

Report To: Planning Committee

Date of Meeting: 11th October 2017

Lead Member / Officer: Cllr B Jones, Lead Member for Highways, Planning and Sustainable Travel / Angela Loftus, Strategic Planning & Housing Officer

Report Author: Karsten Brußk, Strategic Planning Officer

Title: **Draft Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) – Consultation document**

1. What is the report about?

- 1.1 This report is about the Draft Supplementary Planning Guidance (SPG) note on the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). Officers request approval to start an eight week consultation period with statutory consultees and members of the public.

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, Appendix I, to be subject to public consultation over a period of eight weeks.
- 3.2 That the Committee confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix II) as part of its consideration.

4. Report details

- 4.1 AONB's are designated for their outstanding landscape and the need to conserve and enhance their natural beauty for the enjoyment of existing and future generations. The Clwydian Range was designated as an AONB in 1985 and in 2011 the area was extended to include the Dee Valley. It is one of five in Wales and in accordance with national planning policy "must be afforded the highest status of protection from inappropriate development" which is identical to the protection afforded to National Parks.

- 4.2 This guidance is primarily targeted at individuals proposing new development and for decision makers involved in the management of the AONB. The intention is to heighten awareness of the importance of the AONB, and, in so doing, raise the standard of new development and landscape design. It provides some general design principles which should be followed to assist new development proposals. Additional guidance on when planning permission is required can be found in the draft document, Appendix 3.
- 4.3 The document was produced for the three local planning authorities covered by the Clwydian Range and Dee Valley AONB, i.e. Flintshire, Denbighshire, and Wrexham; with a steer being provided by the AONB Joint Advisory Committee and Natural Resources Wales.
- 4.4 If the Council decides to adopt this guidance following public consultation it will become a material planning consideration when they are making planning decisions within their respective AONB areas or which affect its setting. It should be read in conjunction with the relevant policies of individual development plans and other Supplementary Planning Guidance (SPG) documents.
- 4.5 Officers propose an eight week public consultation period in Autumn 2017 or at the beginning of Winter 2017/18. Specific dates have not been set yet but the public consultation is going to take place in all three local planning authorities, i.e. Denbighshire, Flintshire, and Wrexham, at the same time. All Denbighshire City, Town and Community Councils will be consulted along with people registered on the Denbighshire 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.
- 4.6 Officers will also hold two exhibition events at Loggerheads Country Park (details will be announced at the same time as the specific consultation dates) to allow the public from all three local planning authorities to discuss specific elements of the draft document.
- 4.7 The results of the public consultation will be reported back to Planning Committee with proposed changes resulting from the public consultation exercise.

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

- 5.1 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?

- 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 development in the AONB prior to applying for planning permission, and, hence, improving the application determination process.

7. What are the main conclusions of the Well-being Impact Assessment?

- 7.1 The Well-being Assessment has shown that the draft SPG will assist in realising the seven well-being goals in a either neutral or positive way. Not all seven topics are applicable because of the very nature of the document, content, and specific limited audience – planning professionals and prospective applicants. It must also be kept in mind that Supplementary Planning Guidance is a material planning consideration but not a policy. Identified unintended negative consequences should, if they appear depending on implementation, be dealt with through legislation and planning policies.
- 7.2 There will be a need to revisit this Well-being Impact Assessment when the public consultation has been closed and amendments were made to the draft document.

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; in cooperation with the AONB Joint Advisory Committee and Natural Resources Wales.

9. Chief Finance Officer Statement

- 9.1 Approving the draft SPG document is not anticipated to create any additional costs. 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?

- 10.1 There are no risks associated with starting a public consultation on the draft SPG. The document does not set out Council (planning) policy.

11. Power to make the Decision

- 11.1 Planning & Compulsory Purchase Act (2004)