

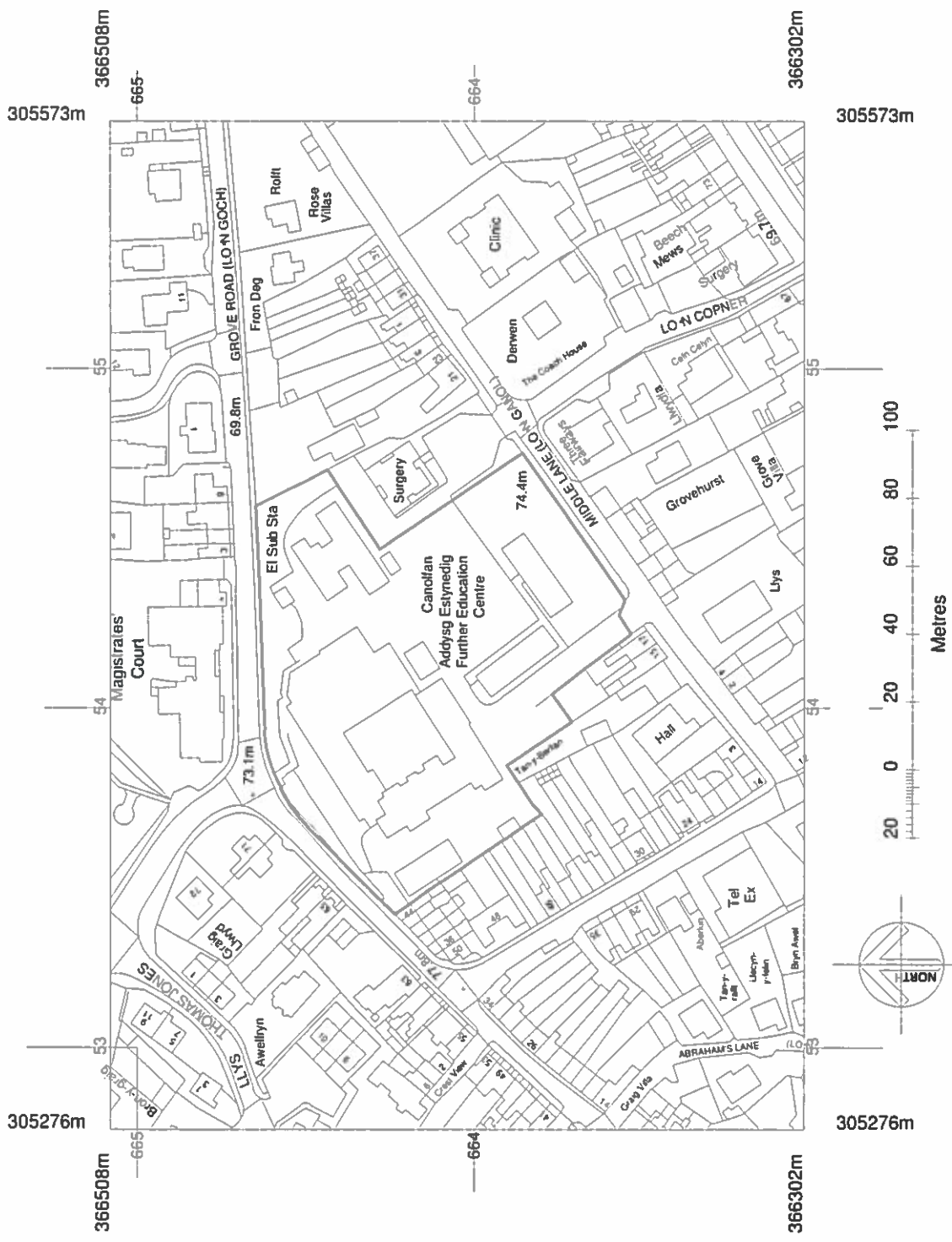
01/2016/1241/PF & 01/2016/1243/CA

Scale: 1:1250

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REV	DESCRIPTION	DATE	BY
B	SURVEY LINE ADDED TO PLAN	09 06 20	16
A	SCHEME OPTIONS DEVELOPED AND DRAWING NUMBERS REVISED	04 04 20	16

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PROJECT
PENTRE CANOL, DINBYCH
for GRŴP CYNEFIN

DRAWING TITLE
CYNLLUN LLEOLIAD Y SAFLE
SITE LOCATION PLAN

SCALE 1:1250 @ A3 | DATE 03/01/16 | DRAWN BY [signature] | CHECKED BY [signature]

DRAWING STATUS
PLANNING

JOB No. DATA SHEET No. ELEVATION
C895 001 B

AG | A AINSLEY COMMON ARCHITECTS

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 Approved Designer: 11/10/2015 (13.10.44)

PROJECT NO: 11/10/2015-13.10.44

A3

1 CYNLLUN OS - OS PLAN
 SCALE 1:1250

BUILDINGS TO BE DEMOLISHED

Project Name: PENTRE CAROL DIMBYCH
for GRŴP CYMEFIN

Project No: CB95 002 A

Client: AROING SAFLE - SITE SURVEY

Scale: 1:200

Author: PLANNING

AG AINSLE GOMMO ARCHITECTS

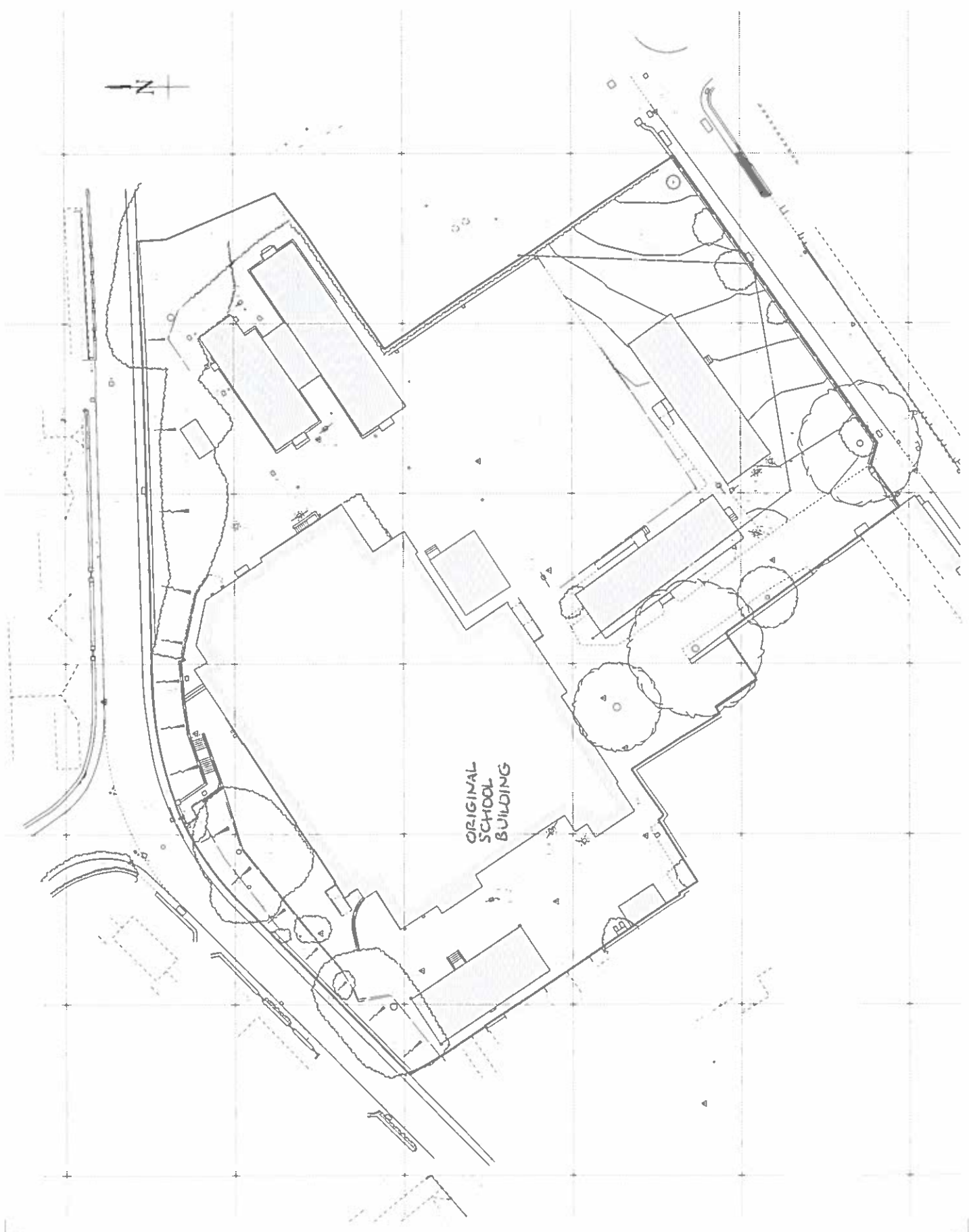
Project No: CB95 002 A

Scale: 1:200

Author: PLANNING

Client: AROING SAFLE - SITE SURVEY

Project Name: PENTRE CAROL DIMBYCH
for GRŴP CYMEFIN



WARD : Denbigh Central

WARD MEMBER(S): Cllr Gwyneth Kensler

APPLICATION NO: 01/2016/1243/CA

PROPOSAL: Demolition of former school buildings

LOCATION: Site of former Denbigh Technology And Vocational Education Centre Middle Lane Denbigh

APPLICANT: Mr R Bryn Davies Grwp Cynefin

CONSTRAINTS: Conservation Area
Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

RESPONSE TO PUBLICITY:

CONSULTEES

DENBIGH TOWN COUNCIL

"No objections. The Town Councillors did however wish to confirm that they would like the old building at the location be recorded as per notification from Fiona Gale."

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Archaeologist

Has checked the Historic Environment Record and there are no previously known archaeological sites. However the original school building is of interest and prior to demolition a level 3 record of the building should be made. A condition should be attached to any permission, should it be granted, which ensures that this takes place.

PRIVATE INDIVIDUALS

One representation sent in relation to the planning application and this Conservation Area Consent application, from:

M. Fairlamb, 67 Beacon's Hill, Denbigh

Summary of representations relevant to the Conservation Area Consent application:

Interested in the Council's response to the suggestion that any development – even one that demolishes a prime period building in the conservation area – is preferable to leaving the site for another developer to work with more proactively in the future. Many residents in the area live with punitive restrictions to what they are permitted to do with the fabric of their properties: down to which specific paint must be used for exterior woodwork. Residents who have been forced to live with the poor environmental and economic impact of period, single-glazed windows and other expensive restrictions will certainly see many barriers to the development as currently planned.

EXPIRY DATE OF APPLICATION:

N/a

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application is for conservation area consent for the demolition of existing buildings on the former Denbigh Technology and Vocational Centre site on Middle Lane in Denbigh.
- 1.1.2 The site contains the original school building and a variety of later extensions and freestanding buildings.
- 1.1.3 A concurrent application has been submitted for planning permission for the redevelopment of the site by way of a 70 unit extra care scheme – application 01/2016/1241, which is the previous item on the agenda. This contains a range of documents of relevance to the Conservation Area Consent application including a detailed Design and Access Statement.
- 1.1.4 The Conservation Area Consent application identifies the buildings on the site and incorporates a Heritage Statement explaining the proposals and the context. The summary section states as follows:

“The proposal to demolish the buildings on this site will not lead to any significant harm to the conservation area, nor to any of the listed buildings in that area.

The proposal to clear and redevelop the site will help to reverse a local blackspot of decline and dereliction, which over time will have an increasing blighting effect on an otherwise thriving and attractive residential neighborhood.

The proposal is within policy in terms of sustainable and appropriate development within a conservation area.

The buildings that will be lost are not of significant architectural quality. None are listed and all are in poor condition.

Sustainable new development will help to underpin the residential community and bring new economic activity back to this side of the town centre. “

1.2 Description of site and surroundings

- 1.2.1 The original school was built in the early 1900's and has been extended over time, and has been in use as a Further Education Centre. It contains a mix of traditional stone buildings, more modern masonry and flat roof buildings from the 1950s, and light weight timber framed low pitched roof buildings from the 1970's.
- 1.2.2 The main vehicle access is off Lôn Ganol (Middle Lane), with a pedestrian access off Lon Goch.
- 1.2.3 The site has level access from Lon Ganol but falls sharply down via high stone retaining walls to Lôn Goch. There are large expanses of tarmacadam within the site, providing car parking and recreation areas, and the area between the more modern buildings and Lon Ganol is partly grassed and has some mature trees, and the overgrown strip between the buildings and Lon Goch has some shrubs and mature trees.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site lies within the Denbigh Conservation Area.

1.4 Relevant planning history

- 1.4.1 None relevant to the application.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 There is a corresponding planning application for the redevelopment of the site which is under consideration under ref. 01/2016/1241.

1.6.2 Current legislation obliges referral of the application to Welsh Government for determination. The submission and representations on it have been forwarded to Welsh Government to initiate this process.

2. DETAILS OF PLANNING HISTORY:

2.1 None relevant to the application.

3. RELEVANT POLICIES AND GUIDANCE:

3.1 The main planning policies and guidance are considered to be:
Planning Policy Wales Edition 9
Welsh Government Circulars

Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas

4. MAIN PLANNING CONSIDERATIONS:

4.1 The main land use planning issues are considered to be:-

4.1.1 Principle

4.2 In relation to the main planning considerations:

4.2.1 Principle

Chapter 6 of Planning Policy Wales highlights the objective of preserving or enhancing the character or appearance of a conservation area, which can be achieved either by development which provides a positive contribution to the conservation area character and appearance or development which leaves character and appearance unharmed. The purpose of an application for Conservation Area consent is to enable the Council to consider the case for retaining buildings and to assess potential impact of demolition on the Conservation Area.

In this case it is to be recorded that the original school building is an interesting traditional stone structure, but it has been severely impacted and enveloped by later extensions of poor visual quality, and these are in a bad physical condition. The site is not overly prominent in the Conservation Area, albeit that the modern buildings on the northern side of the site are dominant features from some views along Beacon's Hill and Grove Road. In this context, and in respecting the representation made on the application, officers would suggest there is a reasonable case to consent to demolition, allied to a sensitive redevelopment, as the proposal would not conflict with the principles in Planning Policy Wales, Circular advice and relevant planning policies.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is considered acceptable under relevant policies and guidance.

RECOMMENDATION: - Advise Welsh Government that if the County Council was empowered to determine the application, it would GRANT CONSERVATION AREA CONSENT