

Report To: Planning Committee

Date of Meeting: 22nd January 2014

Lead Member / Officer: Cllr David Smith, Public Realm / Angela Loftus,
Planning & Public Protection Policy Manager

Report Author: Karsten Brußk, Planning Officer

Title: Draft Supplementary Planning Guidance: Parking Requirements

1. What is the report about?

- 1.1 This report accompanies the Draft Denbighshire Local Development Plan 2006 – 2021 (LDP) Supplementary Planning Guidance Note (SPG): Parking Requirements which, if adopted, will be used in the determination of planning applications.

2. What is the reason for making this report?

- 2.1 The purpose of this report is to seek Members' approval to consult on the draft SPG: Parking Requirements, which sets out draft new parking standards to be applied in the County. Once adopted, this will replace the existing SPG 21: Parking Requirements in New Developments, and will provide further up to date guidance for developers, Officers and Members.

3. What are the Recommendations?

- 3.1 That Members approve the draft SPG document 'Parking Requirements' (attached as Appendix 1) as a basis for public consultation.

4. Report details.

- 4.1 The Council's SPG notes are not part of the adopted development plan. Welsh Government (WG) has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, SPGs can be treated as a material planning consideration when LPAs, Planning Inspectors and Welsh Government determine planning applications and appeals.
- 4.2 When the Denbighshire Local Development Plan 2006 -2021 was adopted in June 2013, the Council also resolved to carry forward all adopted SPGs for use as planning guidance in relation to the LDP, pending a full review. It was

agreed that a review of each SPG would be carried out as soon as practicable following Plan adoption.

- 4.3 The parking standards have been updated to reflect Welsh Government and Council policy on transportation and land use planning. National and local planning policy is contained in Planning Policy Wales (Edition 5 – November 2012), Technical Advice Note (TAN) 18: Transport (2007) and the Denbighshire Local Development Plan 2006 – 2021 (LDP), adopted June 2013. The SPG supplements LDP policy ASA3 by providing further detail on parking requirements.
- 4.4 In Denbighshire, parking standards are laid out for three principle parking zones that reflect differing requirements for individual car-based trips in the County's urban and rural areas, availability of public transport services and infrastructure provision.
- 4.5 There is a new approach in calculating parking requirements, i.e. they are split into two categories: operational and non-operational. The first category refers to sufficient spaces to allow for parking the maximum number and size of vehicles likely to serve the development at any one time. Non-operational requirement means that the parking space is occupied by vehicles not necessarily used for the operation of the premises, e.g. staff, clients or visitors.
- 4.6 The document stresses that maximum parking standards will be applied throughout the County to reduce the over-reliance on the car. Their purpose is to minimise individual car-based trips and to promote sustainable transport means.
- 4.7 Parking standards include the provision of spaces for cycles, motorcycles, lorries, buses and cars. The document emphasises the additional requirements to be provided for disabled motorists.
- 4.8 If approved by Members, the public consultation period on the draft SPG would be a minimum of 8 weeks. All feedback received will be reported back to Planning Committee with a final SPG for adoption. A workshop session was held with the LDP Steering Group in November 2013 and a summary of the main issues raised is attached as Appendix 3.

5. How does the decision contribute to the Corporate Priorities?

- 5.1 Corporate Priorities 2012 – 17. The SPG will contribute positively to the following corporate priorities:
 - Modernising the Council to deliver efficiencies and improve services for our customers by ensuring that planning guidance documents are up to date

6. What will it cost and how will it affect other services?

6.1 Approving the draft SPG document to be subject of a consultation exercise with statutory bodies and the public is not anticipated to create any additional costs.

7. What are the main conclusions of the Equality Impact Assessment (EqIA) undertaken on the decision? The completed EqIA template should be attached as an appendix to the report.

7.1 The Equality Impact Assessment screening exercise concluded that a (full) EqIA is not required. The completed EqIA template is attached to this report as Appendix II.

8. What consultations have been carried out with Scrutiny and others?

8.1 No formal consultation has been carried out yet but officers from the Planning Policy, Development Control and the Highways section were involved in drafting the SPG document. A workshop session was held with members of the LDP Steering Group in November 2013.

9. Chief Finance Officer Statement

9.1 Any costs associated with the guidance should be contained within existing budgets and therefore there are no obvious financial implications contained in the report.

10. What risks are there and is there anything we can do to reduce them?

10.1 In the absence of up-to-date guidance there is a risk the Council will be unable to provide accurate planning advice to its customers.

11. Power to make the Decision

11.1 Planning & Compulsory Purchase Act 2004.