

Heading:

REFERENCE 43/2015/0031

51 HIGH STREET,

PRESTATYN

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Caledfryn
Smithfield Road
Denbigh
Denbighshire LL16 3RJ

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Application Site

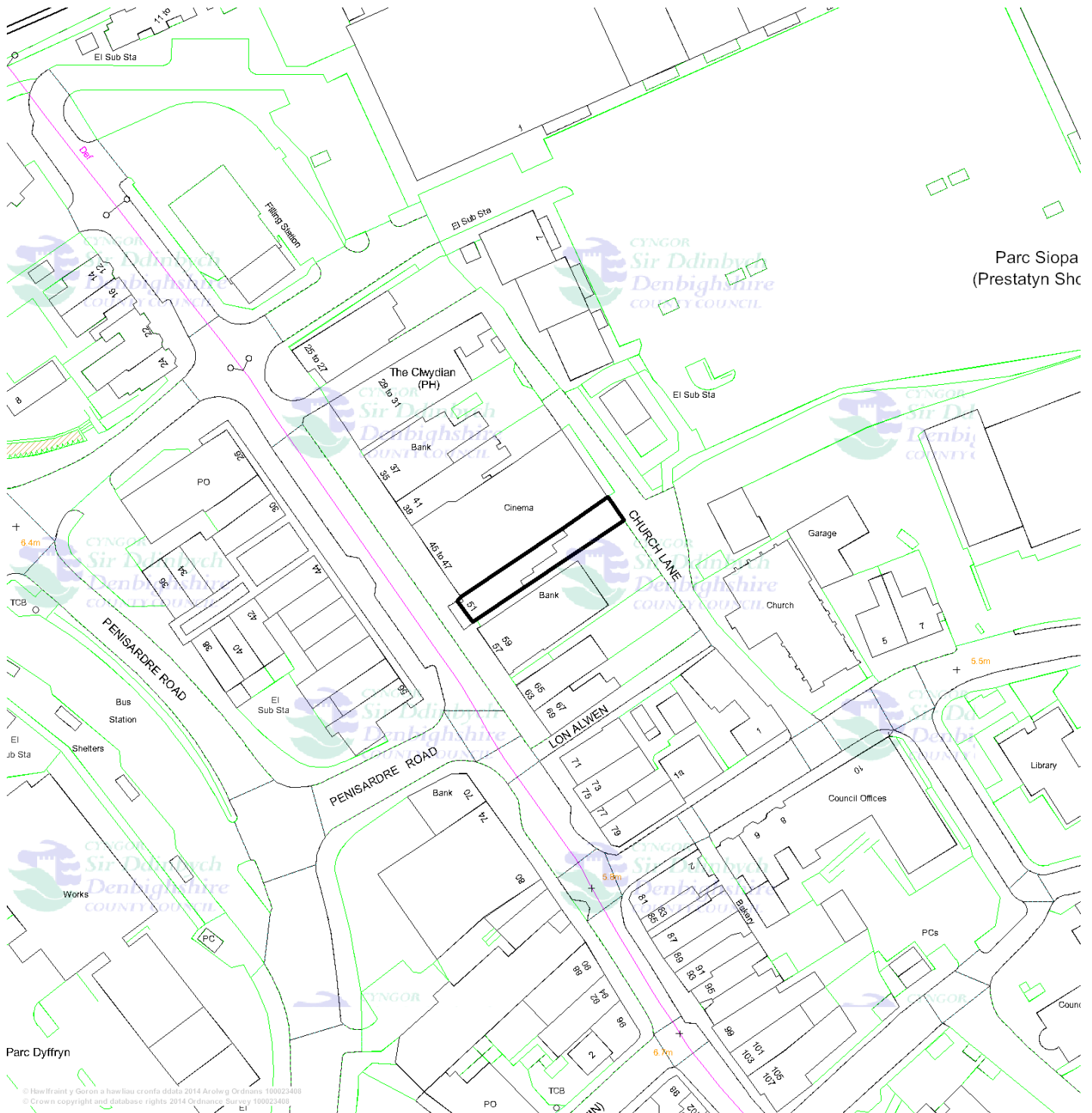


Date 2/3/2015

Scale 1/1250

Centre = 306570 E 382968 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.

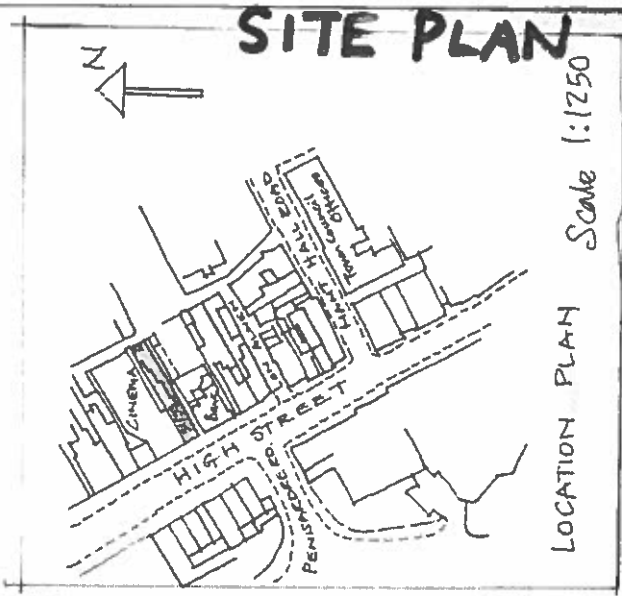


51, HIGH STREET,
PRESTATUN

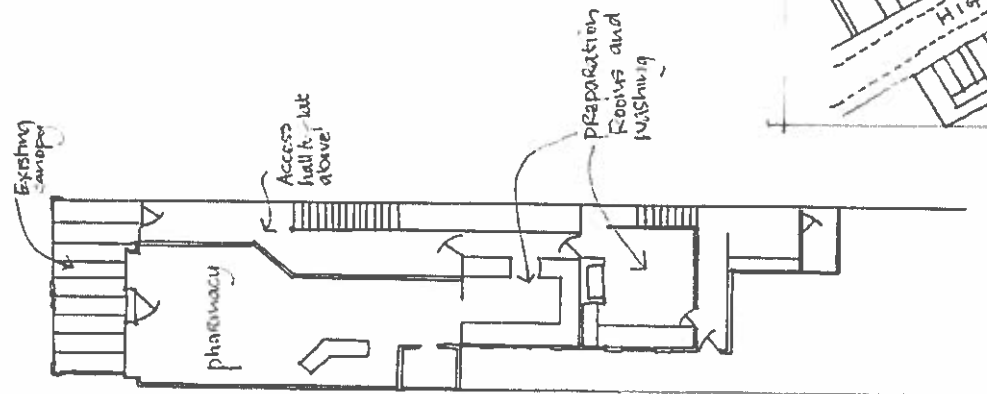
FLOOR BLOCK AND
LOCATION PLANS

Drawing No: PTH/2014/01

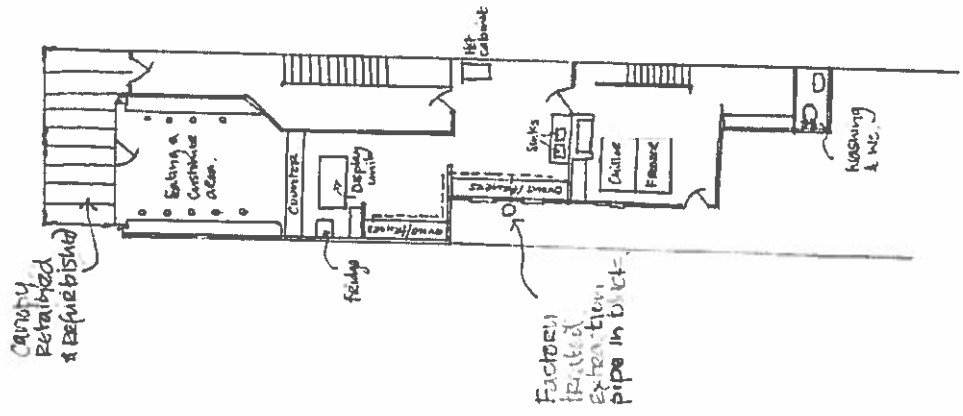
SITE PLAN



LOCATION PLAN Scale 1:1250



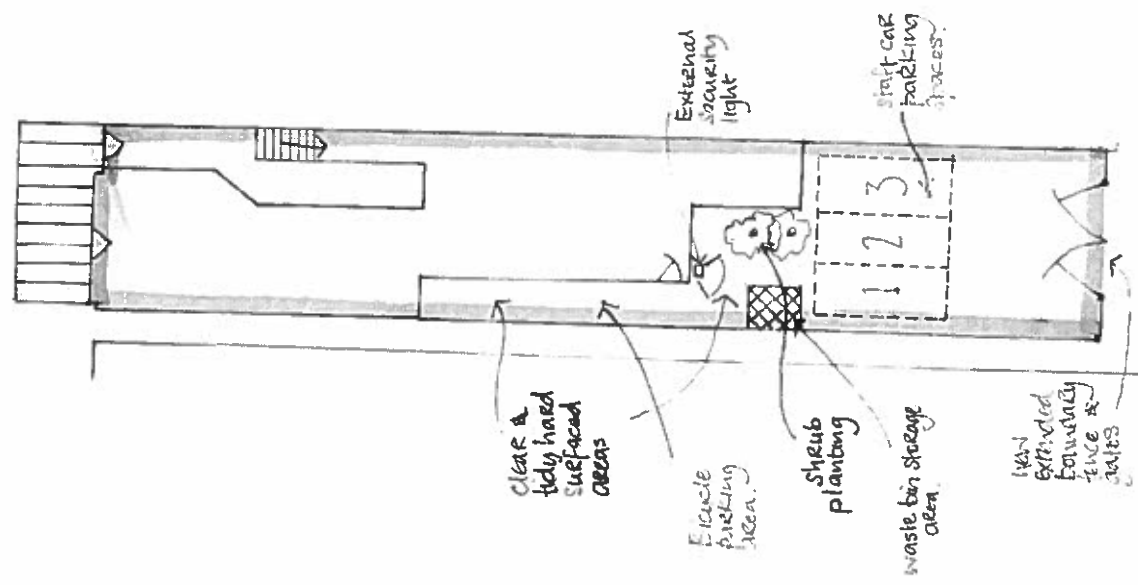
EXISTING



PROPOSED

GROUND FLOOR PLANS

Scale 1:125

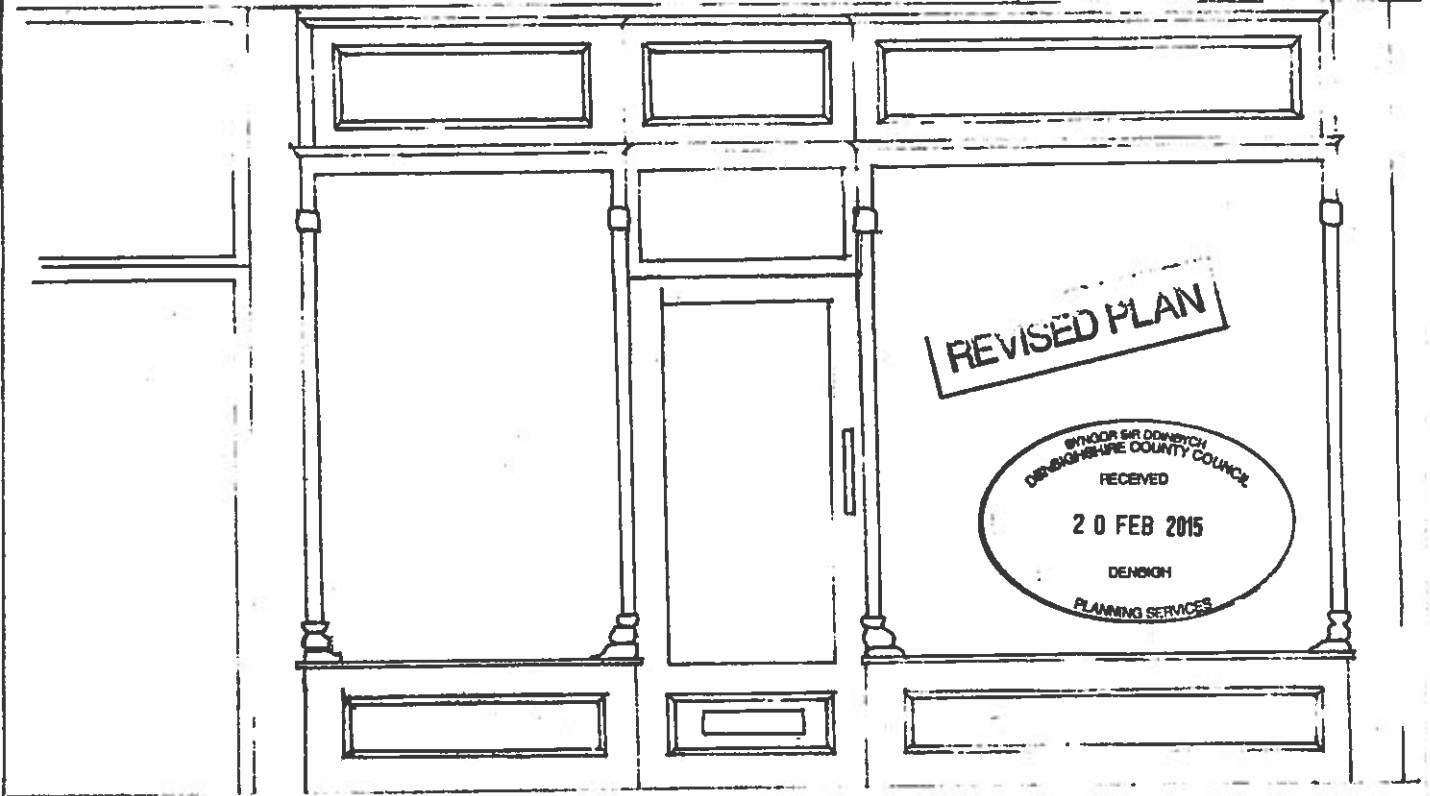


PROPOSED BLOCK
PLAN OF SITE

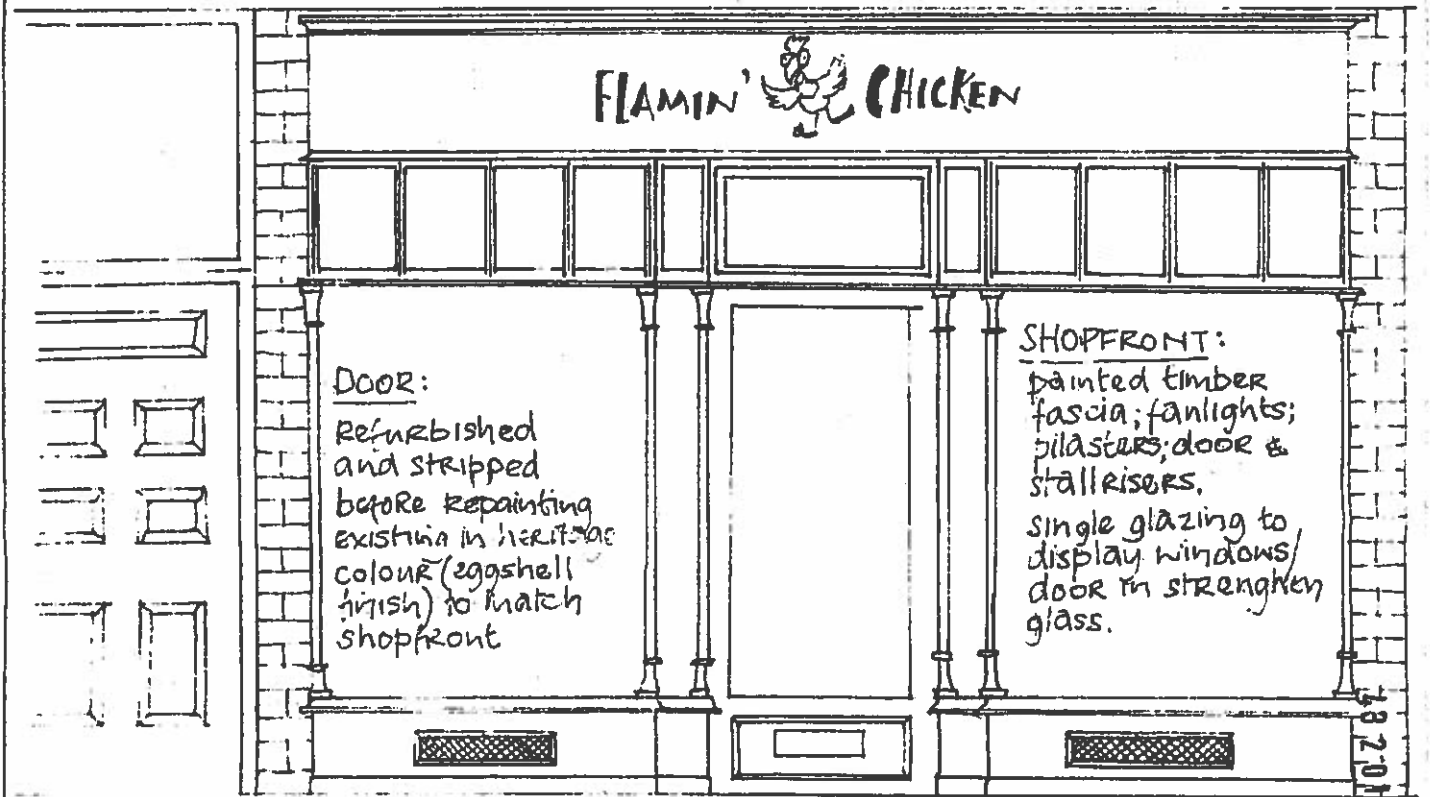
Scale 1:125

EXISTING & PROPOSED FRONT ELEVATIONS

REVISED DRAWINGS - NEW SHOPFRONT AT 51, HIGH STREET, PRESTATON.



EXISTING SHOP FRONT ELEVATION



PROPOSED SHOP FRONT ELEVATION

Revised drawing number: P14/2015/4.2

Scale 1:20

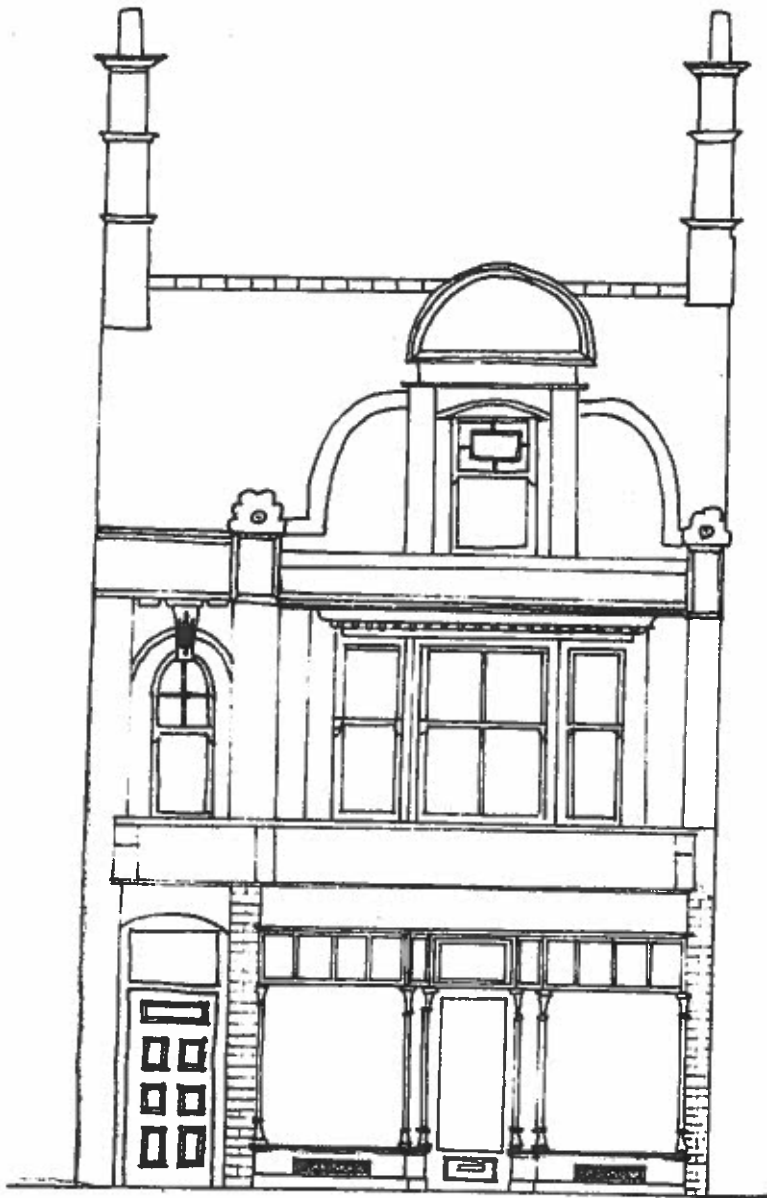
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**PROPOSED
FRONT
ELEVATION**

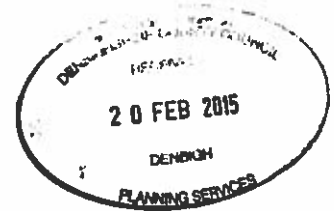
No. 51, HIGH STREET, PRESTATYN.

PROPOSED FRONT (SOUTH WEST) ELEVATION

REVISED ELEVATION



REVISED PLAN



REVISED FIRST FLOOR WINDOW:

NOTE:

Central window of first floor bay to have new two pane over two pane sash installed in line with historic photograph evidence

REVISED SHOPFRONT NOTES:

Existing exterior canopy not shown on plan but to be retained and reglazed & refurbished.

Revised new shopfront of timber in painted eggshell finish. Edwardian style to match upper storey architecture and historic photograph evidence

Revised drawing number: RJH/2015/03A.

Scale 1:50

432015/0031/PF

WARD : Prestatyn East

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

APPLICATION NO: 43/2015/0031/ PF

PROPOSAL: Change of use of ground floor from Class A1 retail use to Class A3 hot food takeaway. Installation of new shopfront and associated external alterations

LOCATION: 51 High Street Prestatyn

APPLICANT: Mr.Mark Linaker

CONSTRAINTS: Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice – Yes
Press Notice – Yes
Neighbour letters - Yes

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

- Referral by Development Control Manager

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

“Observations”

“Proposed front shop canopy and external renovations should reflect Conservation Area status of town centre location. Change of use should comply with local development plan policy. There is concern about number of food outlets in vicinity. Planning conditions should be included to minimise environmental nuisance e.g, smells, litter, noise.”

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

Conservation Officer

Suggest design alterations to proposed shop front.

Public Protection

No response received

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Cllr Gareth Sandliands

Summary of planning based representations in objection:

Principle - over concentration of food outlets

Impact on amenity - noise, litter and odour

EXPIRY DATE OF APPLICATION: 08/03/2015

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 proposal is for the change of use of 51 High Street, Prestatyn from a Use Class A1 retail to A3 hot food takeaway use.
- 1.1.2 The proposal also includes the installation of a new shop front.

1.2 Description of site and surroundings

- 1.2.1 The property is located toward the northern end of Prestatyn High Street.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site lies within the designated town centre, conservation area, and development boundary as defined by the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 A new shop front was granted permission in 1989.

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 2/PRE/0234/89/P - Replacement shop front GRANTED - 28/06/1989

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 PSE1 - North Wales Coast Strategic Regeneration Area
Policy PSE8 - Development within town centres
Policy VOE1 - Key Areas of Importance

3.1 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 7, July 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 Residential and general amenity

4.2 In relation to the main planning considerations:

- 4.2.1 Principle

Policy PSE 1 states the Council will support proposals which retain and develop a mix of employment generating uses in town centres. Policy PSE 8 advises that development proposals within town centres defined on the proposals maps will be permitted provided that they enhance the vitality and viability of the town centre and they do not result in an unacceptable imbalance of retail and non retail uses.

The proposal would lead to a continuous frontage on the High Street in Prestatyn of 7 non A1 retail uses. The application states that two full time and 3 part time jobs would be created by the use.

Officers acknowledge the basis of representations that the proposal would bring about a concentration of non-retail uses in the immediate locality on the High Street. However having regard to the retail provision in the town centre as a whole it is not considered that the proposal would create an unacceptable imbalance. It would introduce a use to a vacant unit that would generate employment. Having regard to this it is considered that the change of use would not be in conflict with the policies listed above and therefore would be acceptable in principle.

4.2.2 Visual amenity

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. Planning Policy Wales (Section 6), stresses the importance of protecting the historic environment, and in relation to Conservation Areas, to ensure they are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls. The basic objective is therefore to preserve or enhance the character and appearance of a Conservation Area, or its setting.

An amended shop front design has been submitted following consultation with the conservation officer to provide a more traditional style of shop front.

Having regard to the design and materials of the existing shop front in relation the design and materials proposed it is considered that the proposed shop front would have a positive impact in relation to visual amenity. The proposed improvements would in turn have a positive impact on the character and appearance of the conservation area. The proposals are therefore considered acceptable in relation to visual amenity.

4.2.3 Residential and general amenity

Policy RD 1 sets specific tests to be applied to amenity impacts of development. Proposals for development should comply with these tests.

In noting comments on localised impacts, information in the form of a draft unilateral undertaking has been submitted in relation to arrangements for dealing with litter including proposed litter picking and provision of bins. It is noted that opening beyond 23.00 requires further consent from the licencing authority. It is proposed to highlight this requirement as a note to applicant.

Having regard to the scale, location and design of the proposed development in relation to the existing site and neighbouring properties, it is considered that the proposals would not have an unacceptable impact on residential amenity, and are not with the policy.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is considered to be acceptable in relation to planning polices and is therefore recommended for grant.

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. The use hereby permitted shall not be commenced until the written approval of the Local Planning Authority has been obtained to details of odour abatement arrangements and the arrangements have been implemented. The odour abatement equipment shall be retained and used at all times thereafter.
3. The use hereby permitted shall not be permitted to operate until the written approval of the Local Planning Authority has been obtained to arrangements for the disposal of litter, and those arrangements have been implemented. The facilities shall be retained at all times for the use operates thereafter.

The reasons for the conditions are:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of residential amenity.
3. In the interests of the amenity of the locality.

NOTES TO APPLICANT:

Please be advised that a licence will be required for the premises to open beyond 23.00