPs, or NPs that have been submitted, you should review your centre policy and have in mind making a modification to the NP in due course.

Secondly, we advise that you contact your LPA to seek its guidance, especially on preparing A4Ds for next August. Some LPAs did this well a few years ago when the office to residential PDR was first announced and may be willing to do the same again. Remember that A4Ds can only be proposed and enacted by LPAs, not by NP policies, though such policies may help the LPA make its case. If you

want to know more about the A4D process then see [here](#) (for the legal bit) and [here](#) (for the PPG, scroll down half way to §13-036 etc).

We are monitoring the professional reaction to the proposals and if we learn of any relevant information we will pass this on to you.

Supporting Housing Delivery & Public Service Infrastructure

About this Consultation

This consultation document and consultation process have been planned to adhere to the consultation principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal data, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 2018 (DPA), the General Data Protection Regulation 2016, and the Environmental Information Regulations 2004.

If you want the information that you provide to be treated as confidential, please be aware that, as a public authority, the Department is bound by the Freedom of Information Act and may therefore be obliged to disclose all or some of the information you provide. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Ministry of Housing, Communities and Local Government will process your personal data in accordance with the law and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties. A full privacy notice is included on the next page.

Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact us via the [complaints procedure](#).

Please confirm you have read this page. *

Yes	<input type="checkbox"/>
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Privacy Notice

The following is to explain your rights and give you the information you are be entitled to under the data protection legislation.

Note that this section only refers to your personal data (your name address and anything that could be used to identify you personally) not the content of your response to the consultation.

1. The identity of the data controller and contact details of our Data Protection Officer

The Ministry of Housing, Communities and Local Government (MHCLG) is the data controller. The Data Protection Officer can be contacted at dataprotection@communities.gov.uk.

2. Why we are collecting your personal data

Your personal data is being collected as an essential part of the consultation process, so that we can contact you regarding your response and for statistical purposes. We may also use it to contact you about related matters.

3. Our legal basis for processing your personal data

Article 6(1)(e) of the General Data Protection Regulation 2016 (GDPR) provides that processing shall be lawful if processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the controller.

Section 8(d) of the Data Protection Act 2018 further provides that this shall include processing of personal data that is necessary for the exercise of a function of the Crown, a Minister of the Crown or a government department.

The processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the Ministry of Housing, Communities and Local Government. The task is consulting on departmental policies or proposals or obtaining opinion data in order to develop good effective government policies in relation to planning.

4. With whom we will be sharing your personal data

We will not share your personal data with organisations outside of MHCLG without contacting you for your permission first.

5. For how long we will keep your personal data, or criteria used to determine the retention period.

Your personal data will be held for 2 years from the closure of the consultation

6. Your rights, e.g. access, rectification, erasure

The data we are collecting is your personal data, and you have considerable say over what happens to it. You have the right:

- a. to see what data we have about you
- b. to ask us to stop using your data, but keep it on record
- c. to ask to have all or some of your data deleted or corrected
- d. to lodge a complaint with the independent Information Commissioner (ICO) if you think we are not handling your data fairly or in accordance with the law. You can contact the ICO at <https://ico.org.uk/>, or telephone 0303 123 1113.

7. Storage of your personal data

We are using SmartSurvey to collect data for this consultation, so your information will be stored on their UK-based servers in the first instance. Your data will not be sent overseas. We have taken all necessary precautions to ensure that your data protection rights are not compromised by our use of third-party software.

If your submit information to this consultation using our third-party survey provider, it will be

moved to our secure government IT systems within six months of the consultation closing date (28 January 2021).

8. Your personal data will not be used for any automated decision making.

Please confirm you have read this page. *

Yes	<input type="checkbox"/>
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Respondent Details

This section of the survey asks for information about you and, if applicable, your organisation.

First name *

Last name *

Email address

Are you responding on behalf of an organisation or as an individual? *

Organisation	<input type="checkbox"/>
Individual	<input type="checkbox"/>

Organisation (if applicable)

Position in organisation (if applicable)

Please indicate whether you are replying to this consultation as a: *

Developer	<input type="checkbox"/>
Planning consultant	<input type="checkbox"/>
Construction company or builder	<input type="checkbox"/>
Local authority	<input type="checkbox"/>
Statutory consultee	<input type="checkbox"/>
Professional organisation	<input type="checkbox"/>
Lawyer	<input type="checkbox"/>
Charity or voluntary organisation	<input type="checkbox"/>
Town Council	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>
Community group, including residents' associations	<input type="checkbox"/>
Private individual	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Please indicate which sectors you work in / with (tick all that apply): *

Education section	
Health sector	
Prison sector	
None of the above	

Supporting housing delivery through a new national permitted development right for the change of use from the Commercial, Business and Service use class to residential

Q1 Do you agree that there should be no size limit on the buildings that could benefit from the new permitted development right to change use from Commercial, Business and Service (Class E) to residential (C3)?

Agree	
Disagree	
Don't know	

Please give your reasons:

Q2.1 Do you agree that the right should not apply in areas of outstanding natural beauty, the Broads, National Parks, areas specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981, and World Heritage Sites?

Agree	yes
Disagree	
Don't know	

Please give your reasons:

It is essential that the impacts of any changes in sensitive areas should be considered.

Q2.2 Do you agree that the right should apply in conservation areas?

Agree	
Disagree	Yes
Don't know	

Please give your reasons:

The proposals will likely include changes to the physical appearance of the building and this will be need to be properly considered.

Q2.3 Do you agree that, in conservation areas only, the right should allow for prior approval of the impact of the loss of ground floor use to residential?

Agree	
Disagree	
Don't know	

Please give your reasons:

Q3.1 Do you agree that in managing the impact of the proposal, the matters set out in paragraph 21 of the consultation document should be considered in a prior approval?

Agree	yes
Disagree	
Don't know	

Please give your reasons:

These issues are essential to ensure that any building conversions provide suitable accommodation in order to prevent long term health and other social issues.

In addition, there should be a minimum size for each new dwelling, and the provision of adequate ventilation and fresh air to the new dwellings needs to be considered.

In High Streets, conversion of shops especially at ground floor level will involve changes to the physical appearance of the building, that will need to be considered.

Q3.2 Are there any other planning matters that should be considered?

Yes	yes
No	
Don't know	

Please specify:

The impact on the overall viability of the town centres should be considered. In Market Towns it will be essential to maintain core shopping areas with a sustainable concentration of shops in a particular area.

Planning Authorities and Neighbourhood Plans should be able specify which areas permitted development rights can apply and which areas should be protected as primary shopping areas.

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Q4.1 Do you agree that the proposed new permitted development right to change use from Commercial, Business and Service (Class E) to residential (C3) should attract a fee per dwellinghouse?

Agree	Yes
Disagree	
Don't know	

Please give your reasons:

Planning Authorities will still have costs to process these proposals so developers should contribute to the costs.

Q4.2 If you agree there should be a fee per dwelling house, should this be set at £96 per dwellinghouse?

Yes	
No	
Don't know	X

Please give your reasons:

--

Q5 Do you have any other comments on the proposed right for the change of use from Commercial, Business and Service use class to residential?

Yes	
No	

Please specify:

--

Q6.1 Do you think that the proposed right for the change of use from the Commercial, Business and Service use class to residential could impact on businesses, communities, or local planning authorities?

Yes	
No	
Don't know	

If so, please give your reasons:

Q6.2 Do you think that the proposed right for the change of use from the Commercial, Business and Service use class to residential could give rise to any impacts on people who share a protected characteristic?

Yes	
No	
Don't know	

If so, please give your reasons:

Supporting public service infrastructure through the planning system

Q7.1 Do you agree that the right for schools, colleges and universities, and hospitals be amended to allow for development which is not greater than 25% of the footprint, or up to 250 square metres of the current buildings on the site at the time the legislation is brought into force, whichever is the larger?

Agree	
Disagree	
Don't know	

Please give your reasons:

Q7.2 Do you agree that the right be amended to allow the height limit to be raised from 5 metres to 6?

Agree	
Disagree	
Don't know	

Please give your reasons:

Q7.3 Is there any evidence to support an increase above 6 metres?

Yes	
No	
Don't know	

Please specify:

Q7.4 Do you agree that prisons should benefit from the same right to expand or add additional buildings?

Agree	
Disagree	
Don't know	

Please give your reasons:

Q8 Do you have any other comments about the permitted development rights for schools, colleges, universities, hospitals and prisons?

Yes	
No	

Please specify:

Q9.1 Do you think that the proposed amendments to the right in relation to schools, colleges and universities, and hospitals could impact on businesses, communities, or local planning authorities?

Yes	
No	
Don't know	

If so, please give your reasons:

Q9.2 Do you think that the proposed amendments to the right in relation to schools, colleges and universities, and hospitals, could give rise to any impacts on people who share a protected characteristic?

Yes	
No	
Don't know	

If so, please give your reasons:

--

Q10.1 Do you think that the proposed amendment to allow prisons to benefit from the right could impact on businesses, communities, or local planning authorities?

Yes	
No	
Don't know	

If so, please give your reasons:

--

Q10.2 Do you think that the proposed amendment in respect of prisons could give rise to any impacts on people who share a protected characteristic?

Yes	
No	
Don't know	

If so, please give your reasons:

--

Q11 Do you agree that the new public service application process, as set out in paragraphs 43 and 44 of the consultation document, should only apply to major development (which are not EIA developments)?

Yes	
No	

Please give your reasons:

--

Q12 Do you agree the modified process should apply to hospitals, schools and further education colleges, and prisons, young offenders' institutions, and other criminal justice accommodation?

Yes	
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No	
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If not, please give your reasons as well as any suggested alternatives:

Q13 Do you agree the determination period for applications falling within the scope of the modified process should be reduced to 10 weeks?

Yes	
No	

Please give your reasons:

Q14 Do you agree the minimum consultation / publicity period should be reduced to 14 days?

Yes	
No	

Please give your reasons:

Q15 Do you agree the Secretary of State should be notified when a valid planning application is first submitted to a local planning authority and when the authority anticipates making a decision? (We propose that this notification should take place no later than 8 weeks after the application is validated by the planning authority.)

Yes	
No	

Please give your reasons:

Q16 Do you agree that the policy in paragraph 94 of the NPPF should be extended to require local planning authorities to engage proactively to resolve key planning issues of other public service infrastructure projects before applications are submitted?

Yes	
No	

Please give your reasons:

Q17.1 Do you have any comments on the other matters set out in the consultation document, including post-permission matters, guidance and planning fees?

Yes	
No	

Please specify:

Q17.2 Do you have any other suggestions on how these priority public service infrastructure projects should be prioritised within the planning system?

Yes	
No	

Please specify:

Q18 Do you think that the proposed amendments to the planning applications process for public service infrastructure projects could give rise to any impacts on people who share a protected characteristic?

Yes	
No	

If so, please give your reasons:

Consolidation and simplification of existing permitted development rights

Q19.1 Do you agree with the broad approach to be applied to the review and update of existing permitted development rights in respect of categories 1, 2 and 3 outlined in paragraph 76 of the consultation document?

Agree	
Disagree	
Don't know	

Please give your reasons:

Q19.2 Are there any additional issues that we should consider?

Yes	
No	

Please specify:

Q20 Do you agree think that uses, such as betting shops and pay day loan shops, that are currently able to change use to a use now within the Commercial, Business and Service use class should be able to change use to any use within that class?

Agree	
Disagree	
Don't know	

Please give your reasons:

Q21 Do you agree the broad approach to be applied in respect of category 4 outlined in paragraph 76 of the consultation document?

Agree	
Disagree	
Don't know	

Please give your reasons:

Q22 Do you have any other comments about the consolidation and simplification of existing permitted development rights?

Yes	
No	

Please specify:

End of survey

You have reached the end of the consultation questions. Thank you for taking the time to complete them and for sharing your views. Please note that you will not receive an automated email to confirm that your response has been submitted.

After the consultation closes on 28 January 2021 we will consider the responses we have received and publish a response, in due course.