

Lesley Griffiths AC/AM  
Ysgrifennydd y Cabinet dros yr Amgylchedd a Materion Gwledig  
Cabinet Secretary for Environment and Rural Affairs



Llywodraeth Cymru  
Welsh Government

Eich cyf/Your ref P-05-705  
Ein cyf/Our ref LG/05844/16

Mike Hedges AM  
Chair - Petitions Committee  
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Dear Mike

Thank you for your letter of 4 August, regarding a petition from Mike Walker in relation to the need for planning committees to take into account the impact on community groups when determining planning applications for development of buildings which they use.

Planning Policy Wales (Edition 8 January 2016) states that when determining a planning application the local planning authority must take into account the substance of local views, which would include any representations made by local community groups regarding the loss of local facilities and the impact this could have on the community.

The current use of a building and the potential loss of community facilities is already a material consideration in the determination of a planning application and where such a loss is considered by the local planning authority to create an unacceptable negative impact on local amenity it is possible for the local planning authority to refuse planning permission or seek appropriate mitigation from the applicant. However, the weight to be afforded to each material consideration is a matter for the decision maker and it would usually be for the planning committee to determine on a case by case basis as each planning application should be determined on its own merits.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

New pre-application requirements have now come into force in Wales, which require applicants for major development to consult occupiers, neighbours and ward councillors on their proposals before submitting a planning application. The applicant needs to take account of any comments and concerns raised by the community and set out in the Pre-application Consultation (PAC) Report which accompanies the planning application how they are proposing to address those concerns.

The detail in the PAC Report will also be a material consideration which the local planning authority will need to consider when determining a planning application and provides an early opportunity for any concerns of the local community to be identified.

Regards  
Lesley

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