



Eich cyf/Your ref P-05-705  
Ein cyf/Our ref LG/06488/16

Mike Hedges AM  
Chair - Petitions Committee

government.committee.business@wales.gsi.gov.uk

November 2016

Dear Mike

Thank you for your letter of 14 October, regarding Petition P-05-405 about the consideration given by Planning Committees to the loss of community facilities.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination to be made in accordance with the plan unless material considerations indicate otherwise. Therefore, if a Local Planning Authority has included policies in its Local Development Plan addressing the provision of community facilities then this will carry significant weight.

With regard to the weight given to local views, this will be given where valid planning considerations are expressed. Where it is proposed to change the use of a church or community building, the planning system will consider the merits of the community use continuing to be available for all similar groups, not the individual circumstances of the particular group using it at the time of the planning application or those evicted prior to its submission. The planning system is unable to compel a landowner to rent their property to a particular individual or group, therefore, cannot intervene if a particular group is evicted.

Regards

**Lesley Griffiths AC/AM**

Ysgrifennydd y Cabinet dros yr Amgylchedd a Materion Gwledig  
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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.