



**Bryniau Clwyd a
Dyffryn Dyfrdwy**
Clwydian Range
and Dee Valley

Ardal o Harddwch Naturiol Eithriadol
Area of Outstanding Natural Beauty

**JOINT COMMITTEE
Of the
CLWYDIAN RANGE & DEE VALLEY
AREA OF OUTSTANDING NATURAL BEAUTY**

Held on: 10am 22nd June 2018 County Hall Ruthin

Lead Member / Officer: Howard Sutcliffe

Report Author: Tony Hughes

Title: Item 6. AONB Supplementary Planning Guidance

1. What is the report about?

It has been a long term objective of the AONB to work with the three local planning authorities covering the area to jointly prepare and agree Supplementary Planning Guidance (SPG) for the AONB. Over the last year this objective has been achieved and the three planning authorities have now adopted the SPG.

2. What is the reason for making this report?

To confirm the AONB's support for the SPG and to approve the document.

3. What are the Recommendations?

That the Joint Committee approves the Clwydian Range and Dee Valley AONB Supplementary Planning Guidance Note

4. Report details.

A copy of the finally agreed and adopted SPG note is attached as Appendix 1. The aim of the guidance is to ensure new development conserves and enhances the AONB's special qualities and to improve the quality of new development and landscape design. Adopted supplementary planning guidance is a 'material consideration' in the determination of planning applications and appeals. All three local planning authorities and the AONB have collaborated on the project to ensure a consistent approach across the designated area, and all the planning authorities have now adopted the guidance.

The SPG will raise the profile of the AONB in relation to future development proposals, and includes sections which:

- Define 'Natural Beauty'
- Describes the AONB's Special Qualities as defined by the AONB Management Plan.
- Identify landscape types across the AONB and associated development considerations.
- Highlight key design considerations for development in the AONB, including such topics as scale and siting, design, materials, setting and landscaping.

5. How does it contribute to the Clwydian Range & Dee Valley AONB Management Plans Priorities?

The agreement of an SPG note for the AONB contributes to the delivery of a number of Management Plan Policies and Objectives, notably policies SQ1, SQ2 and CP1 and objectives LQCO3, LQCO 4, BE01, BE02 and BEO3. The supporting Action Plan includes a specific task to prepare and adopt SPG for the AONB by Year 4, which has been achieved.

6. What will it cost and how will it affect other services?

Endorsing the SPG is not anticipated to generate any additional costs. The local planning authorities and the AONB will benefit from this initiative through the provision of advice and guidance to developers and decision takers to secure good quality development in and around the AONB.

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

The Well-being Assessment undertaken by Denbighshire shows that the SPG will assist in realising a number of the seven well-being goals in a positive way or are neutral. Not all seven topics are applicable because of the nature of the document. A copy of the Denbighshire assessment is attached as Appendix 2.

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

The AONB Partnership Landscape Character and Built Environment Working Group have been closely involved in the SPG from the outset. The draft document was approved for consultation last year by the three local planning authorities and the AONB Partnership. Public consultations, including key stakeholders such as NRW, were undertaken over a 10 week period between November 2017 and the end of January 2018. Two drop-in sessions were held at Loggerheads, where members of the public or representatives from interested organisations could meet with officers from the planning authorities and AONB to discuss the draft SPG. A number of comments were received as a result of the consultation. There were no in-principle objections to the document, but a number of amendments were made to the document as a result of representations received.

9. Chief Finance Officer Statement

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

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

In the absence of up-to-date planning guidance there is a risk that the local planning authorities will be unable to provide comprehensive advice to developers regarding development proposals within the Clwydian Range and Dee Valley AONB and its setting. Without such guidance the quality of development proposals coming forward are likely to be poorer.

11. Power to make the Decision

Section 101(5) of the Local Government Act 1972 and the Local Government Act 2000, where Local authorities can enter arrangements to 'discharge functions jointly with one or more other local authorities by means of a Joint Committee'