

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT PROCEDURE) ORDER 1995 - TO DATE
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING ADVERT REGULATIONS 1994
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

These are reports and recommendations by Officers for consideration and resolution by the County Planning Authority.

All the applications in respect of the proposals specified in this report will be available for inspection by the Members of the Committee prior to and during the meeting at which the said applications will be considered.

The Background Papers relating to each application, including forms, plans, relevant correspondence, Development Plan and guidance documents are available for public inspection during normal office hours

**COPIES OF APPENDICES AVAILABLE FROM HEAD OF PLANNING
AND PUBLIC PROTECTION**

ENFORCEMENT MATTERS

- | | |
|---------------------|---|
| ENF/2004/33 | Eryrys
Unauthorised fence |
| ENF/2004/35 | Ruthin
Unauthorised advert sign |
| ENF/2003/58 | Rhyl
Two satellite dishes |
| ENF/302/00/N | Rhyl
Neglect of a Listed Building |
| C43/2004/05 | Prestayn
Unauthorised directional sign |
| ENF/2004/34 | Meliden, Prestatyn
Unauthorised fence |

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Schedule of Areas (excluding distributor road and school access)

Masterplan Area (including Rhodfa-maen-gwyn site)	18.0Ha
School (excluding extension area)	2.3Ha
Community Centre	0.4Ha
Public Open Space (excluding nature conservation area)	2.7Ha
Residential (including roads serving residential area)	11.1Ha
Non-developable areas (link road, school access, nature conservation area)	1.5Ha

- | | | | |
|---|---|--|--|
| Masterplan area | Existing hedges retained | Residential Roads (5.5m wide with footways either side) | Views to focal points within layout |
| Area with planning permission for 90 dwellings | Watercourse - banks eased | Shared surfaces (3.5 - 6m wide) | Focal points within the layout |
| Primary school site | Long views to countryside | Realignment of Dyserth Road | Possible site for pumping station to be investigated |
| Potential extension of school site to create secure rear gardens of existing houses | Bridges over stream | Alterations to existing junctions on Dyserth Road | Existing gas main retained on current alignment |
| Site for community centre | Pedestrian/cycle links | Potential bus route through site | Existing gas main diverted |
| Public open space | Pedestrian Routes | Emergency vehicle/ pedestrian access only | |
| Sports facilities (including dual use) and play areas | Access to school and community centre | Potential Road Closure | |
| Nature conservation area | Principal Route through site - boulevard with central 2m wide plated verge, 3m carriageways either side 2m footways to both sides | Frontage development - Main elevations and habitable room windows overlook to provide natural surveillance | |

**SOUTH-EAST RHYL
MASTERPLAN OPTION B**

A REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION

**DENBIGHSHIRE UDP
RHYL SOUTH-EAST MAIN DEVELOPMENT AREA-
POLICY MDA 1
MASTERPLAN AND URBAN DESIGN EXERCISE**

1. INTRODUCTION

- 1.1 In the adopted UDP Policy MDA 1 – Rhyl South-East Main Development Area- allocates a mainly residential development of about 200 dwellings along with a primary school, community centre, open space and recreation, roads and nature conservation area.
- 1.2 With the aim of improving the quality of the overall development in general and urban design in particular Planning & Public Protection (as LPA) and the principal landowner/developer (Anwyl) have jointly commissioned urban design consultants to bring forward proposals to guide the future development in respect of-
- a master plan/land use layout
 - urban design principles and statement.
- 1.3 The results of this exercise are nearing completion .The master plan proposals prepared by the consultants are attached in Appendix 1. This includes the Rhodfa Maen Gwyn site which has planning consent for 90 dwellings and has been incorporated into the masterplan area- total of some 290 dwellings .Urban design illustrations will follow as supplementary papers before the Committee meets.
- 1.4 These are for consideration by County Members and subsequently by Rhyl Town Council before a planning application is submitted.
- 1.5 Members views are invited. Members should be aware that this exercise is only looking at the internal design arrangements. Clearly any subsequent planning application will require additional information such as – traffic impact assessment, environmental impact assessment etc.
- 1.6 Use has been made of the Development Team Approach (DTA) where other relevant services have been involved in the discussions at an early stage and generally support in principle the proposals. These include Transport & Infrastructure, Culture/Leisure & Countryside, Lifelong Learning and Development Services.

2. BACKGROUND

- 2.1 The quality of the built environment is one of the most important outcomes of the land use planning process and of significant interest to all stakeholders- LPA, developers, and, of course, estate residents – the customers. In addition this is in line with a similar drive

by Welsh Assembly Government (WAG) to improve the quality of design and development and who have supported the project.

- 2.2 Members should also be aware that a Questionnaire has been sent out to over 1200 occupiers of homes on small/large estates built since 1996. This is seeking to obtain information about the occupiers generally but also on their views of the estates in particular- quality of development, facilities, problems, improvements.
- 2.3 The results of this exercise will be reported to a subsequent meeting of this Committee as part the on-going commitment to improving (i) customer focus and (ii) quality of development.

3. MASPERPLAN LAYOUT AND URBAN DESIGN

- 3.1 Set out below are the main proposals and principles behind the master plan/layout provided by the consultants - Nathaniel Lichfield & Partners- who have provided the following statement.
- 3.2 The intention of the master plan is to set a framework for the design of the development, building on lessons from previous development within Rhyl and current best practice in urban design.
- 3.3 The overall approach has evolved from a thorough assessment of the site and surrounding area, an appreciation of the planning policy context and local market conditions as well as an appreciation of the aspirations of the local community.
- 3.4 The master plan layout seeks to capitalise on existing natural features and topography. In particular the existing stream will be used as the central feature within a linear park running through the site; the layout also seeks to maintain visual connection between the site and the surrounding landscape by enabling long views to the Clwydian Hills.
- 3.5 The Key master plan proposals elements include:
 - Sufficient land to accommodate at least 290 new homes to meet the shortfall of housing in Rhyl and a mix of new homes of differing sizes, some of which will contribute towards affordable housing needs
 - Land for a new primary school and community centre with the potential for dual use of facilities close to existing residents
 - Facilities for informal and formal recreational provision to serve new residents
 - An access and movement strategy that will maximise the potential for improving existing connections and creating new ones by the provision of road linking Bro Deg and Dyserth Road that will facilitate the improvement of the alignment of Dyserth Road and reduce pressure on existing junctions, providing new pedestrian and cycle links across the site and encouraging the extension of existing bus services
 - A scheme that promotes a high quality, innovative, contextual design and layout of development that meets the design objectives of TAN 12 building upon positive locally distinctive landscape and townscape characteristics, to create a distinctive place with a coherent urban structure
 - A layout that will minimise opportunities for crime by ensuring a clear definition of public and private space with dwellings and windows orientated to enable natural surveillance of public spaces and routes and ensures appropriate levels of secure parking whilst minimising as far as possible the impact of frontage parking along key frontages.

4. GUIDING PRINCIPLES

- 4.1 The guiding principles underpinning the design strategy and master plan fall into three broad categories:

Access and Movement

The aim of the master plan has been to provide sufficient connections to the surrounding residential area to create an interconnected urban structure consistent with good practice advice. The layout of streets is intended to create an area that is permeable for pedestrians, cyclists and users of public transport. A distinctive hierarchy of streets is proposed to assist with creating a legible layout. Frequent junctions and variations in alignment are proposed as traffic calming measures to minimise speeds through the master plan area.

Landscape Strategy

The master plan proposes the integration of existing natural features where practicable and that the development capitalises on the potential visual and ecological interest associated with the Aberkinsey stream. Key elements of the landscape strategy include the creation of a landscaped gateway at the Dyserth Road entrance and a formal tree lined avenue along the main through route.

Urban Design Strategy

It is intended that there will be a clear hierarchy of streets and spaces with different characteristics to assist in legibility and creation of a housing area with a distinct sense of place. Landmark buildings should be positioned at key intersections to terminate views and create visual interest. The creation of a continuous frontage of development will be encouraged where possible to define public and private spaces. The incorporation of areas of differing density, with a mix of house types will provide visual interest and create areas of distinctive character and identity

5. ASSESSMENT

- 5.1 Officers have been working with the developers and the consultants to bring forward a development that hopefully marks a significant change from previous estate plans. The aim is to try to move away from the car and road engineering based approach to a more sustainable form – providing a more informal but also safe and attractive environment.

- 5.2 Features include-

- variations in house types, groupings and densities
- full open space provision
- bringing together the school , community centre, formal playing field and multi-use games area (MUGA), and parking – in the west end – to enable joint ,early and efficient use of facilities etc
- a central undeveloped “park” area for informal recreation -as well as local equipped areas of play (LEAPs) and neighbourhood equipped areas of play (NEAPs) across the proposed development
- an efficient yet more informal road layout

6. CONCLUSIONS

- 6.1 In liaison with and support from WAG this is an innovative project where the LPA and developers have jointly commissioned such an exercise with the aim of improving –
- the process of bringing forward proposals
 - the product i.e. the built environment.
- 6.2 The broad approach and layout is supported by officers.
- 6.3 Should Members have any fundamental issues with the proposals these should be raised before any planning application is submitted.
- 6.4 Members views are invited to comment and so inform the exercise and hopefully improve the quality of any resulting development. Members may wish to comment in various ways – discuss formally at the Committee meeting, or informally with officers etc.

7. RECOMMENDATION

- 7.1 (i) to support the overall approach as a basis for submitting subsequent planning application- subject to any discussions or amendments raised
- (ii) to invite the views of Rhyl Town Council .

**REPORT BY HEAD OF PLANNING AND PUBLIC
PROTECTION SERVICES**

APPEAL DECISION UPDATE

1. PURPOSE OF REPORT.

- 1.1 To advise members of recent appeal decisions.

2. BACKGROUND

- 2.1 The report on the delegation scheme and procedures considered at the Planning Committee on 31st October 2001 and subsequently approved at the County Council meeting on 27th November 2001 proposed that a summary of appeal decisions be reported on a quarterly basis to a set for mat. Appeal decisions received for January 2004 – March 2004 are set out in the attached appendix.
- 2.2 As requested by Members we have included a column indicating the original decision level (Committee or Delegated) and the officer recommendation.
- 2.3 Whilst we are happy to answer questions on the appeal decisions at the Planning Committee, if you have any matters of detail that you would like to discuss please contact Mark Dakeyne or Ian Weaver prior to the meeting.

This report is for Members' information.

COPY OF APPENDIX AVAILABLE UPON REQUEST

A REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION

DATE OF SITE VISITS

1. PURPOSE OF REPORT

- 1.1 To advise Members of the likely date of any Site Visits requested by the Planning Committee.

2. DATE OF THE SITE VISITS

- 2.1 In consultation with County Clerk's Department, it has been decided that the **Friday 30th April 2004** (in the morning) is most suitable. This date has been provisionally booked.
- 2.2 You are advised, therefore, that any site visits arranged today will take place on **Friday 30th April 2004**

3. MEMBERSHIP OF THE SITE VISIT PANEL

- 3.1 This will depend on Political Balance (3 Independent Group representatives including the Chair and Vice Chair of the Committee, 2 Labour, 2 Plaid Cymru and 1 Democratic Alliance of Wales) together with the relevant Local Member(s)

4. RECOMMENDATION

- 4.1 That Members agree to the Site Visits being held on **Friday 30th April 2004 (in the morning)**

**Decisions Made by the Head of Planning and Public Protection
under
Delegated Powers
1st - 31st March 2004**

Item For Information

This is a list of applications where the decision has already been made under delegated powers. If you wish to discuss the application/decision please contact the Case Officer.

DECISION TYPES

GRANT	- grant planning permission
REFUSE	- refuse all types of application
APPROVE	- approve reserved matters or condition
CONSENT	- grant listed building, conservation area, or advert consent
DEEMED	- does not require advert consent
NO OBJ	- no objection to works to tree(s) in conservation area
NOT REQ	- proposal does not require permission/consent
DETERMIN	- determine that prior approval is not required or is granted on determination application (certain telecom or agricultural works)
P DEV	- proposal found to be permitted development after receipt
WDN	- application withdrawn by applicant
INVALID	- application found to be invalid
CERTIFY	- Certificate of lawful use issued
RCERTIFY	- refuse to issue certificate of lawful use

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