

Report To: Planning Committee

Date of Meeting: 18th February 2015

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

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**Title: Draft Site Development Brief -Ty Nant, Nant Hall Road,
Prestatyn**

1. What is the report about?

1.1 This report introduces the draft Site Development Brief for the Ty Nant site off Nant Hall Road, Prestatyn. It is accompanied by the draft main document, Appendix 1, the Strategic Environmental Assessment (SEA) screening document, Appendix 2, and the screening document for the Equality Impact Assessment, Appendix 3.

2. What is the reason for making this report?

2.1 To seek Members' approval to undertake consultation on the draft Site Development Brief and the accompanying Strategic Environmental Assessment with statutory bodies and members of the public. If approved, the Site Development Brief will assist in the determination of planning applications for this site.

3. What are the Recommendations?

3.1 That Members agree the draft Site Development Brief for Ty Nant, Nant Hall Road and the accompanying Strategic Environmental Assessment (SEA) screening document for public consultation.

4. Report details.

4.1 This draft site development brief will become, once adopted, part of a series of Supplementary Planning Guidance notes (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 The Council's SPG notes are not part of the adopted development plan. The 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 the Welsh Government determine planning applications and appeals.

- 4.3 The site is located in the centre of Prestatyn, to the east of the High Street. It is accessed from the Nant Hall Road, with pedestrian access from the High Street. The site lies immediately opposite Parc Prestatyn Retail Park. Most of the site is currently in use for car parking, with the Ty Nant Council offices occupying the northern part of the site. This building has been vacated and is currently being marketed to let. Part of the site is within the Conservation Area and the buildings fronting Nant Hall Road, although not listed, are within the Conservation Area.
- 4.4 The draft Development Brief aims to set out a framework to guide the potential redevelopment of the site. It proposes the following vision for the site:
- To create a vibrant, attractive development which successfully connects and integrates with Prestatyn's town centre.
 - To provide high quality design, which respects and enhances the adjacent important listed buildings and Prestatyn High Street Conservation Area.
 - It should provide a mixture of uses which enhance the vitality and viability of Prestatyn's town centre by establishing an active frontage along Nant Hall Road, which could include new cafes and restaurants to add to Prestatyn's attractiveness and complement existing facilities in the town centre.
 - The mix of uses could include retail, commercial, residential, leisure, offices, health, education and public open space.
 - The frontage to Nant Hall Road and the existing Council Chamber should be retained and re-used if possible but there is scope for innovative design on the remainder of the site.
 - The aim is to provide well-designed public open spaces/ squares for visitors and residents to enjoy and to help to provide a focus for the town.
 - Good pedestrian links, both within the site and to the High Street and Nant Hall Road will ensure that any development here becomes part of the town centre.
- 4.5 The document's main elements are: site location and description, local planning policies, areas highlighted for development and potential uses, and access and movement. The aim is to provide guidance on potentially acceptable uses on the site.
- 4.6 The public consultation period would be a minimum of 8 weeks and is anticipated to start in March 2015. All City, Town and Community Councils will be consulted along with key stakeholders and people registered on the LDP database. Hard copies of documents will be available in all libraries and one stop shops as well as on the Denbighshire web site. Officers also will hold

exhibitions / drop-in events at Prestatyn Library (details will be announced as early as possible). The results of the consultation will be reported back to Planning Committee with any changes proposed as a result of the comments received.

- 4.7 The draft document is accompanied by a Strategic Environmental Assessment screening document, Appendix 2, which will also be subject to consultation with statutory consultees over the same period of time.

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 Development Brief for consultation with statutory bodies and members of the public is not anticipated to create any additional costs.
- 6.2 Having an adopted SDB outlining potential development opportunities, which comply with planning legislation subject to details, will assist in marketing of the site to attract investment and to deliver a redevelopment by reducing risk and providing certainty for developers and future occupiers.

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 proposal is to carry out public consultation on guidance relating to development on the Ty Nant, Nant Hall Road site. The content of the Development Brief does not set policy but consolidates, and provides site-specific guidance on, the relevant LDP policies. The LDP, including all policies, underwent a full EqIA prior to adoption.

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

- 8.1 Content and principles of development were discussed by Denbighshire Local Development Plan 2006 – 2021 (LDP) Member Steering Group and the draft Development Brief was also discussed at the Prestatyn and Meliden Member Area Group on 28th January 2015. Contributions from colleagues from the Economic Business and Development, Development Management, Conservation and Property Services have also informed the development of the Brief.

8.2 The Councils regeneration aspirations for the site are to deliver a high quality urban development providing an attractive and vibrant environment to reinforce the commercial vitality of the Town Centre and provide new employment opportunities. The Development Brief is aimed at providing a quality mixed use scheme that is complimentary to the Town Centre generally and but is sympathetic to adjacent uses.

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 This is a significant site in Prestatyn, which has the potential to be redeveloped to provide a mixture of uses which enhance the vitality and viability of Prestatyn's town centre. Taking a positive approach will help to ensure that a suitable scheme is put forward which improves the visual appearance of the site and raises the attractiveness of the place for potential new investment.

11. Power to make the Decision

11.1 Planning & Compulsory Purchase Act (2004)