

Graham Boase
Head of Planning & Public Protection
Denbighshire County Council
Caledfryn
Smithfield Road
Denbigh
Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

45/2014/0143
Public Convenience
East Parade, Rhyl

9

 Application Site

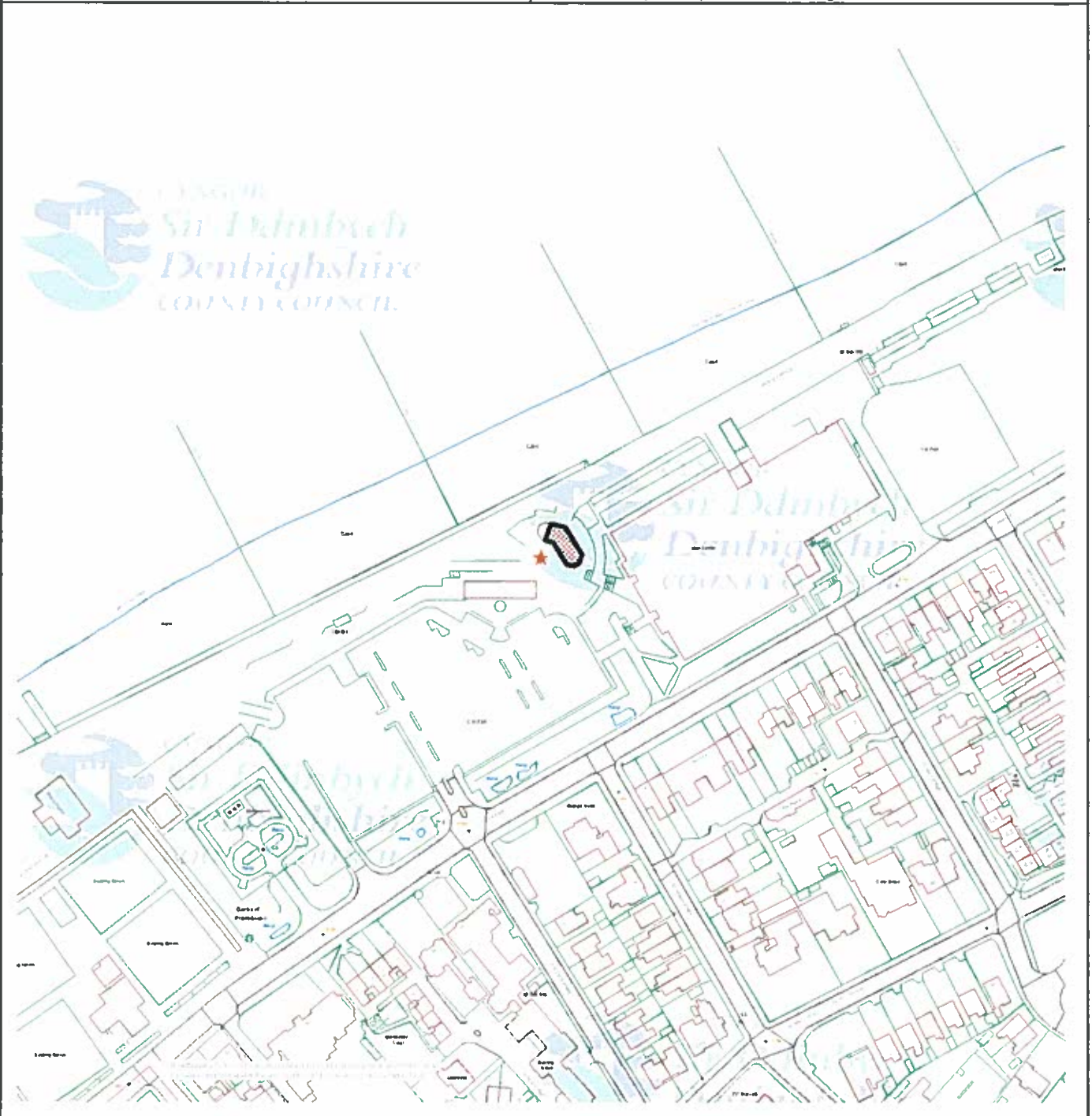


Date 3/4/2014

Scale 1/2500

Centre = 301144 E 382048 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council 100023408 2011.

Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Eil Mawrthdy.
© Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408 2011



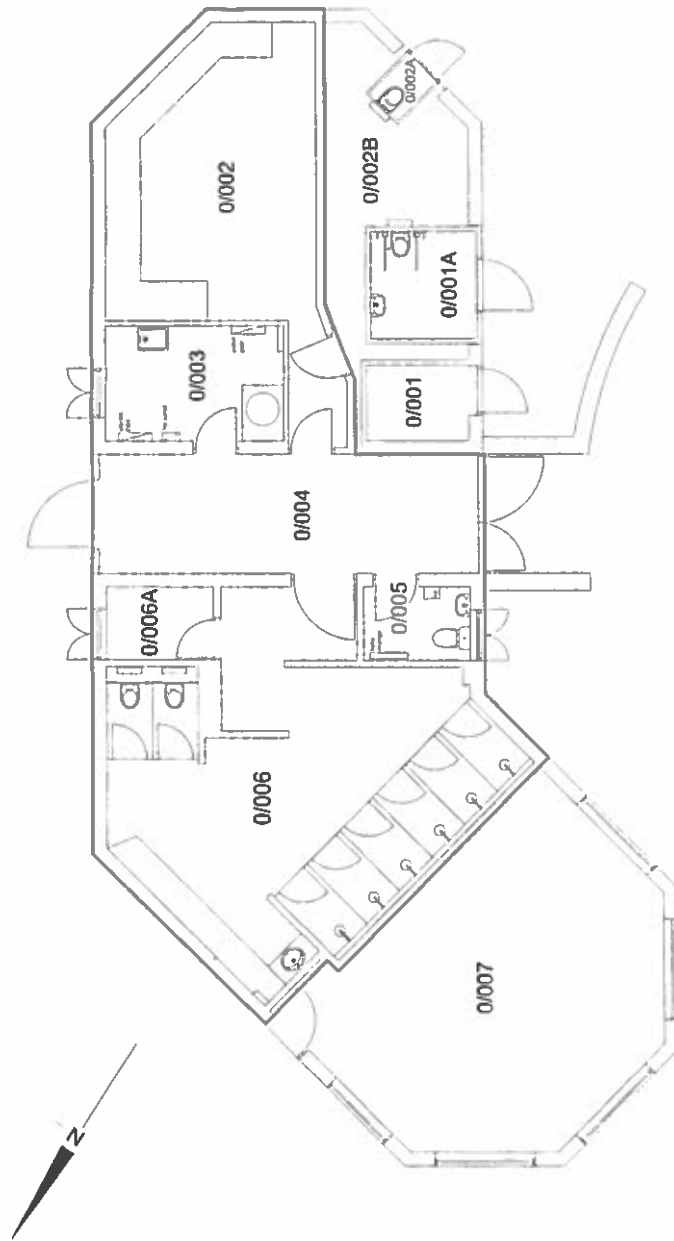
05/03/2014

UPRN No: 0705 - 000

Rhyl East Parade Kiosk/Pro Kite Surfing Club

NOTES

DO NOT SCALE OFF DRAWING
SITE AREA MARKED IN RED



Room No	Use	Area
0/001	Councils disabled toilet	3.3m ²
0/001a	Councils stainless steel large public toilet Pod	4.6m ²
0/002	Pro Kite surfing tuition room and lounge	20.25m ²
0/002a	Councils stainless steel small public toilet Pod	0.9m ²
0/002b	Councils New Pod maintenance area	18.25m ²
0/003	Councils office space	8.5m ²
0/004	Pro Kite surfing wetsuit drying area	17.6m ²
0/005	Disabled toilet	3.3m ²
0/006	Pro Kite surfing changing room	42.3m ²
0/006a	Pro Kite surfing office and storage	3.1m ²
0/007	Café	37.7m ²

EXISTING LAYOUT


Project Name: Rhyl East Parade Kiosk/ Pro Kite Surfing Club	
UPRN No: 0705-000 Survey: Date: 1 Feb 2014 Scale: 1:100 @ A3	Drawing No: Existing Layout Floor Plan Date: 1 Feb 2014 Scale: 1:100 @ A3

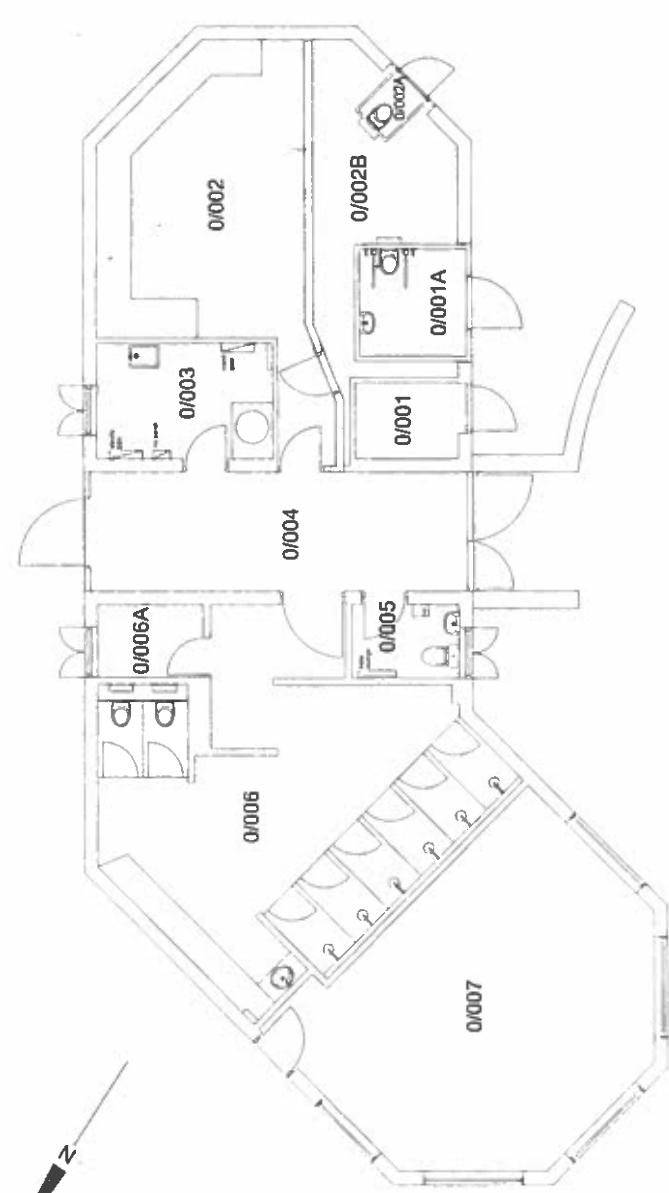
Scale 1:100 @ A3

Proposed Ground Floor Plan

NOTES
DO NOT SCALE OFF DRAWING
SITE MARKED IN GREEN SHOWS THE NEW MAIN ENTRANCE AND THE NEW MAIN ENTRANCE AND INTERNAL WALL AND COUNCILS MAINTENANCE AREA

PROPOSED INTERNAL LAYOUT

	
Project Name:	Rhyl East Parade Kiosk/Pro Kite Surfing Club
Client:	County Council
Drawn by:	Survey
Scale:	1:100 @ A3
Date:	14/03/2014
Sheet No.:	01
Sheet Total:	01
Project No.:	0705-000
Project Name:	Rhyl East Parade Kiosk/Pro Kite Surfing Club
Client:	County Council
Drawn by:	Survey
Scale:	1:100 @ A3
Date:	14/03/2014
Sheet No.:	01
Sheet Total:	01
Project No.:	0705-000



Room No	Use	Area
0/001	Councils disabled toilet	3.3m ²
0/001a	Councils stainless steel large public toilet Pod	4.6m ²
0/002	Pro Kite surfing tuition room and lounge	20.25m ²
0/002a	Councils stainless steel small public toilet Pod	0.9m ²
0/002b	Councils New Pod maintenance area	18.25m ²
0/003	Councils office space	8.5m ²
0/004	Pro Kite surfing wetsuit drying area	17.8m ²
0/005	Disabled toilet	3.3m ²
0/006	Pro Kite surfing changing room	42.3m ²
0/006a	Pro Kite surfing office and storage	3.1m ²
0/007	Café	37.7m ²

ITEM NO: 9

WARD NO: Rhyl East

WARD MEMBER(S): Councillors David Simmons and Barry Mellor

APPLICATION NO: 45/2014/0143/ PF

PROPOSAL: Change of use from public conveniences to provide office, training and associated changing & drying facilities for the Pro-Kite Surfing School and Club

LOCATION: Toilet block rear of Ice-Cream Parlour East Parade Rhyl

APPLICANT: Mr Simon Jones

CONSTRAINTS: B Flood Zone

PUBLICITY UNDERTAKEN: Site Notice - YesPress Notice - NoNeighbour letters - No

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Application on Council land

CONSULTATION RESPONSES:

RHYL TOWN COUNCIL
"No objection"

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure
- Highways Officer
No objection.

- Corporate Access Officer

Concerns over detail of Design and Access Statement (DAS) in relation to accessibility.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 15/04/2014

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes the change of use of part of the public convenience at East Parade to a 'Pro Kite Surfing School and Club'.
- 1.1.2 No external alterations are proposed. Internally the building will be reconfigured to provide facilities for the kite surf school including an office, tuition room, wetsuit storage and drying area, disabled toilet and changing rooms. The existing café would remain on the northern side of the building and the Council are retaining part of the building for WC facilities. Plans of the facilities are attached to the front of the report.
- 1.1.3 The 'Pro Kite Surf School' will operate as a club, attracting local and national kite surfers and will be the first of its kind in the UK.
- 1.1.4 Referring to employment the DAS states that 2 full time professionals will run the facility with 2-4 part-time staff.
- 1.1.5 The use will operate daily from 9.00 to 20.00.

1.2 Description of site and surroundings

- 1.2.1 The building is located to the west of the Sun Centre on East Parade. It is accessed from the East Parade car-park and from the sea side off Marine Parade.
- 1.2.2 It is a single storey brick building, with a tiled roof and raised lantern roof glazing.
- 1.2.3 The section used as the public convenience has been closed for 8 years and according to the DAS in the intervening period it has been used for storage purposes.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Rhyl.

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

- 2.1 None.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)
Policy RD1 – Sustainable development and good standard design
Policy PSE13 – Coastal tourism protection zones
Policy ASA3 – Parking standards

3.1 Government Policy / Guidance

Planning Policy Wales Edition 6, February 2014

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 6, 2014 (PPW) confirms the requirement that planning applications

'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Highways (including access and parking)
- 4.1.4 Inclusive design

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria. These are explored under the relevant headings below. The site is also located an area designated as a Coastal Protection Zone under policy PSE 13. This policy states that proposals for a loss of tourism facilities within this area will not be supported.

The application proposes the reuse of a vacant public convenience to a kite surfing club and school, which is considered acceptable in principle as a use under policy RD1 and PSE 13. The detailed impacts are set out below.

4.2.2 Visual amenity

Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

No physical alterations are proposed to the external appearance of the building, only internal alterations to alter the layout are involved.

As no external changes are proposed to the building, it is considered that there is no conflict with planning policy in terms of respecting the visual amenity of the area.

4.2.3 Highways (including access and parking)

Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8).

The site is located close to the town centre and adjoins a public carpark and leisure facility. There are pedestrian and bicycle links on the sea side of the development. The Highways Officer has no objections to the proposal and there are no concerns in

respect of the adequacy of the local highway network.

It is considered that the application raises no policy conflict in terms of highways safety or accessibility.

4.2.4 Inclusive Design

Local Development Plan Policy RD1 test (vii) sets out the need to provide safe and convenient access for disabled persons. The requirement to embody the principles of inclusive design in development proposals is set out in Planning Policy Wales (Section 3.4) which outlines accessibility considerations to be given to all development proposals, reflected in TAN 12 Design, TAN 18 Transport, and through the obligation to submit Access Statements as part of most planning applications.

The site is located adjacent to a public car-park, and part of the building houses a council operated accessible WC. The Council's Corporate Access Officer has raised matters in relation to the internal layout of the building.

It is considered that the application does not raise policy conflicts in terms of general accessibility to the public, however to address the concerns raised in representations relating to the internal arrangements, a note to applicant can be attached to encourage the applicant to contact the Access Officer for advice on the relevant facilities.

5. SUMMARY AND CONCLUSIONS:

- 5.1 It is the opinion of Officers that the proposal would allow for a positive re-use of a building which has been underutilised for some time, complying with the general objectives of PSE 13 which seeks to protect the coastal tourism offer and the general considerations of planning policy RD1. The application is recommended for grant.

RECOMMENDATION: - GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

NOTES TO APPLICANT:

You are advised that the Corporate Access Officer has commented on the internal arrangements and the need to ensure access for all and compliance with the most up to date DDA legislation. You should contact Karen Beattie, the Council's Equalities Officer to discuss the approach to provision of facilities for disabled persons. Karen can be contacted on 01745 888746.