

PWYLLGOR CYNLLUNIO
CYFARFOD: 14eg Gorffennaf 2004
Eitem: 4

PLANNING COMMITTEE
MEETING - 14TH July 2004
Agenda Item: 4

DEDDF CYNLLUNIO TREF A GWLAD 1990
CYNLLUNIO TREF A GWLAD (DATBLYGIAD CYFFREDINOL)
GORCHYMYN 1995 - HYD HEDDIW
DEDDF CYNLLUNIO A IAWNDAL 1991
RHEOLIAD HYSBYSEBU CYNLLUNIO TREF A GWLAD 1994
DEDDF CYNLLUNIO (ADEILADAU RHESTREDIG A CHADWRAETH)
1990
CEISIADAU AM GANIATAD DATBLYGU

Adroddiadau ac argymhellion gan Swyddogion i'w hystyried a'u datrys gan Awdurdod Cynllunio'r Sir.

Bydd pob cais am y cynigion a nodir yn yr adroddiad hwn ar gael i'w archwilio gan Aelodau o'r Pwyllgor cyn ac yn ystod y cyfarfod lle ystyrir y ceisiadau.

Gellir gweld y Papurau Cefndir i bob cais, gan gynnwys ffurflenni, cynlluniau, gohebiaeth, Cynllun Datblygiad a dogfennau arweiniad yn ystod yr oriau swyddfa arferol.

Nid yw'r atodiad y cyfeiriwyd ato yn yr adroddiad ar gael yn Gymraeg ac mae hynny yn unol â Chynllun Iaith Gymraeg y Cyngor

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

REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION

**EXTENSIONS TO FACTORY OUTLETS
TWEEDMILL, TREFNANT**

1. PURPOSE OF REPORT

1.1 To advise on a forthcoming appeal and to update Members on progress on a second planning application.

2. BACKGROUND

2.1 The Council refused a planning application for extensions at the Tweedmill in September 2003 due to its conflict with national and local retail planning policies. The decision followed a resolution of the Planning Committee to grant planning permission on 23rd July 2003. The resolution of the Planning Committee was in accord with an officer recommendation to grant subject to conditions at the time. It also took into account a critique of the application by Roger Tym and Partners for the Council. The application was referred to Full Council as a significant departure.

2.2 The applicant has appealed against the refusal and a public inquiry is currently programmed to take place on 21st to 23rd September 2004.

2.3 In addition to the appeal the applicant has also submitted a further planning application received in November 2003. Since the original application there have been a number of new factors which need to be considered including the Proposed Retailing and Town Centre Policy Clarification produced by WAG in December 2003 and Secretary of State decisions on factory outlet centres in England.

2.4 Taking into account these factors, officers sought Counsel opinion on the Council's position particularly in respect of prospects at appeal. Counsel recommended a further audit of the applications by a second retail planning consultant, Nathaniel Lichfield and Partners (NLP) and this audit has taken place. In response to the audit the applicant has submitted further information in the form of updated retail/statistical analysis, an updated sequential approach, and a response to NLP audit. Further work has been carried out by NLP but this work is continuing. At the time of writing this report further information is being provided by the applicant and consideration of this information is ongoing. It is likely that

the application will be reported to the Planning Committee on 1st September 2004.

3. THE PLANNING APPEAL

3.1 The Code of Best Practice for Councillors and Officers dealing with planning matters advises at para. 9.3 that Members of the Planning Committee will be required to give evidence at appeal where an officer recommendation has been reversed. The Code of Best Practice advises that Planning Committee needs to appoint representatives to give evidence. However, in this case, the Planning Committee resolved to grant planning permission and it was Full Council who refused planning permission.

3.2 In this case, should the appeal proceed, it is recommended that the Council be represented by an expert retail planning witness (NLP) in addition to an Officer of the Council.

3.3 Finally, Members should be aware that as a decision against officer recommendation the costs of the appeal are normally considered as an allowable overspend against the service budget.

4. RECOMMENDATION

4.1 That the Committee agree to the use of a retail planning consultant and Officer of the Council to act as a witness on behalf of the Council.

DENBIGHSHIRE UNITARY DEVELOPMENT PLAN REVIEW (UDPR)

1. INTRODUCTION

1.1 The purpose of this report is to –

- Advise members of the formal commencement of the Review of the UDP (UDPR) and provide relevant details
- Invite 5 nominations for membership on the UDPR Working Group previously convened by the Lead Member to progress the Review.

2. FORMAL COMMENCEMENT OF THE UDP REVIEW

2.1

- The Denbighshire UDP was statutorily adopted in July 2002 – still the first and only adopted UDP in Wales.
- Government requires that UDPs should be relevant and kept up to date- and so should be reviewed within 5 years. To achieve this a Review of the UDP needs to start now.
- Cabinet has the task of preparing the review UDP - including any changes to its policies and proposals- and recommending it to Council.
- Only the Council can approve the UDP Review.
- Under Lead Member delegated decision making powers the formal commencement of the Review was approved in February 2004.

3. UDP REVIEW WORKING GROUP

3.1

- The Lead Member for Environment and Sustainable Development formed the UDP Review Working Group with the task of assisting Cabinet preparing the UDP Review.
- This Group met for the first time in May 2004. Set out in Appendix 1 is the indicative timetable for the adoption of the UDPR. Copies went out to all Members.
- Following discussions at the Environment Scrutiny Committee the Membership of the Group was agreed as follows-

Membership

The Leader-covering Economic Regeneration
Lead Member for Environment and Sustainable Development- covering Planning
Lead Member for Health and Social Well-Being – covering housing
5 Members of the Planning Committee
1 Member from Environment Scrutiny Committee
1 Member from Resources Committee

- 3.2 The Council's Constitution does not require that this Group be politically and geographically balanced – but it is the intention to strive to achieve as much balance as possible. A copy of the Working Group's Terms of Reference is enclosed as Appendix 2
- 3.3 NB All Members of the Council can attend meetings of the UDPR Working Group .It is an advisory non-decision making Group. However, it a private and confidential working Group and the Minutes are made available to all Members – but are not made publicly available.

Nominations for the UDP Review Working Group

- 3.4 At its meeting on February 2004 the Planning Committee did not nominate its 5 Members on the Working Group -preferring to wait until after the local government elections to make its choices.

Cabinet Portfolios

- 3.5 At the time of writing this report Cabinet Portfolios and Lead Members had not been established. Clearly if the position has not been settled the Planning Committee may wish to hold over any nominations.

UDP Review progress

- 3.6 (i) Notification
In accordance with the indicative timetable formal letters notifying all concerned that the Review has commenced were sent out in mid-June 2004 .
- (ii) Expressions of interest
In addition letters have been sent out inviting “expressions of interest” from any organization , group or individual in respect of any interest they wish to bring forward any changes to policies or proposals in the UDP .These would include changes to development boundaries and land allocations- whether already in the Plan or any additions or deletions .

Letters were sent to-

- statutory bodies- including Town and Community Councils
- statutory utilities – gas water electricity etc
- non-statutory bodies – local interest groups etc
- all those who had made any representations or objections to the UDP at any stage in its preparation.

- (iii) Representations from Planning Committee

The Planning Committee can make whatever representations it sees fit to the UDP Review Working Group – whether formally or via its nominees

- (iv) Next meeting of the UDP Review Working Group

The next meeting of the UDPR Working Group is on 23rd July 2004

This report is mainly for information only.

The Planning Committee is invited to nominate its 5 representatives on the UDPR Working Group

**Development Plan Review
Timetable**

Stage	Date
Submission of Cabinet Report to Formally Commence Review to include: <ul style="list-style-type: none"> • initial 'Monitoring Report'; • timetable; 	Cabinet – December 16 th 2003
Commence preparation of Draft Annual Monitoring Report (AMR)	November 2003 – April 2004
Assess expressions of interest / review file	January 2003 – April 2004
Submission of Draft AMR to Joint Planning Committee / Scrutiny Panel	Joint Scrutiny Panel – May 2004
Public Consultation of Draft AMR	May – July 2004
Cabinet Approval of Draft AMR and submission to Welsh Assembly Government	September 2004
Prepare Issues Papers with Joint Scrutiny / Planning Committee Panel, including the following topic papers: <ul style="list-style-type: none"> • plan strategy; • housing; • employment; • open space; • town centres; • rural issues. 	July 2004 – December 2004
Approve Issues Papers and Approve Consultation Programme (this may require drafting a Community Involvement Strategy and submitting to the Assembly).	Joint Scrutiny Panel - January 2005
Commence Consultation of Issues Papers	February 2005 – May 2005
Prepare Deposit LDP - approval of chapters through: <ol style="list-style-type: none"> (i) Joint Scrutiny / Planning Committee; (ii) Cabinet; (iii) Full Council. 	March 2005 – October 2005
Approve Deposit LDP for public consultation through: <ol style="list-style-type: none"> (i) Cabinet; (ii) Full Council. 	November / December 2005
Consult Deposit LDP	January 2006

APPENDIX 2

UDP REVIEW WORKING GROUP MEETING 27TH APRIL 2004 AGENDA ITEM NO. 3.

DRAFT Terms of Reference

Role and Purpose

- To support Cabinet/Cabinet Lead Member to bring forward UDP Review and to consider
 - revision of land use/development policies/proposals
 - relevant reports/documents
- To make recommendations to Cabinet/Lead Member on planning matters
- To make recommendations to Environment Scrutiny Committee
- To meet periodically as and when required
- Non-executive advisory role
- Papers to remain private and confidential (Part II)

Timescale

- No specific timescale but expected that adoption of UDP Review will take several years to achieve

Membership

- 1 x Leader/Lead member for Economic Regeneration
- 1 x Lead Member Sustainable Development & the Environment
- 1 x Lead Member Health (Housing)
- 1 x Environment Scrutiny Committee
- 5 x Planning
- 1 x Resources

Chair

- To be agreed

Attendance

- No substitutes – (to build up, maintain knowledge/experience/continuity etc)

- Attendance at Working Group is open to any/all members whenever there is a matter of interest and where they can make a contribution.

Support

- Technical and admin support for working group will be provided by Planning & Public Protection Services.

Distribution of Papers

- Papers to remain private and confidential
- To be distributed to all Members/CET/Heads of Service
- Papers to be made available internally to all on Environment Database via link

Allowance Fees/Expenses

As normal – paid only to nominated members

**DENBIGHSHIRE UDP
POLICY MDA 1- RHYL SOUTH-EAST MAIN DEVELOPMENT AREA
MASTERPLAN**

1. INTRODUCTION

The purpose of this report is to update Members on the stage reached in bringing forward a major mixed development allocation in the UDP at Rhyl South-East.

2. BACKGROUND

- The UDP allocated a large area of land for a mixed housing, school, community facility, open space and nature conservation area in the open land in Rhyl South-East between Gellifor/Bruton Park and Dyserth Road near Pines Holiday Park.
- The UDP allocation proposed about 200 dwellings.
- A Masterplan setting out the broad land use layout and urban design principles has been prepared by consultants commissioned jointly by the principal landowner/developer and the Council as local planning authority.
- A report setting out the background and outlining the proposed scheme and Masterplan was submitted to and generally supported by this Committee on 21st April 2004. A copy of that report along with the Masterplan is attached as Appendix 1.
- It was agreed that the Masterplan be the subject of a public consultation exercise in the area prior to any planning application being submitted.

3. PUBLIC CONSULTATION EXERCISE

- In accordance with this Committee's wishes a public consultation exercise was arranged after the local government elections on Wed 16th June 2004 at Ysgol Llewellyn.
- Adequate advance publicity was given to the event which resulted in over 100 people attending.
- Officers from Planning & Public Protection, Transport and Infrastructure, Culture and Leisure, Public Sector Housing – as well as the consultants who prepared the masterplan- attended the event from 2-30 pm until 8pm – with a Question and Answer session held at 7pm.

The purpose of the exercise was to inform –

- The final preparation of the Masterplan to be approved as Supplementary Planning Guidance
- The submission and determination of any subsequent planning application- no planning application has been submitted

4. RESPONSES

The main cause for concern regarding the Masterplan were as follows-

- Impact on the wider highway network- especially (i) the Pen Y Maes and Dyserth Road junction (ii) the increase in traffic along Pen Y Maes and its capacity and (iii) safe route to the nearby school
- Whether Rhodfa Maen Gwyn was to be used for access – including during construction
- Scale location and type of social housing to be provided
- Whether 2 or 3 storey flats were to form part of the scheme blocking out views to the hills beyond

5. INTERNAL LAYOUT

There was little response at the meeting to the internal land use arrangements and urban design principles with the Masterplan.

6. COMPLAINTS

The week after the event an article appeared in the local press complaining about the lack of advance notice for residents.

This is disputed as –

- Over 100 people attended the event
- Over 100 leaflets were hand delivered the weekend before the event
- Over 100 leaflets were distribute by the 2 local groups in the area (Bruton Park Residents Association and Gellifor neighbourhood Watch Group) about a week before the event.

Since the meeting over 100 copies of the Masterplan have been distributed in the area. In response to complaints officers were prepared to hold a 2nd event – but it is unclear whether that would achieve the desired aim of obtaining responses on the internal arrangements and urban design principles within the scheme.

7. REPRESENTATIONS

At the time of writing this report only a handful of representations have been received which relate to the wider highway issues- not the internal arrangements of the scheme.

8. NEXT STEPS

A further period will be set aside for any further representations to be submitted. A further report will be submitted to the September meeting of this Committee covering-

- Representations received
- Any revisions needed to the Masterplan
- Consideration to approve the Masterplan as Supplementary Planning Guidance to assist and guide the consideration and determination of any planning application submitted.

This report is mainly for information

PLANNING COMMITTEE
21ST APRIL 2004
AGENDA ITEM NO.

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 .

NEW HOUSING DEVELOPMENT QUESTIONNAIRE SURVEY FINDINGS

INTRODUCTION

The purpose of this report is to advise Members of the findings of a postal Questionnaire to new housing developments which was undertaken in March 2004. A variety of questions were asked of householders which could inform development plan policies, determining planning applications and estate layouts generally.

BACKGROUND

As part of this commitment to Best Value , customer focus and to obtain feedback on new residential housing estates, Denbighshire County Council appointed First Surveys Research Consultants to undertake a survey of new housing developments – on sites of 5 units or more- built in the County since 1996.

The survey included home owners, Council and Housing Association tenants and those who rent privately. This enabled the Council to get a representative view of the residents throughout the County.

The aim of the survey was to-

- consult the public on the design and layout of existing housing developments- any problems , good points , bad points and any suggested improvements
- assess the role of the estate in terms of meeting local need and demand-starting a new household, trading up, commuting, retirement, family reasons
- to assess where the householders previously lived
- why they had moved to that particular estate

PRINCIPAL FINDINGS

The survey had a very good overall response rate of 42%. The principal findings of the survey are contained in Annex A but are summarised as follows:

- The age composition of the households surveyed vary according to settlement. Settlements such as Llangollen, Rhuddlan and Llandyrnog

attract a high number of retired people. New estates in St Asaph are mainly occupied by families. The larger centres of Rhyl and Prestatyn have a greater mix of occupants of all age ranges.

- The majority of respondents (63%) have moved within Denbighshire, this was particularly the case in Denbigh, Henllan, Llangollen, Rhuddlan & Ruthin.
- Migration accounts for 37% of previous house moves into the county. The majority were from North West England and the rest of England (19%). There is little in-migration from neighbouring counties.
- The main factor for people moving house was that their existing home was too small and they wish to live in a better local environment. However, there were local variations particularly where people moved for retirement purposes.
- The primary mode of travel to work is by car and the majority of respondents have 1 or 2 cars in their household for use.
- 79% of respondents were satisfied / very satisfied with the general area in which they live and 82% of respondents were satisfied / very satisfied with the home in general.
- Respondents were least satisfied with the provision for play areas and leisure facilities and felt that this was the main improvement which could be made to the new developments. Again, there was significant local variation between new housing estates, on how satisfied respondents were with different aspects of their estate.
- Another key improvement highlighted was that houses should be further apart

IMPLICATIONS / ASSESSMENT

The survey's implications for development plan & policy and development control, together with other policy areas are still under consideration. There does not appear at this stage to be any strong messages coming out from the results ie

- Retirement migration is not as prevalent as in the past
- Most moves are based on trading up
- However it does appear that there is some evidence that coastal estates are being used for longer distance commuting based on (i) cheaper homes and convenience of A55.

It is proposed to research the findings in more detail to-

- the review of the policies and proposals in the Council's Unitary Development Plan
- improve the layout / design / facilities available in future new housing developments.

CONCLUSIONS

The survey has been reasonably successful in obtaining the views of the public on new housing developments in the County. It has highlighted both positive and negative aspects of the new developments. Particular attention should now be given to the aspects of the developments that respondents were least satisfied with, in the formulation of development plan policies and when determining planning applications.

RECOMMENDATIONS

This report is for Members Information

ANNEX A



New Housing Development Residents Survey 2004

Key Findings

- 1231 households surveyed, 511 responses received back. Good overall response rate of 42%
- The highest response rates by settlement were in Llandyrnog and Henllan, both having a response greater than 60%
- The best response rate by estate was from the estate at Tree Tops, Rhyl Road, Rhuddlan which exceeded 70%.

A. Your household and home

- Primary household size (persons) – family homes >3 people
- Primary household size (bedrooms) – 3 bedrooms

- The age composition of the households surveyed varies per settlement;
 - Henllan – no residents surveyed above the age of 65.
 - Llangollen, Llandyrnog, Rhuddlan – high number of residents over 65 years of age
 - St Asaph – Primarily young family estates with the majority of population aged 16-34 with children aged 5-15.
 - Rhyl & Prestatyn – a mix of age ranges evident
 - Tower Beach Estate, Prestatyn– primarily families

B. Previous Moves and Accommodation

Migration / Locational characteristics

- The majority of respondents (63%) were the owner occupiers of their previous homes
- The majority of respondents have moved from homes within Denbighshire (63%).
- In Denbigh, Henllan, Llangollen, Rhuddlan & Ruthin 70%+ of respondents moved to their new home from elsewhere within Denbighshire. The Tower Beach estate (Prestatyn) had the least amount of migration to the estate from within Denbighshire (29%).
- 37% of previous house moves into Denbighshire were from outside the county. Of these, the majority were from North West England and the rest of England (19%). There was little in-migration from neighbouring counties.
- The highest concentration of in-migration from north west England was on the Tower Beach Estate (27%). Likewise Llandyrnog (25%) and Prestatyn (16%) also had high in migration from north west England.
- In migration from Conwy / Gwynedd was greatest in St Asaph (40%) and Bodelwyddan (35%)- which reflected moves of relatively small distance.

Reasons for moving

- There were a wide range of reasons for people wishing to move; the main reasons were because their existing home was too small (17%), trading up (15%) and to live in a better local environment (15%).
- The most important factor overall was to move because their house was too small (24%).
- The main reasons for moving to a new estate vary per settlement;
 - Henllan – The main reason for those moving to new estates here is trading up (22%)
 - Llandyrnog – majority of respondents wish to move to a better local environment (18%) and because their home is too big (13%).
 - Rhuddlan - a high proportion of have moved to the new estates for retirement (16%) and because their home is too big (13%).
 - Llangollen – Respondents chose to move here mainly to live in a better local environment (20%) and also for health / disability reasons (12%).
 - St Asaph – Primary reason to set up new home (33%) of to live with partner / spouse (33%).
 - Denbigh – the majority of respondents moved because their home was too small (24%) and to trade up (24%).
 - Tower Beach – 11% respondents moved for retirement purposes.
 - Rhyl & Prestatyn – main reasons for moving are because their existing home is too small and to move to a better local environment.

Travel & Commuting

- The primary mode of travel to work is by car (passenger / driver)
- The majority of households have either 1 car (41% respondents) or 2 cars (42% respondents) normally available for use.
- 86% respondents feel that they have adequate off road parking provision
- 55% of households surveyed have a garage, however, 76% of respondents do not use their garage for off road parking.

C. Current Housing Circumstances

- 79% of respondents were satisfied / very satisfied with the general area in which they live.
- 82% respondents were satisfied / very satisfied with the home in general.

- The aspects of the new developments that respondents were dissatisfied / very dissatisfied with were the provision of play areas (29%) and the provision of leisure facilities (28%).
- There is considerable variation between estates on how satisfied they are with particular aspects of their development;
 - General layout; 92% at 58-62 West Parade Rhyl and 83% at Grapes Hotel Llangollen very satisfied. 40% of respondents at Clos Meithrin Prestatyn were very dissatisfied / dissatisfied
 - Road Layout; Barkers Well(Denbigh) were both 100% satisfied, however, respondents were very dissatisfied / dissatisfied with land at and Parc Bodnant, Prestatyn .
 - Parking provision; at Barkers Well (Denbigh)& Victoria Road (Prestatyn) 100% respondents were satisfied with the provision,
 - House Design; Grapes, Llangollen respondents were 100% satisfied yet at Maes Hyfryd 25% respondents were very dissatisfied
 - Open space, play areas and leisure facilities; The majority of estates were dissatisfied with provision of open space, particularly at Y Gorlan Rhyl
 - Shopping / educational; on the whole, residents were satisfied / ver satisfied with this factor
 - Public transport; 25% of residents at Saronie Court Prestatyn were very dissatisfied with provision, however, at Clos Meithrin 100% respondents were satisfied
 - General area; The majority of estates were satisfied with the area in which they live. However, at Y Gorlan 27% were very dissatisfied.
 - Street lighting; At Heol Esgob St Asaph 40% of residents were very dissatisfied, however, overall the majority of residents were satisfied.
 - House size / type; For each estate, residents were mainly satisfied with their house size / type.
 - Disabled provision; 100% residents at Heol Esgob were satisfied with provision
- The new housing estates where residents are the most dissatisfied were Former South Meadow, Prestatyn and Y Gorlan, Rhyl.
- The estates where people were the most satisfied are Grapes Hotel, Llangollen and 58-62 West Parade, Rhyl.

Improvements

- The main improvements that the residents surveyed felt were needed to the new estates were; houses should be further apart and there is a need for more recreational open space (toddlers / playground / kickabout area).

- There was a varied opinion on the improvements needed for each housing estate.

D. Future Housing Intentions

- 58% respondents feel they are unlikely to move in the near future

E. Further Information

- 25% of respondents were welsh speakers.

USE CLASSES ORDER 1987
PROPOSED CHANGES

INTRODUCTION

The purpose of this report is to advise Members of the proposed changes to the Use Classes Order (UCO) 1987 which are to come into force in August 2004. These amendments could have significant implications for development plan and policy, development control and licensing.

BACKGROUND

Changes to the UCO have been made in the past to reflect changes in circumstances, national / local policy and the market. The Government has reviewed its position again and the proposed changes aim to give Local Planning Authorities (LPAs) more control when managing town centre development. The changes aim to minimise the negative impacts of pubs, night clubs and hot food take-aways, especially late at night.

PRINCIPAL CHANGES

The current classification is contained in Annex A. The principal changes from this are contained in Annex B and are;

- Class A3 (Food and Drink) is to be separated into;
 - Class A3 Cafes and Restaurants (i.e. food mainly consumed on premises)
 - Class A4 Pubs and Bars (i.e. drink mainly consumed on premises)
 - Class A5 Takeaway food (i.e. mainly food consumed off premises)
 - Classes A4 and A5 will be able to change to Class A1, A2 or A3 use through permitted development rights

- Creation of a new D3 use class for Late Night Leisure Uses (i.e. night clubs). Planning permission will be required for any change to or from this use class

- Warehouse clubs (currently classified as A1) will specifically have a class of their own (sui generis). Planning permission will be required for any changes of use from or to any other use.

- Internet cafes will come under the A1 retail classification and will end any current confusion.
- The permitted development right for a change to use from a car showroom to an A1 retail use will be removed. Planning permission will be required for any changes.

IMPLICATIONS / ASSESSMENT

The key implications for policy, development control and licensing are;

- The proposals will enable Local Planning Authorities to exercise a greater control over pubs, bars and especially other late night leisure uses in town centres such as Rhyl / Prestatyn and in residential areas. This would also have significant policy implications for the 'entertainment zone' on West Parade, Rhyl where there have been difficulties in the past in designating / controlling late night pubs against cafes opening in normal day / evening.
- The proposals clarify the classification of warehouse clubs and internet cafes
- The permitted development of car showrooms to and A1 use has been a historical problem. The proposals overcome this loophole and enable tighter controls over any changes of use.
- No amendments are proposed to the B & C use classes.

CONCLUSIONS

The proposed changes to the UCO are welcomed and considered long overdue. Particular attention should be paid to the new A3, A4, A5 and D3 classifications and the implications for policy, development control and licensing.

RECOMMENDATIONS

This report is for Members Information

GUIDE TO USE CLASSES ORDER

and Permitted Changes of Use

(England and Wales)

ANNEX A

Use Classes Order 1987 <i>(see note 1)</i>	Use Classes Order 1972	Description	General Development Order 1988 <i>(see note 2)</i>
A1 Shops	Class I	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, etc.	No permitted change <i>(see note 3)</i>
		Pet shops, cats-meat shops, tripe shops, sandwich bars	
		Showrooms, domestic hire shops, funeral directors	
A2 Financial and Professional Services	Class II	Banks, building societies, estate and employment agencies	Permitted change to A1 where a ground floor display window exists <i>(see note 3)</i>
		Professional and financial services, betting offices	
A3 Food and Drink		Restaurants, pubs, snack bars, cafés, wine bars, shops for sale of hot food	Permitted change to A1 or A2
		Shops selling and/or displaying motor vehicles	
Sui Generis <i>(see note 4)</i>		Launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No permitted change
B1 Business <i>(see note 5)</i>	(a) Class II	Offices, not within A2	Permitted change to B8 where no more than 235m ²
	(b)	Research and development, studios, laboratories, high tech	
	(c) Class III	Light industry	
B2 General Industrial <i>(see note 6)</i>	Class IV-IX	General industrial	Permitted change to B1 or B8 B8 limited to no more than 235m ²
B8 Storage or Distribution	Class X	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 where no more than 235m ²
		Sui Generis	
C1 Hotels <i>(see note 7)</i>	Class XI	Hotels, boarding and guest houses	No permitted change
C2 Residential Institutions	Class XII	Residential schools and colleges	No permitted change
	Class XIV	Hospitals and convalescent/nursing homes	
C3 Dwelling Houses <i>(see note 8)</i>		Dwellings, small businesses at home, communal housing of elderly and handicapped	No permitted change
		Sui Generis	
D1 Non-residential Institutions	Class XIII	Places of worship, church halls	No permitted change
	Class XV	Clinics, health centres, crèches, day nurseries, consulting rooms	
	Class XVI	Museums, public halls, libraries, art galleries, exhibition halls Non-residential education and training centres	
D2 Assembly and Leisure	Class XVII	Cinemas, music and concert halls	No permitted change
	Class XVIII	Dance, sports halls, swimming baths, skating rinks, gymnasiums Other indoor and outdoor sports and leisure uses, bingo halls, casinos	
	Sui Generis	Class XVII Theatres	

NOTES

- Changes of use within a specific class do not require planning permission provided that the use satisfies the planning permission has been implemented, and no restrictive conditions is attached to the consent.
- The permitted development rights shown in the final column do not require planning permission where all criteria set out in the Order are met and no restrictive conditions apply.
- The General Development (Amendment) Order 1995 provides for the permitted change of use of a building from Class A1 or Class A2 to a mixed use for the purposes of other Class A1 or Class A2 and as a single flat, and from such a mixed use to Class A1 or Class A2 use provided the Class A1 or A2 use is situated on a floor below the single flat and various other conditions are met.

- Sui Generis is a term which refers to a use on its own. Any planning use not falling within a specific class within the Use Classes Order falls within this category.
- A B1 use must be capable of being undertaken "in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit".
- The Use Classes (Amendment) Order 1995 amends the 1987 Order by splitting Classes B1-B7 (special industrial groups B-C). Industrial processes previously within these classes now fall within Class B2 (general industrial).
- A C1 use is defined as a hotel or a boarding or guest house where, in each case, no significant element of care is provided.

- Six or less residents unless living together as a family.
- It should be noted that permitted changes of use identified above are catchet changes, i.e., cannot be made in reverse.
- Various other permitted development rights exist for, inter alia, industrial and warehouse buildings, dwelling houses, agricultural buildings, schools, colleges, universities, hospitals and development by statutory undertakers.
- The above is intended as a general guide only. Reference must be made to the final instance in the Town & Country Planning Act 1990 as amended, the Use Classes Order 1987 as amended, and the General Development Order 1988 as amended.

Hillier Parker - March 1995

For further information contact Hillier Parker Planning

Hillier Parker

0171-629 7666

77 Grosvenor Street London W1A 2BT

APPENDIX B

Proposed Changes to UCO

Current Use Class			Proposed Use Class	
A1	Shops	→		To include internet cafes Warehouse clubs excluded
A2	Professional & Financial Services		No Change	
A3	Food and Drink	→	A3	Cafes and Restaurants
		→	A4	Pubs and Bars
		→	A5	Takeaway Food
B1	Business		No Change	
B2	General Industrial		No Change	
B8	Warehouse and Distribution		No Change	
C1	Hotels		No Change	
C2	Residential Institutions		No Change	
C3	Dwellings		No Change	
D1	Non Residential Institutions		No Change	
D2	Assembly and Leisure		No Change	
		→	D3	Late Night Leisure Uses

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 **Wednesday, 28th July, 2004** (in the afternoon) 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 **Wednesday, 28th July, 2004**

3. MEMBERSHIP OF THE SITE VISIT PANEL

- 3.1 This will depend on Political Balance

4. RECOMMENDATION

- 4.1 **That Members agree to the Site Visits being held on Wednesday, 28th July 2004 (in the afternoon)**

PWYLLGOR CYNLLUNIO
CYFARFOD: 14eg Gorffennaf 2004
EITEM: 14

PLANNING COMMITTEE
MEETING: 14th July 2004
ITEM: 14

**Penderfyniadau wedi eu gwneud gan
Bennaeth Gwasanaethau Cynllunio a Gwarchod y Cyhoedd o dan
Pwerau Dirprwyedig
1af Mai - 11eg Mehefin 2004**

**Decisions Made by the Head of Planning and Public Protection
under
Delegate Powers
1st May - 11th June 2004**

**Eitem er gwybodaeth
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