

Report To: Planning Committee

Date of Meeting: 18th March 2015

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

Report Author: Karsten Brußk, Planning Officer

Title: 'Conservation Areas' Supplementary Planning Guidance – Adoption of final document

1. What is the report about?

1.1 The report informs Members of outcomes from the 11 week public consultation exercise on the draft Supplementary Planning Guidance (SPG) note: 'Conservation Areas', 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 11 week public consultation exercise between December 2014 and February 2015, and discussed outcomes with Members at the LDP Steering Group meeting on 16th February 2015. 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 'Conservation Areas', attached as Appendix I, 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 Members approved the draft document for an 11 week public consultation exercise at the Planning Committee on 22nd October 2014.
- 4.4 The public were invited to comment on the draft document from 1st December 2014 to 13th February 2015. A total of 6 representations were received by the Council throughout the consultation period; raising no objection to the draft document. Appendix 2 contains the consultation report which includes a summary of each response received and outlines proposed changes. Copies of the original representations are available from the Strategic Planning & Housing team.
- 4.5 Proposed changes are shown as highlighted or ~~struckthrough~~ text in the SPG attached as Appendix 1.

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;
 - Developing the local economy; improvements to Conservation Areas raise the visual appearance of settlements in Denbighshire and, hence, attracting tourists and businesses to the area.

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.

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 and the screening report was attached to the report to Planning Committee 22nd October 2014. Since all proposed changes to the draft SPG are of minor factual or editorial character, it is not considered to be necessary to conduct a full EqIA for this SPG.

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

- 8.1 The Council consulted with statutory consultees, all City, Town and Community Councils and members of the public on the draft document for a period of 11 weeks between 1st December 2014 and 13th February 2015. The consultation exercise included press releases and a letter to all people on the Denbighshire Local Development Plan 2006 – 2021 (LDP) database.

8.2 A discussion of the consultation results took place at the LDP Steering Group meeting on 16th February 2015.

9. Chief Finance Officer Statement

9.1 It is not anticipated that this work will create any additional cost pressures but if it does these costs will need to be contained within existing resources.

10. What risks are there and is there anything we can do to reduce them?

10.1 Without the adoption of updated guidance, there is a risk that the Council will be unable to provide accurate advice and service to its customers.

11. Power to make the Decision

11.1 Planning & Compulsory Purchase Act (2004).