

**Report To: Planning Committee**

**Date of Meeting: 15th October 2014**

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

**Report Author: Karsten Brußk, Planning Officer**

**Title: Adoption of draft Supplementary Planning Guidance note: 'Parking Requirements in New Developments'**

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**1. What is the report about?**

1.1 The report informs Members of outcomes from the 8 week public consultation exercise on the draft Supplementary Planning Guidance (SPG) note: 'Parking Requirements in New Developments', and recommends adoption in line with proposed document amendments.

**2. What is the reason for making this report?**

2.1 The Welsh Government 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 the Welsh Government determine planning applications and appeals.

2.2 Development Planning & Policy carried out an 8 week public consultation exercise in March and April 2014, and discussed outcomes with Members at the LDP Steering Group meeting on 21st May 2014. Hence, a decision is required on the Council's intention to adopt the draft SPG.

**3. What are the Recommendations?**

3.1 It is recommended that Members adopt the draft SPG 'Parking Requirements in New Developments' in line with proposed amendments for the determination of future planning applications and appeals.

**4. Report details.**

4.1 If adopted, the draft Supplementary Planning Guidance (SPG) note will become one of a series of SPGs amplifying Denbighshire Local Development Plan 2006 – 2021 (LDP) policies or principles of development for individual site allocations in a format which aims to guide the process, design and quality of new development.

4.2 Following adoption of the LDP, updated SPGs are required to offer detailed guidance to assist members of the public, Members of the Council, potential

developers and Officers in discussions prior to the submission of and, consequently, in determination of future planning applications.

- 4.3 (UDP) SPG no. 21 was produced in line with national policies, parking standards, guidance and best practise in 2004. Henceforth, legislation and regulations have been amended, withdrawn or extended. CCS - Wales Parking Standards was published in 2008, which was produced on behalf of all 22 Welsh Unitary Authorities and the four regional transport consortia.
- 4.4 Members approved the draft document for an 8 week public consultation exercise at the Planning Committee on 22nd January 2014. They also resolved to include an additional note for the public reflecting the debate about insufficient parking space provisions in many settlements throughout the County. Accordingly, Appendix 4 was included in the draft SPG for public consultation.
- 4.5 The public was invited to comment on the draft document from 3rd March 2014 to 28th April 2014. Appendix 2 contains the consultation report which includes a summary of each response received and outlines proposed changes. If Members wish to see representations in full, they are welcomed to do so.
- 4.6 A total of 4 representations were received by the Council throughout the consultation period. None of them referred to matters that Members wished to be particularly highlighted in Appendix 4.
- 4.7 Respondents generally expressed concerns regarding an over-provision of parking spaces, and, therefore continue to encourage the use of private cars as the default transport option; considerations should be given to provide recharging facilities for electric cars; and the application of permeable surface to avoid greater surface water run-offs.
- 4.8 Proposed changes are shown as **highlighted** or ~~strikethrough~~ text in the SPG in Appendix 1.
- 4.9 Members should be aware that Housing and Community Development in joint working with Highways Services is in the process of reviewing the availability and pricing of off-street car parking spaces, policy for on-street parking restrictions and enforcement strategy. Heads of these two services took the report 'Parking Enforcement and its impact on Economic Development' to Communities Scrutiny Committee on 25th November 2013.
- 4.10 If the draft SPG becomes adopted it will be used in line with a suite of pertinent legal requirements and guidance on design, layout and safety standards. For example, residents will have restricted permitted development rights with regard to provide hard standing surfaces for car parking in front of their property.

4.11 Appendix 4 contains selected slides that were part of a presentation taken to the LDP Steering Group with the principal aim to show minimal differences between parking requirements calculated in line with the old and the proposed document.

## **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 It is not envisaged that adopting the draft SPG will create any additional costs. Having clear guidance on the provision of parking spaces will not only benefit the Planning department but also Highways and other interested parties.

## **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 content of the draft SPG was screened for likely adverse effects on the eight protected characteristics before Members resolved granting permission to consult with key stakeholders and members of the public at Planning Committee on 22th January 2014. Since all proposed changes to the draft SPG are of minor factual character, it is not considered to be necessary to conduct a full EqIA for this SPG.

7.2 The Local Development Plan, on which this SPG is based, underwent a full EqIA as part of the Plan preparation process.

7.3 A copy of the draft SPG - EqIA screening document is attached for information in Appendix 3.

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

8.1 Officers from the Development Planning & Policy, Development Management 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.

8.2 The Council consulted with statutory consultees, all City, Town and Community Council and members of the public on the draft document for a period of 8 weeks between 3rd March 2014 and 28th April 2014. The consultation exercise included public notices in local papers, press releases, and a letter to all people on the Denbighshire Local Development Plan 2006 – 2021 (LDP) database.

8.3 A discussion of the consultation results took place at the LDP Steering Group meeting on 21st May 2014.

**9. Chief Finance Officer Statement**

9.1 Any costs associated with the final 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 There is a risk that the Council will be unable to provide accurate advice and service to its customers in the absence of any up-to-date planning guidance.

**11. Power to make the Decision**

11.1 Planning & Compulsory Purchase Act (2004).