

Report To:	Planning Committee
Date of Meeting:	12th October 2016
Lead Member / Officer:	Cllr David Smith / Angela Loftus, Strategic Planning and Housing Manager
Report Author:	Karsten Brußk, Planning Officer
Title:	'Residential Development' Supplementary Planning Guidance – adoption of final document

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

The report informs Members of outcomes from the 8 week public consultation exercise on the draft Supplementary Planning Guidance (SPG) note: 'Residential Development', and recommends adoption in line with proposed document amendments.

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

Strategic Planning & Housing carried out an 8 week public consultation between the beginning of July 2016 and the end of August 2016. Representations and comments received on the draft document were reported to the LDP Members Steering Group meeting on 21st September 2016. Hence, a decision is required on the proposal to adopt the draft SPG.

3. **What are the Recommendations?**

That Members adopt the draft SPG document 'Residential Development' attached as Appendix I, in line with proposed amendments as outlined in the Consultation Report, attached as Appendix II.

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 draft 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 This public consultation run from 4th July 2016 to 2nd September 2016 for a period of 8 weeks. The draft document was available at the Council's website (www.denbighshire.gov.uk) and the Local Development Plan website for interested parties to view. Hardcopies were also available at Council libraries and one-stop-shops. Comments as part of the public consultation could be made by letter, email or comments form to the Strategic Planning & Housing team by the 2nd September 2016.
- 4.5 The Council received 8 representations from interest groups and members of the Public; including Natural Resources Wales, Cadw and Clwyd-Powys Archaeological Trust. After carefully considering every representation, Officers decided to accept a number of proposed changes, amendments or amplifications as laid out in individual submissions. The changes primarily focus on the provision of additional information on necessary survey work to ensure no adverse effects are caused on the historic and natural environment, especially landscaping.
- 4.6 Proposed changes are shown as **highlighted** or ~~struckthrough~~ text in the attached draft SPG document. Copies of all public consultation responses can be obtained by contacting the Planning Policy team in Denbigh by phone: 01824 706916 or by email: ldp@denbighshire.gov.uk.
- 5. How does the decision contribute to the Corporate Priorities?**
Corporate Priorities 2012 – 17. The supplementary planning guidance note 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?**
Adopting the SPG document 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 design for planning permission, and, hence, improving the determination process.
- 7. What are the main conclusions of the Well-being Impact Assessment? The completed Well-being Impact Assessment report can be downloaded from the website and should be attached as an appendix to the report**
The Well-being Impact Assessment did not identify any adverse effects on the well-being Goals. The content and nature of the document results in a 'neutral' assessment of its impact on the majority of well-being goals. It is not proposed to carry out a further assessment. Report attached as Appendix III.

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

Consultation with Scrutiny was not required but officers from Planning Policy and Development Management were involved in drafting the SPG document. The draft consultation report was discussed with Members of LDP Steering Group on 21st September 2016.

The Council consulted with statutory consultees, including all City, Town and Community Councils and members of the public on the draft document for a period of 8 weeks between 4th July 2016 and 2nd September 2016.

9. Chief Finance Officer Statement

Adopting the SPG document is not anticipated to create any additional cost. If any arise these will need to be contained within existing service revenue budgets.

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

In the absence of up-to-date guidance there is a risk that the Council will be unable to provide accurate planning advice to its customers regarding development proposals contributing positively to the historic and natural environment.

11. Power to make the Decision

Planning & Compulsory Purchase Act (2004)