

**Report To:** Planning Committee

**Date of Meeting:** 16th March 2016

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

**Report Author:** Karsten Brußk

**Title:** **Site Development Brief: Residential development at Ffordd Hendre & Maes Meurig, Meliden - adoption of final document**

---

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

- 1.1 The report informs Members of outcomes from the 13 week public consultation exercise on the draft Site Development Brief: 'Residential development at Ffordd Hendre & Maes Meurig, Meliden', and recommends adoption in line with proposed document amendments.

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

- 2.1 Strategic Planning & Housing carried out a 13 week public consultation between the beginning of August 2015 and the end of October 2015. Representations and comments received on the draft document were discussed at the LDP Members Steering Group meeting on 26th January 2016. Hence, a decision is required on the Council's intention to adopt the draft Site Development Brief.

## **3. What are the Recommendations?**

- 3.1 That Members adopt the draft Site Development Brief 'Residential development at Ffordd Hendre & Maes Meurig, Meliden', attached as Appendix 1, in line with proposed amendments as outline in the Consultation Report, attached as Appendix 2.

## **4. Report details**

- 4.1 The Welsh Government has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, Supplementary Planning Guidance/ Site Development Briefs can be treated as a material planning consideration when LPAs, Planning Inspectors and the Welsh Government determine planning applications and appeals.
- 4.2 If adopted, the draft Site Development Brief/ 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.

- 4.3 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.
- 4.4 Members approved the draft document for a 13 week public consultation exercise at the Planning Committee on 17th June 2015.
- 4.5 The public were invited to comment on the draft document from 3rd August 2015 to 30th October 2015. A total of 68 representations were received by the Council throughout the consultation period; raising a range of matters, including highway considerations, flood risk, capacity constraints at local primary school and local health service provision.
- 4.6 The Consultation Report, attached as Appendix 2, contains detailed information on the method and range of public consultation, provides a summary of every representation, and outlines proposed changes to the draft document. Copies of the original representations are available from the Strategic Planning & Housing team.
- 4.7 There have been no representations on the Strategic Environmental Assessment (SEA) – screening document, see Appendix 4.
- 4.8 Proposed changes are shown as **bold** or ~~strike through~~ text in the Site Development Brief attached as Appendix 1.

## **5. How does the decision contribute to the Corporate Priorities?**

- 5.1 Corporate Priorities 2012 – 17. The site development brief will contribute positively to the following corporate priorities:
- *Ensuring access to good quality housing* by providing the framework for the delivery of a mixture of new housing development, including a proportion of affordable housing.
  - *Developing the Local Economy* by providing the framework for the potential delivery of land for new housing development and through stimulating growth in the local construction industry.
  - *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 document will create any costs for the Council.
- 6.2 Once adopted, the SPG will be of benefit for Officers and Members in the determination of planning applications. It will assist the Development Management team as they will have additional information on acceptable types of development in planning terms and potential site constraints.

**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 Site Development Brief was screened for likely adverse effects on the eight protected characteristics and the screening report was attached to the report to Planning Committee 17th June 2015. 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 document. An updated version of the EqIA is attached as Appendix 3.

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

8.1 Throughout the document preparation process, Planning Officers worked jointly on the content of the Site Development Brief with colleagues from Highways and Development Management. The local Member for Meliden was kept informed about progress at all times.

8.2 Proposals for the site development brief were also presented to Members of the Prestatyn Member Area Group. Officers attended meetings of the group in May 2015 and in October 2015 to discuss the draft document and the consultation.

8.3 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 13 weeks between 3rd August 2015 and 30th October 2015. The consultation exercise included 4 drop-in sessions and a letter to all people on the Denbighshire Local Development Plan 2006 – 2021 (LDP) database.

8.4 A discussion of the consultation results took place at the LDP Steering Group meeting on 9th February 2016.

**9. Chief Finance Officer Statement**

9.1 Adopting the Site Development Brief is not anticipated to create any additional cost. If any costs arise these will need to be contained within existing revenue budgets for the service.

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

10.1 The Site Development Brief sets out a clear vision for future development of the site. Without clear guidance in place for the site there is a risk that a high quality sustainable development, with the appropriate mix of uses and community benefits would not be achieved.

**11. Power to make the Decision**

11.1 Planning & Compulsory Purchase Act (2004).