

Report To: Planning Committee

Date of Meeting: 22nd June 2016

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

Report Author: Karsten Brußk

Title: **Draft Supplementary Planning Guidance Note: Residential Development – Consultation document**

1. What is the report about?

- 1.1 This report is accompanied by the draft Supplementary Planning Guidance (SPG) note on residential development. Officers request approval to start a minimum 8 week public consultation period with members of the public and statutory consultees.

2. What is the reason for making this report?

- 2.1 A decision is required on the matter of public consultation on the draft SPG to progress towards document adoption. The Welsh Government (WG) has confirmed that following public consultation and subsequent Local Planning Authority (LPA) document adoption, SPGs can be treated as a material planning consideration when LPAs, the WG and Planning Inspectors determine planning applications or appeals.

3. What are the Recommendations?

- 3.1 That Members approve the attached draft SPG document 'Residential Development', Appendix I, to be subject to public consultation over a minimum of eight weeks.

4. Report details

- 4.1 When the Denbighshire Local Development Plan 2006 -2021 (LDP) was adopted in June 2013, the Council resolved to carry forward all adopted SPGs for use as planning guidance in relation to the LDP policies. It was also agreed that a review of every SPG would be carried out as soon as practicable following Plan adoption. If adopted, the new guidance note will supplement LDP Policy RD 1 'Sustainable development and good standard design', LDP Policy RD 3 'Extensions and Alterations to dwellings', and incorporates information from the previous Denbighshire Unitary Development Plan 1996 - 2011 documents no.1 'Extensions to Dwellings', no. 10 'Infill Housing in the Countryside, and no. 24 ' Householder Development Design Guide'.
- 4.2 The purpose of this document is to provide a huge volume of information for prospective applicants in a concise form and in a single document. Guidance is provided in order to: (1) illustrate the criteria and considerations which will be taken

into account by the Council in assessing proposals for residential development, including extensions; (2) provide advice on planning and design in a way which will enhance the appearance and value of future development; and (3) maintain the character and amenity of a locality.

- 4.3 The proposed SPG outlines the Council's expectations with regard to design standards for residential development and householder development. The objective is to explain that good design goes beyond being visually attractive, and addresses matters such as access, area character, community safety, movement and environmental sustainability. Further information is provided on landscaping, including the desire to retain existing natural features as part of the future development.
- 4.4 The public consultation period would be a minimum of 8 weeks and is anticipated to start at the beginning of July 2016. All City, Town and Community Councils will be consulted along with people registered on the LDP database. Hard copies of all consultation documents will be available in all libraries and one stop shops as well as on the Denbighshire County Council website.
- 4.5 Representations, comments and views expressed during the consultation period will be reported back to the LDP Steering Group; prior to seeking document adoption from Planning Committee later in the year.

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:
- *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 SPG document to be subject of a consultation exercise with statutory bodies and the public is not anticipated to create any additional costs. The Development Management team will benefit from document adoption in supplying our customers with all necessary information on residential development prior to applying for planning permission, and, hence, improving the determination process.

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 Equality Impact Assessment screening exercise concluded that a (full) EqIA is not required. The completed EqIA template is attached to this report as Appendix II.

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

- 8.1 No formal consultation has been carried out yet but officers from Strategic Planning & Housing and Development Management were comprehensively involved in drafting

the SPG document. Workshop sessions were held with members of the LDP Steering Group in June 2014 and in May 2016.

9. Chief Finance Officer Statement

9.1 There are no obvious additional costs as a consequence of the consultation exercise.

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

10.1 In the absence of up-to-date guidance there is a risk that the Council will be unable to provide accurate and planning advice to its customers regarding proposals relating to householder development and new residential development.

11. Power to make the Decision

11.1 Planning & Compulsory Purchase Act (2004).