

A Bill to establish the statutory purpose of the planning system; making Welsh a statutory material consideration in the planning process; put language impact assessments on a statutory basis; make local needs the starting point for determining the housing targets; establish a Planning Tribunal for Wales; establish the right for communities to appeal against planning applications; and other provisions concerning the planning system and managing real property.



PROPERTY AND PLANNING BILL FOR THE BENEFIT OF OUR COMMUNITIES (WALES) 2014

Consultative Draft





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Contents

PART 1

Statutory Purpose of the Planning System

- 1 Statutory Purpose of the Planning System
- 2 Statutory Material Considerations in every part of Wales
- 3 Additional Measures - Welsh Language Development Continuum

PART 2

Official Status of the Welsh Language in the Planning System

- 4 Right to refuse development on the basis of the development's impact on the prosperity of the Welsh language

Functions of the Welsh Language Commissioner and Language Impact Assessments

- 5 Referring major planning applications to the Welsh Language Commissioner
- 6 Assessments of major developments' impact on the prosperity of the Welsh language
- 7 Welsh Language Commissioner a statutory consultee
- 8 Assessments of Development Plans' impacts on the prosperity of the Welsh language
- 9 Basic Welsh language conditions for every development

PART 3

Local Needs as a basis for the Planning System

- 10 Duty to conduct a local needs assessment for housing

PART 4

The Right to Rent

- 11 Establishing the right to rent for local people

PART 5

Planning for the Community

- 12 Meeting local need before developing
- 13 Developments of substantial benefit to the community and the Welsh language: applications for planning permission

PART 6

Priority for Local People

- 14 First opportunity to buy for local people: bringing house prices within reach of the local population

PART 7

Banning Unaffordable Houses

- 15 Refusing planning applications for unaffordable houses

PART 8

Reassessing Previous Planning Permission

- 16 Reassessing previous planning permission

PART 9

Support for First Time Buyers

- 17 Offering a programme to support first time buyers

PART 10

Second Homes

- 18 Requirement to be registered: second home owners
- 19 Rights of second home owners to rent out houses
- 20 The amount of council tax payable for second homes

PART 11

Planning Tribunal for Wales

- 21 Establishing a Planning Tribunal for Wales
- 22 The right to appeal to the Tribunal
- 23 Public Hearings

PART 12

Interpretation

- 24 Definitions

Preamble

A Bill to establish the statutory purpose of the planning system; making Welsh a statutory material consideration in the planning process; put language impact assessments on a statutory basis; make local needs the starting point for determining the housing targets; establish a Planning Tribunal for Wales; establish the right for communities to appeal against planning applications; and other provisions concerning the planning system and managing real property.

Part 1

Statutory Purpose of the Planning System

1. Statutory purpose of the planning system

- (1) The purpose of the town and country planning system is to regulate and control development and land use in a way that contributes to achieving the sustainable development goals, namely creating a country:
- (a) that is prosperous and innovative;
 - (b) with a strong, healthy and just society;
 - (c) using only its fair share of the world's resources;
 - (d) living within environmental limits;
 - (d) where people participate in our cultures, which belong to us all, namely where the Welsh language thrives in our communities; and
 - (f) with a resilient and biodiverse natural environment

2. Material considerations in all parts of Wales

- (1) Add to section 70 of the Town and Country Planning Act 1990:
- “(2A) If the application relates to land in Wales, those considerations include the need to protect the official status of Welsh, and protect and encourage the use of Welsh as a community language.”
- (2) Add to section 62 of the Planning and Compulsory Purchase Act 2004:
- “(5A) In preparing a local development plan the authority must also have regard to the need, as one of its objectives, to protect the official status of Welsh, and to protect and encourage the use of Welsh as a community language.”
- (3) The Welsh Language Commissioner must issue guidelines regarding how sub-sections 70(2A) and 62 (5A) should be interpreted and review them every five years.

(4) A local planning authority must have due regard to the guidelines issued by the Welsh Language Commissioner under sub-section 2(3).

3. Additional measures - the Welsh language development continuum

(1) The long term aim of the planning system in every part of Wales is a position where the Welsh language is the main community language.

(2) A local planning authority must publish a Welsh language action plan under the planning process about how it intends to achieve the objective in sub-section (1) by adopting one or more of the following priorities:

- (a) protecting the Welsh language;
- (b) strengthening the Welsh language; or
- (c) promoting the Welsh language

in all of its area or parts of it every 5 years after this part of the Act comes into force.

(3) If protecting the Welsh language is the priority chosen in accordance with sub-section (2)(a), the local planning authority may decide that the Welsh language is the main material consideration in the exercise of its planning functions in all its planning area or in any part or parts of it.

(4) A local planning authority must notify the following of its decision under sub-section (2):

- (a) the general public in the area concerned;
- (b) the Welsh Ministers; and
- (c) the Welsh Language Commissioner

(5) The Welsh Language Commissioner must give advice to local planning authorities and community councils regarding:

- (a) how to use their powers in sub-section (2); and
- (b) the steps to be taken in the exercise of its functions in accordance with planning the aim under sub-section (1).

(6) A local planning authority or community council must have due regard to any advice given to it by the Welsh Language Commissioner in accordance with sub-section (4).

Part 2

Official Status of the Welsh Language in the Planning System

4. Right to refuse development on the basis of the development's impact on the prosperity of the Welsh language

(1) A local planning authority may reject or allow a proposed development solely on the basis of its impact on the prosperity of the Welsh language.

(2) In determining the impact of the proposed development on the prosperity of the Welsh language, a local planning authority must consider the following:

- (a) any comments made by the Welsh Language Commissioner;
- (b) any assessment of the impact on the prosperity of the Welsh conducted under section 5 or 6 of this Act;
- (c) the Welsh standards specified by Welsh Ministers under section 26(1) of the Welsh Language Measure (Wales) 2011; and
- (d) the likely increase or the likely reduction in the use of Welsh as a result of any proposed development

5. Referring planning applications to the Welsh Language Commissioner

(1) A local planning authority, the Welsh Ministers or Planning Tribunal for Wales may refer a planning application to the Commissioner at any time before coming to a final decision on the application.

(2) Upon receiving a direction by a local planning authority, the Welsh Ministers or Planning Tribunal for Wales, the Welsh Language Commissioner must:

- (a) make comments on the application;
- (b) commission or conduct an assessment of the impact of the proposed development on the prosperity of the Welsh language;
- (c) return the referral with reasons for not taking action in accordance with (a) or (b); or
- (d) do anything else they considers appropriate in the circumstances.

(3) A local planning authority, Welsh Ministers or Planning Tribunal for Wales must have due regard to:

(a) any comments made by the Welsh Language Commissioner in relation to the proposed development; and

(b) any assessment of the impact of language in relation to the proposed development conducted or commissioned by the Welsh Language Commissioner.

6. Impact assessments of major developments on the prosperity of the Welsh language

(1) Within 21 days of a local planning authority receiving:

(a) an application for a proposed major development, as defined in section 24(3) of this Act; or

(b) a planning application for change of use that would supply ten or more housing units;

it must refer it to the Welsh Language Commissioner in order for them to commission an impact assessment of the proposed development on the prosperity of the Welsh language.

(2) After receiving a direction by a local planning authority under sub-section (1), the Welsh Language Commissioner must commission and publish a language impact assessment within 40 days.

(3) A local planning authority must have due regard to an assessment of the impact of proposed development on the prosperity of the Welsh language under sub-section (2) before coming to a final decision on the proposed development.

(4) This section does not prevent a local planning authority, Welsh Ministers nor the Planning Tribunal for Wales from referring any other planning applications to the Welsh Language Commissioner under section 5.

7. The Welsh Language Commissioner as a statutory consultee

(1) The Welsh Language Commissioner is a statutory consultee in relation to local development plans and strategic development plans, as they are adopted and reviewed.

(2) The Welsh Language Commissioner must publish a review of each local development plan adopted prior to the coming into force of this Act.

(3) Local planning authorities must have due regard to any comments made by the Welsh Language Commissioner in relation to local development plans, or strategic development plans.

8. Assessments of development plans' impact on the prosperity of the Welsh language

(1) In preparing and reviewing local development plans, a local planning authority must carry out an assessment of the plan's impact on the the Welsh language.

(2) A local planning authority must publish a Welsh language impact assessment of its proposed local development plan prior to adoption.

(3) The Welsh Language Commissioner must publish guidelines on how to conduct or commission an assessment of the impact of a proposed development on the prosperity of the Welsh language within one year of this Act coming into force and review them every 4 years.

(4) The guidelines published under sub-section (3) must include a standard methodology for conducting impact assessments of proposed developments on the prosperity of the Welsh language.

(5) Before issuing guidelines under sub-section (3), the Commissioner must consult with:

- (a) the public in Wales; and
- (b) local authorities.

(6) In conducting or commissioning a Welsh language impact assessment of the plan under sub-sections (1) and (2), the local planning authority must act in accordance with any guidelines issued under sub-section (3).

9. Basic conditions for the prosperity of the Welsh language in relation to every development

(1) A local planning authority may not permit a proposed development unless the proposed development meets the following conditions:

- (a) that any sign erected or renovated as part of the proposed development, whether it is internal or external, is in Welsh;
- (b) that any names of places or any housing names used as part of the development are in Welsh; and
- (c) where a development is one for housing, that that development will improve the provision of and access to Welsh-medium education

(2) No change to a Welsh language name given to a development, part of the development or dwelling in accordance with section (1)(b) is permitted, without the consent of the Welsh Language Commissioner.

Part 3

Local Needs as a basis for the Planning System

10. Local needs assessments

(1) A local planning authority must conduct an assessment of local housing need (“the local needs assessment”) prior to formulating and reviewing a local development plan or a strategic development plan.

(2) When conducting the assessment of local need, a local planning authority must consult the following:

- (a) community councils; and
- (b) residents in its area

(3) The local needs assessment means assessing the following factors in each electoral ward:

- (a) demographics, including consideration of the birth and death rates, in the area of electoral ward in question;
- (b) average incomes in the area of electoral ward in question;
- (c) the state of the prosperity of the Welsh language in the area of electoral ward in question;
- (ch) an analysis of the existing housing stock in the area of electoral ward in question, including the private rental stock, the need for new build, unoccupied housing units, holiday homes and second homes;
- (d) the local need for homes for rent in the area of the electoral ward in question;
- (dd) the needs of first-time buyers in the area of the electoral ward in question;
- (e) homes for people with special needs in the area of the electoral ward in question;
- (f) community care needs in the area of the electoral ward in question;
- (ff) homelessness in the area of the electoral ward in question;
- (g) improving the condition of the housing stock and meeting the Welsh housing quality standard in the area of the electoral ward in question;
- (ng) the strategy and investment in energy efficiency in the area of the electoral ward in question;
- (h) businesses and farms to rent in the area of the electoral ward in question; and

(i) the cost of meeting these needs over a period of 5 years in the area of electoral ward in question

without basing it on any other factor.

(4) The local needs assessment must note the number of unoccupied housing units in the local authority area.

(5) In determining housing targets in the local development plan or a strategic development plan, the only permitted consideration is the local needs assessment published in accordance with this part of the Act.

Part 4

The Right to Rent

11. Establishing the right to rent for local people

(1) Local people have the right to rent a home, farm or business premises at reasonable rent and in satisfactory condition.

(2) A local authority must satisfy the right in section 10(1) from the existing housing stock unless it is unsuitable.

(3) The Welsh Ministers must, by the 1st of April of each year, determine the amount or amounts of rent considered to be a reasonable rent for each local authority.

(4) The Welsh Ministers may specify a range of rental amounts deemed reasonable rent for areas within a local authority.

(5) In determining the amount in sub-section (3), the Welsh Ministers must have due regard to the following:

- (a) the level of average incomes in the local authority area concerned;
- (b) the impact of rental prices on poverty in the local authority area concerned; and
- (c) the effect that amount would have on the affordability of rents by considering the percentage of average incomes in the local authority area concerned the amount would represent.

(6) In sub-section (1), “satisfactory condition” means “satisfactory condition” as defined by the Welsh Housing Quality Standard.

(7) In sub-section (1), “local people” are:

- (a) people who have lived or worked in the area for a total 10 years out of the last 20 years
- (b) persons who are employed or who have a contract for services, whether in one or more permanent job, which constitutes full-time working hours in the area;

(c) people who are self-employed, whether in one or more jobs, which is synonymous with full-time working hours in the area; or

(ch) people who have lived in the area for a minimum total of 10 years during their lifetime

(8) The meaning of 'area' in sections 11(7)(a)-(d) is the community area (with the property in question), or the same travel-to-work area, or an area within a ten mile radius of the site of the property.

(9) In order to satisfy the right in sub-section (1), a local authority may use its compulsory purchase powers to purchase second homes or unoccupied housing units.

(10) Sub-sections (1) and (2) come into force five years after this Act receives Royal Assent.

Part 5

Planning for the Community

12. Meeting local need before developing

(1) A planning authority may not grant planning permission for new housing unless they meet local need which cannot be met from the existing housing stock.

(2) There is deemed to be a "local need which cannot be met from existing stock" when:

(a) there are housing requirements identified by the local need assessment published under Part 3 of this Act;

(b) a local authority has stated that there are no unoccupied housing units in its local needs assessment under sub-section 10(4); and

(c) a local authority has determined it is not feasible to use its compulsory purchase powers

(3) A local planning authority may insist that some holiday homes, second homes with unoccupied individual housing units are let to local people through the year at a reasonable rent where:

(a) there is a rental housing pressure for local people that cannot be met from the existing housing stock;

(b) holiday homes, second homes or housing units were unoccupied in a suitable location to meet the need exists; and

(c) over 10% of the community's housing stock are holiday homes or second homes

(4) A local authority may not act under sub-section (3) above unless it gives:

- (a) six months' notice of the authority's intention to use those powers to the owner of the housing unit;
- (b) the opportunity for the owner to sell the house to the authority; and
- (c) the opportunity for the owner to purchase another house which a local person does not need as a home

(5) It is determined whether a house is a "house which a local person does not need as a home" in sub-section (4)(c) above according to the local needs assessment conducted under section 10 (1) of this Act.

13. Developments of significant benefit to the community and the Welsh language's prosperity: applications for planning permission

In TCPA 1990, after section 62 insert—

"Wales: applications for developments of significant benefit to the community and the Welsh language's prosperity"

62A Applications for developments of significant benefit to the community and the Welsh language's prosperity

(1) A planning applicant may make an application to the Welsh Language Commissioner requesting a statement of significant benefit to the prosperity of the Welsh language.

(2) After receiving an inquiry under sub-section (1), the Commissioner within 30 days must respond by stating whether the application is of significant benefit to the Welsh language or not.

(3) The Commissioner must publish the criteria he will use when considering making a statement under sub-section (2).

(4) Applications of significant benefit to the community and the Welsh language's prosperity must be made to community councils, or, where there is no community council in the area in question, to the local planning authority.

(5) The meaning of "applications of significant benefit to the community and the Welsh language's prosperity" is an application for planning permission, where the proposed development is of significant benefit to the community and the Welsh language.

(6) For the purposes of sub-section (2), the development is of significant benefit to the community and the Welsh language's prosperity if -

- (a) the applicant is a local person, local people, a co-operative, charity, public authority or not-for-profit company;
- (b) the applicant has received a statement of significant benefit

to the community and the Welsh language's prosperity from the Welsh Language Commissioner under sub-section (2);

(c) every job located on, or created by, the proposed development is a job for which Welsh language skills are essential.

(7) For the purpose of sub-section (5), a housing development is of significant benefit for the community and the Welsh language if -

(a) the application is for one unit of housing only;

(b) the application is for a development within an area where it has been decided that strengthening or protecting the Welsh language is the planning system priority in the area in question according to section 3 of the Planning and Property Act (Wales) 2014;

(c) the applicant is a local person, are local people, a co-operative, or a not-for-profit company; and

(ch) there is a condition that the housing can only be sold to a local person or people

(8) The meaning of "local people" in sub-section (7)(c) is:

(a) people who have lived or worked in the area for a period totaling 10 years out of the last 20 years; or

(b) people who have lived in the area for at least a total of 10 years during their lifetime

(9) The meaning of 'area' in sub-sections (8)(a)-(b) is the community area (and the property in question), or the same travel-to-work area, or an area within 10 miles of the property's site.

(10) A community council or local planning authority must approve an application, whether with additional conditions or not, within 2 calendar months of the application meeting the conditions in sub-section (6) or (7), unless it is decided that the proposed development would be very damaging in delivering the statutory purpose of the planning system as defined in section 1 of the Planning and Property Act (Wales) 2014.

Part 6

Priority for Local People

14. First opportunity to buy for local people: bringing house prices within the reach of the local population

(1) In respect of an area where the community council or the planning authority has decided, in accordance with section 3, that protecting the Welsh language is the priority of the planning system in the area, the local planning authority must, when granting planning permission for a development which includes the provision of new dwellings, impose

conditions that will ensure that local people will be given effective priority when those dwellings are being sold (or re-sold).

(2) In sub-section (1), “local people” are:

- (a) people who have lived or worked in the area for a total 10 years out of the last 20 years;
- (b) persons who are employed or who have a contract for services, whether in one or more permanent job, which constitutes full-time working hours in the area;
- (c) people who are self-employed, whether in one one or more jobs, which is synonymous with full-time working hours in the area; or
- (ch) people who have lived in the area for a minimum total of 10 years during their lifetime

(3) The meaning of ‘area’ in sections 14(2)(a)-(d) is the community area (with the property in question), or the same travel-to-work area, or an area within a ten mile radius of the site of the property.

Part 7

Banning Unaffordable Homes

15. Refusing planning applications for unaffordable houses

(1) A local planning authority may not permit a planning application for houses that are not affordable for local people.

(2) The meaning of ‘not affordable housing for local people’ is domestic property whose market value is higher than the threshold specified by the Welsh Ministers under sub-section (3).

(3) The Welsh Ministers must, annually, determine the price or prices of housing it considers not affordable for each local authority.

(4) The Welsh Ministers may specify a range of house prices it considers not affordable for areas within a local authority.

(5) When deciding on the price in sub-section (3), the Welsh Ministers must consider:

- (a) the level of average incomes in the local authority area in question;
- (b) the impact of house prices on poverty in the local authority area in question; and

(c) the effect the price would have on housing affordability by considering the percentage of average incomes in the local authority area in question that the price would represent

(6) Sub-section (1) comes into force 5 years after this Act receives Royal Assent.

Part 8

Reassessing Previous Planning Permission

16. Reassessing previous planning permission

(1) Any planning permission granted ten years or more ago and not implemented or implemented only in part after the coming into force of this Act must be rescinded.

(2) A holder of planning permission must apply to renew all other permission which has not been completed (whether or not the work has started or not) within the period allowed for the commencement of works on the proposed development.

(3) If no request for permission is received in accordance with sub-section (2), the planning authority or community council must freeze the planning permission.

(4) A local planning authority or community council must re-assess the permission frozen under section 10(2) above by the local authority in accordance with:

- (a) the statutory purpose of the planning system as defined in section 1 of this Act;
- (b) the Welsh language continuum as defined in section 3 of this Act; and
- (c) parts 5, 6 and 7 of this Act

(5) If the application does not comply with sub-section (4) above, the local authority must either rescind or change the planning permission.

(6) The Welsh Ministers may make regulations in order to compensate developers whose planning permission is rescinded under this Part of the Act solely according to the loss against what was paid for the land and any investment in it, and not against the potential value of the land for development.

Part 9

Support for First Time Buyers

17. Offering a programme to support first time buyers

- (1) After a local planning authority has completed its local needs assessment in accordance with section 10(1) of this Act, it must consider offering financial support programme for first-time buyers.
- (2) The Welsh Ministers must define the local people it considers 'local first-time buyers' in regulations.
- (3) The Welsh Ministers must publish guidance about the nature of the financial support programme in sub-section (1).
- (4) The meaning of 'local people' in sub-section (2) is-
 - (a) people who have lived or worked in the area for a total of 10 years out of the last 20 years; or
 - (b) people who have lived in the area for a minimum total of 10 years during their lifetime
- (5) The meaning of 'area' in sections 11 (4) (a)-(b) is the community area (with the property in question), or the same travel-to-work area, or within ten miles of the site of the property.

Part 10

Second Homes

18. Requirement to be registered: second home owners

- (1) No person may purchase a property which is not their main dwelling unless the owner is registered in respect of the property by the local housing authority for the area in which the property is located.
- (2) An owner who fails to comply with this section commits an offence and is liable on summary conviction in respect of owning more than one home not registered, to a fine not exceeding level 3 on the standard scale.
- (3) In a case against the owner for an offence committed under this section the fact that the owner has a reasonable excuse for failing to comply is a defence.
- (4) A local authority may compulsory purchase a property in connection to which an offence was committed under sub-section (2).

19. Rights of second home owners to rent out house

- (1) The owner of a property which is not her or his main residence must notify the local authority if the property is unoccupied for a period longer than three consecutive months or a total of three months in any 12-month period.
- (2) An owner of property which is not he or his main residence may not rent out that property for rent for only part of the year.
- (3) A local tenant has the right to stay in a property which is not her or his main dwelling of the owner throughout the year, for a reasonable rent as defined in section 10 of this Act.
- (4) An owner who fails to comply with this section commits an offence and is liable on summary conviction in respect of owning more than one home not registered, to a fine not exceeding level 3 on the standard scale.
- (5) For the purposes of this Part, “local people” are:
 - (a) people who have lived or worked in the area for a total 10 years out of the last 20 years;
 - (b) persons who are employed or who have a contract for services, whether in one or more permanent job, which constitutes full-time working hours in the area;
 - (c) people who are self-employed, whether in one one or more jobs, which is synonymous with full-time working hours in the area; or
 - (ch) people who have lived in the area for a minimum total of 10 years during their lifetime
- (6) The meaning of ‘area’ in sections 19 (5)(a)-(d) is the community area (with the property in question), or the same travel-to-work area, or an area within a ten mile radius of the site of the property.
- (7) The meaning of “local tenant” is someone renting local properties according to the definition in sub-section (5).

20. The amount of council tax payable for second homes

- (1) The Local Government Finance Act 1992 is amended as follows.
- (2) After section 12 (discounts: special provision for Wales), insert-

“12B Higher amount for second homes: Wales

 - (1) For any financial year, a billing authority in Wales may by determination provide in relation to its area that if on any day a dwelling is not the owner’s main residence the amount of council tax payable in respect of that dwelling and that day is increased by 100%.
 - (2) The Welsh Ministers may, by regulations, prescribe one or more classes of dwelling in relation to which a billing authority may not

make a determination under this section.

(3) A class of dwellings may be prescribed under sub-section (2) by reference to such factors as the Welsh Ministers think fit and may, amongst other factors, be prescribed by reference to—

(a) the physical characteristics of, or other matters relating to, dwellings;

(b) the circumstances of, or other matters relating to, any person who is liable to the amount of council tax concerned

(4) Where a determination under this section has effect in relation to a class of dwellings—

(a) the billing authority may not make a determination under section 12(3) or (4) in relation to that class; and

(b) any determination that has been made under section 12(3) or (4) ceases to have effect in relation to that class

(5) A billing authority may make a determination varying or revoking a determination under this section for a financial year, but only before the beginning of the year.

(6) Where a billing authority makes a determination under this section it must publish a notice of the determination in at least one newspaper circulating in its area.

(7) The notice must be published before the end of the period of 21 days beginning with the date of the determination.

(8) The validity of a determination is not affected by a failure to comply with sub-section (6) or (7).

(9) For the purposes of this section, a dwelling is “not the owner’s main residence” on any day if for a continuous period of at least 3 months ending with that day the owner does not occupy the residence.

(10) In determining whether a dwelling is not the main residence of the owner, no account is to be taken of—

(a) any period which pre-dates the coming into force of this section;

(b) any one or more periods of not more than 6 weeks during which one or both of the conditions in sub-section (9) are not met

(11) The Welsh Ministers may, by regulations, substitute a different period, of not less than 6 weeks, for the period which is for the time being specified in sub-section (10)(b).

(12) A statutory instrument containing regulations made under this section is subject to annulment in pursuance of a resolution of the National Assembly for Wales.”

(3) Schedule 1 makes consequential amendments related to this Part.

Part 11

Planning Tribunal for Wales

21. Planning Tribunal for Wales

- (1) Planning Tribunal for Wales is established (referred to in this legislation as the “Tribunal” or “y Tribiwnlys”).
- (2) The National Assembly for Wales will appoint the members of the Tribunal.
- (3) The Welsh Ministers must appoint the Tribunal as the body responsible for dealing with planning appeals.
- (4) Schedule 2 makes further provision for the Tribunal.

22. The Right to Appeal

- (1) The following may appeal to the Tribunal against a decision to permit a planning application:
 - (a) The community council for the area in which the planning application is made;
 - (b) The Future Generations Commissioner;
 - (c) The Welsh Language Commissioner; or
 - (ch) Any person who objected to the original planning application
- (2) An appeal is to be allowed to the Tribunal under sub-section (1) on the grounds that the application is:
 - (a) contrary to the statutory purpose of the planning system as defined in section 1 of this Act;
 - (b) contrary to one or more statutory material considerations of the planning system as defined in section 2 of this Act;
 - (c) contrary to the local development plans or plan of the area or areas in which the application is made;
 - (ch) contrary to the Welsh language development continuum according to section 3 of this Act;
 - (d) one in which the local authority has an interest;
 - (dd) a development of national significance;
 - (e) one brought with an environmental impact assessment; or
 - (f) one recommended for refusal by a planning officer
- (3) The Welsh Ministers must specify the maximum costs that can be claimed as a result of a case before the Tribunal.

(4) When determining costs under sub-section (3), Welsh Ministers must ensure:

- (a) easy access for persons and communities to the planning process; and
- (b) equality between applicants and objectors in terms of access to the planning process

23. Public hearings

(1) Subject to the Tribunal's regulations cases before the Tribunal are to be held in public.

(2) The Tribunal must keep a verbatim written record of its hearings.

Part 12

Interpretation

24. Definitions

(1) "The prosperity of the Welsh Language" means a condition in which the Welsh language prospers in terms of its official status and its status as Wales' own language, and is safeguarded, strengthened and promoted as a community language.

(2) "The Welsh language thriving in our communities" means a condition in which the Welsh language prospers in terms of its official status and its status as Wales' own language, and is safeguarded, strengthened and promoted as a community language.

(3) "Substantial development" means abodes of 10 units or more, or a site surface area of 0.5 hectares or more; buildings with a proposed surface area of 1,000 square meters or more; or a development whose site is 1 hectare or more.

(4) "Safeguarding the Welsh language" means the situation in which it is determined that Welsh is the main language of the community, but where there is a threat to its continuance in that state.

(5) "Strengthening the Welsh language" means a situation in which it is determined that there is considerable use of the Welsh language, but further steps are required to ensure that Welsh is the main language of the community.

(6) "Promoting the Welsh language" means a situation in which it is deemed that the language is a language of the minority where action is needed to raise awareness of it, strengthen its status and promote its use at a community level.



Notes

