

Heading:

REFERENCE NO. 43/2014/0206/CA
105-107 HIGH STREET
PRESTATYN

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 Application Site

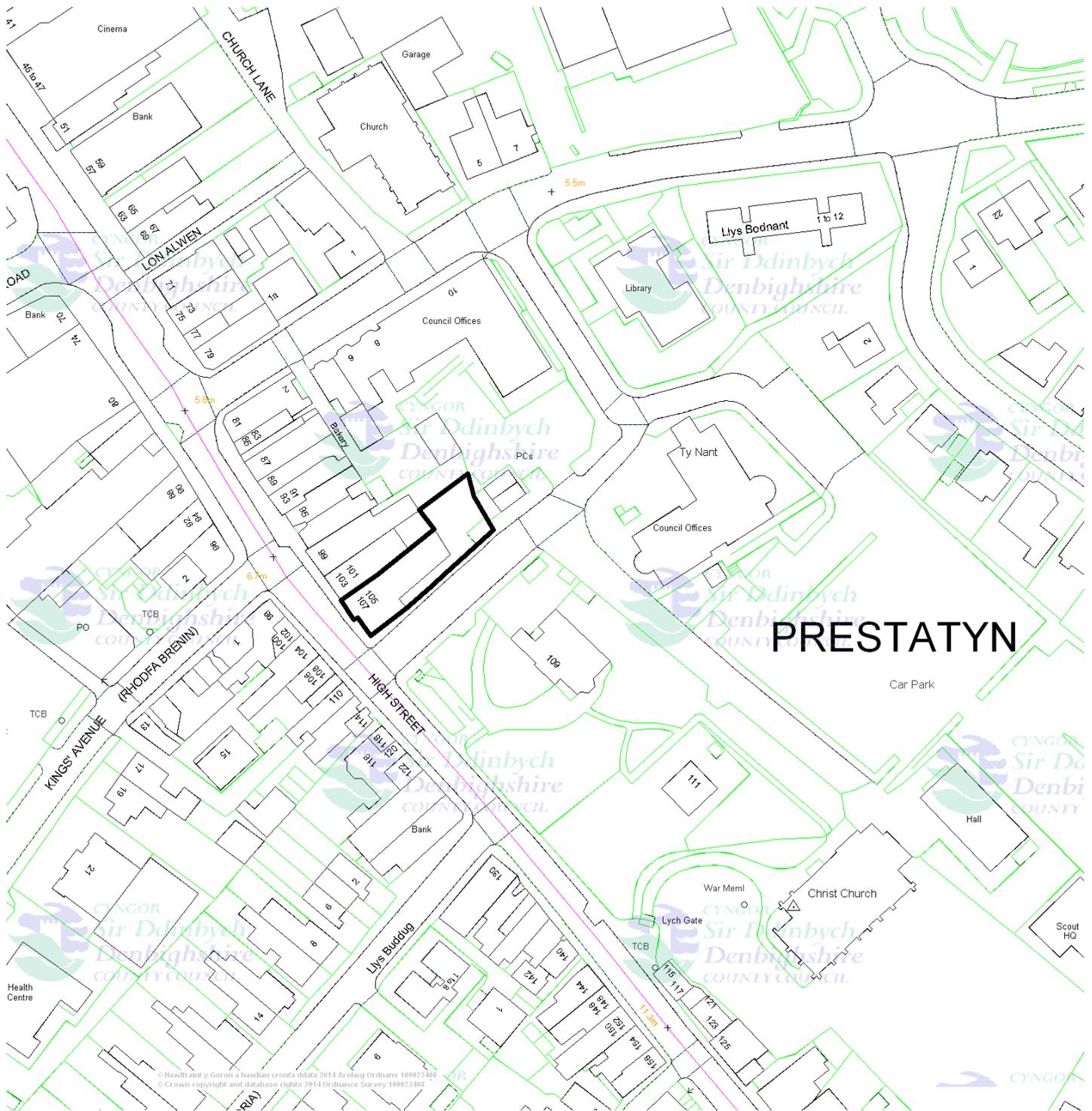


Date 27/8/2014

Scale 1/1250

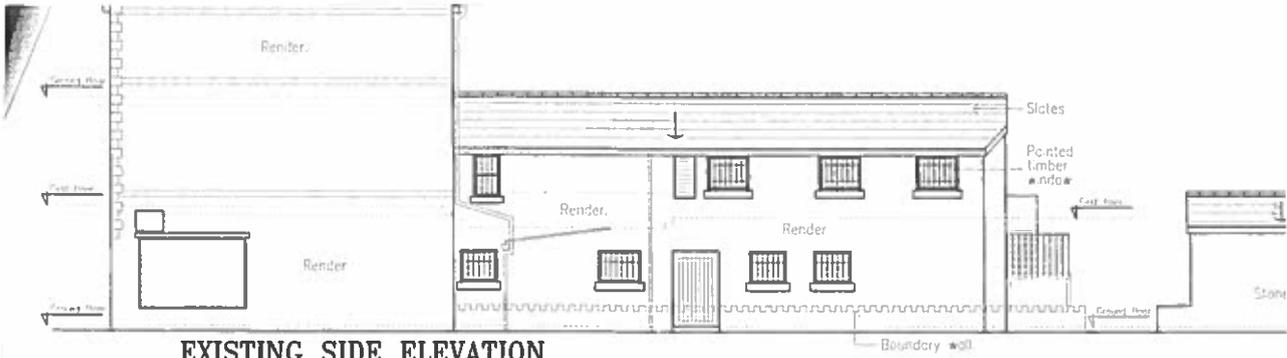
Centre = 306659 E 382863 N

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.



PRESTATYN

EXISTING ELEVATIONS

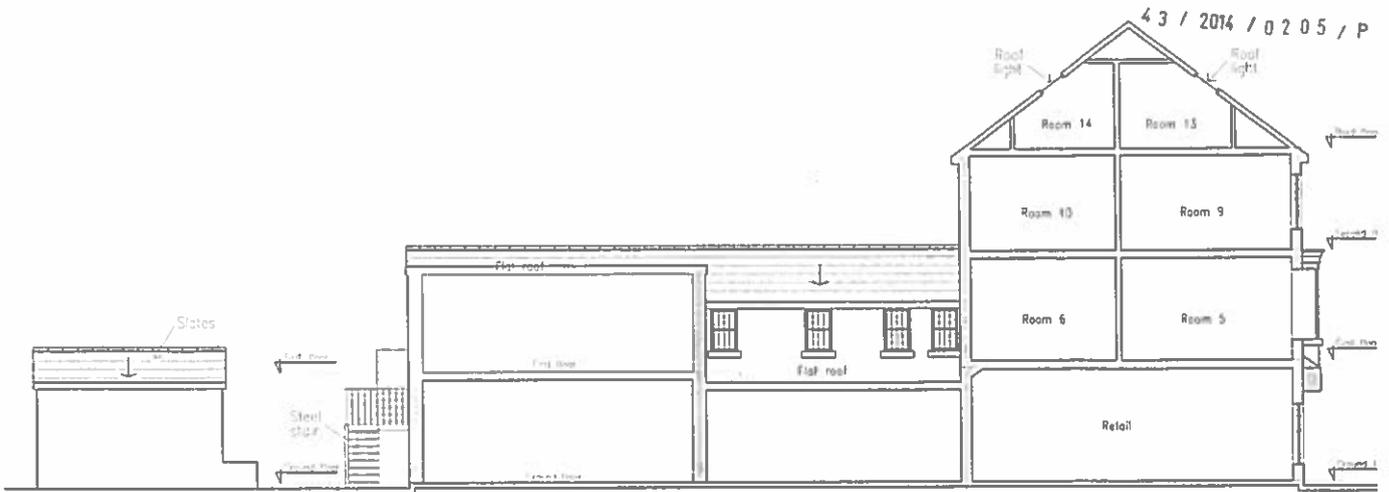


EXISTING SIDE ELEVATION

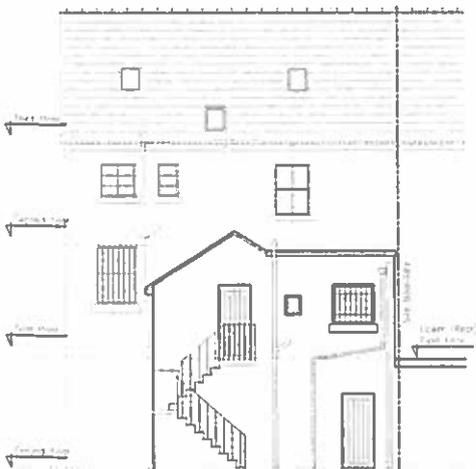


EXISTING FRONT ELEVATION

	Project 105-107 Prestalyn North Wales
	Drawing Title Existing Side Elevation
Project No. 3036	Drawing No. 3036
Drawn by M M	Date Jan '14



EXISTING SECTIONAL ELEVATION



EXISTING REAR ELEVATION

43 / 2014 / 0205 / P

26 FEB 2014

L 11421

	Project 105-107, High Street Prestalyn North Wales
	Drawing Title Existing Rear and Sectional Elevations
Project No. 3036/EX/05	Drawing No. 3036/EX/05
Drawn by M M	Date Jan '14

ITEM NO: 3

WARD NO: Prestatyn East

WARD MEMBER(S): Cllr James Davies
Cllr Julian Thompson-Hill

APPLICATION NO: 43/2014/0206/ CA

PROPOSAL: Conservation Area Consent for the demolition of a garage (redevelopment of site subject to separate application - ref: 43/2014/0205)

LOCATION: 105-107 High Street Prestatyn

APPLICANT: JBZ Peels Ltd.

CONSTRAINTS: Conservation Area

PUBLICITY UNDERTAKEN: Site Notice – Yes
Press Notice – Yes
Neighbour letters - No

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

- Recommendation to grant Town Council objection

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

“Objection, Loss of historic character associated with buildings. Over intensification and lack of adequate on site parking. Potential loss of retail/ employment opportunity.”

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

- Conservation Officer

No objection to principle of the redevelopment of the site and redevelopment proposal.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 06/05/14

REASONS FOR DELAY IN DECISION (where applicable):

- timing of receipt of representations
- delay in receipt of key consultation response(s)

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The application is for Conservation Area Consent for the demolition of part of 105-107 High Street in Prestatyn in connection with a redevelopment scheme for a total of 8 flats. The planning application is the subject of the previous report on the agenda (43/2014/0205).

1.2 Description of site and surroundings

1.2.1 No. 105-107 comprises of a ground floor retail premises on the southern end of a terrace of property fronting High Street in Prestatyn. The Upper floors and the outrigger have previously been used in conjunction with the ground floor use. There is

a stone outbuilding in the rear curtilage. The outrigger and stone outbuilding are proposed to be demolished and therefore the subject of this application.

1.2.2 As it is on the end of the terrace, the building on the site fronts High Street and Kings Avenue. To the rear of the site (eastern side) are the Kings Avenue public conveniences.

1.2.3 The site is located in the town centre of Prestatyn. The locality is characterised by a wide range of uses, primarily retail with some residential uses above.

1.3 Relevant planning constraints/considerations

1.3.1 The site lies within the Prestatyn Conservation Area, which runs along the High Street and includes the block of buildings to the rear of the application site.

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 The application is being considered in conjunction with an application for the redevelopment of the site.

2. DETAILS OF PLANNING HISTORY:

2.1 There is one recent application of relevance to this proposal:

43/2014/0205 Conversion of upper floors over existing retail unit to form 3 no. flats, demolition of two storey rear outrigger building and erection of extension to rear to form 5 no. 1 bed flats and associated works. This is also being considered by Committee.

3. RELEVANT POLICIES AND GUIDANCE:

3.1 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 VOE 1 – Key areas of importance

3.2 Supplementary Planning Guidance
SPG 13-Conservation Areas

3.3 Government Policy / Guidance
Planning Policy Wales Edition 7
Welsh Government Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas

4. MAIN PLANNING CONSIDERATIONS:

4.1 The main land use planning issues are considered to be:-

- 4.1.1 Principle
- 4.1.2 Other matters

4.2 In relation to the main planning considerations:

- 4.2.1 Principle
Planning Policy Wales highlights the objective of preserving or enhancing the character or appearance of a Conservation Area, which can be achieved either by development which provides a positive contribution to the Conservation Area character and appearance or development which leaves character and appearance unharmed. Local Development Plan 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. Local Development Plan Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them. This policy is supported by Supplementary Planning Guidance Note SPG 13 – Conservation Areas. SPG 13, paragraph 7.1 states that 'Development should not detract from the character and appearance of the designated area', and mentions a high standard of design required for development in Conservation Areas.

As part of the pre-application discussions, the alteration, extension and re-use of the building was considered. It was noted that this could be done, however the result would be an awkward design which may not achieve the modern standards of accommodation, building regulations standards etc. It is argued that the rear of the building on the site makes no positive contribution to the Conservation Area and that the redevelopment scheme would enhance the character of the conservation area. The Conservation Officer has been consulted on the proposal and has raised no objection to the principle of the demolition of the buildings and redevelopment of the site.

In this context, Officers acknowledge the concerns of Town Council on the loss of historic character but consider it would be difficult to justify withholding consent for demolition. The proposal would not conflict with policies RD1, VOE 1 and PPW.

4.2.2 Other matters

Town Council comments on over-intensification, parking and loss of retail use are considered under the corresponding planning application.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is considered acceptable under the relevant policies and guidance and is recommended for grant subject to planning conditions.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.
2. No demolition shall be permitted to take place until the Local Planning Authority's approval has been obtained to the detailed plans of the redevelopment, and demolition shall only be permitted to commence once a contract is in place for the redevelopment, and the demolition shall only be carried out as part of the implementation of the redevelopment scheme.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To ensure demolition works are only carried out as part of the implementation of the planning consent for the redevelopment of the site.