

Report To: Planning Committee

Date of Meeting: 18th July 2018

Lead Member / Officer: Cllr Brian Jones, Highways, Planning and Sustainable Travel

Angela Loftus, Strategic Planning and Housing Manager

Report Author: Chris Evans, Principal Planning & Public Protection Officer

Title: Rhyl Conservation Area Appraisal

1. What is the report about?

- 1.1 This report introduces the Rhyl Conservation Area Appraisal. The purpose of a Conservation Area Appraisal is to define and record the special historic interest of the Conservation Area. It is accompanied by the draft main document as Appendix I.

2. What is the reason for making this report?

- 2.1 To seek Members' approval to undertake consultation on the draft Rhyl Conservation Area Appraisal (Main Document) with statutory bodies and members of the public. If approved, the Rhyl Conservation Area Appraisal leads to minor changes to the extent of the Rhyl Conservation Area and will assist in the effective management of the Conservation Area.

3. What are the Recommendations?

- 3.1 That Members agree for officers to go out for public consultation on the draft Rhyl Conservation Area Appraisal.

4. Report details

- 4.1 A Conservation Area is an area 'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' Local authorities have a duty to review the extent of conservation areas and to publish proposals for the preservation and enhancement of conservation areas. The Rhyl Central Conservation Area Appraisal fulfils this duty in relation to Rhyl.
- 4.2 Originally there were two separate Conservation Areas designated in central Rhyl with St Thomas Conservation Area designated in 1988 and Queen Street/Crescent Road Conservation Area designated in 1992. In 2007 it was decided to review both Conservation Areas in central Rhyl and combine them into one larger conservation Area. The current Conservation Area covers a broad area of Rhyl Town Centre from Abbey Road in the east to Bath Street in the west and from West Parade in the north to the railway station in the south.
- 4.3 Built Environment decided in the summer of 2017 that the Rhyl Conservation Area would benefit from a review as it was felt some areas had lost their character and it was a large area to manage. Purcell Architects who are Consultants experienced in Conservation were appointed to carry out the review.
- 4.4 The key findings of the appraisal are that changes to the boundaries of the Conservation Area are required. Areas around Edward Henry Street, Bedford Street and Queen Street are proposed to be removed due to erosion of character and areas around Morlan Park, Bath Street and High Street are suggested for inclusion as they retain character which should be protected.
- 4.5 A Local List is suggested as a positive way forward to celebrate the unlisted historic assets in the town, adding a layer of protection against inappropriate alteration by ensuring that a building's 'special interest' is a consideration in the planning process. DCC Conservation would be responsible to collate this list but at present only one Conservation Officer is employed on a part time

basis for half a week leaving insufficient resources to carry out such a task. Another option would be to employ a consultant should funding become available. The consequences of not providing a local list are that inappropriate alterations may take place on unlisted historic assets within the town.

- 4.6 The public consultation period would be a minimum of 8 weeks and is anticipated to start on 3rd September 2018. Rhyl Town Council will be consulted along with key stakeholders and residents and landowners affected by the proposals. Hard copies of documents will be available in Rhyl library and one stop shop as well as on the Denbighshire web site. Information will also be available in a 'pop up shop' in the White Rose Centre that is being used for consultation on the Rhyl Masterplan. The Council's new Consultation Portal will also be used for this consultation and should be available from August 2018. The results of the consultation will be reported back to Planning Committee with a likely request for document adoption with proposed changes resulting from the public consultation exercise.

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

- 5.1 Corporate Priorities 2017 – 22. The Rhyl Conservation Area Appraisal will contribute positively to the following corporate priority:

- The environment is attractive and protected, supporting well-being and economic prosperity.

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

- 6.1 Approving the draft Rhyl Conservation Area Appraisal for consultation with statutory bodies and members of the public is not anticipated to create any additional costs.
- 6.2 Having an adopted Rhyl Conservation Area Appraisal is unlikely to have an impact on other Council services.

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

- 7.1 A Well-being Impact Assessment is not required in relation to seeking approval to consult on the document. An Assessment will be carried out in relation to the approval of the final document following consultation.

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

- 8.1 There has been liaison between sections within Planning and Public Protection. Discussions with other DCC services and within the Rhyl Town Centre Master Plan work. Local members will be updated on progress.

9. Chief Finance Officer Statement

- 9.1 Approving the draft Rhyl Conservation Area Appraisal for consultation is not anticipated to create any additional costs but if any arise then these costs 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 identified risks with consulting on the Rhyl Conservation Area Appraisal.

11. Power to make the Decision

- 11.1 The Historic Environment (Wales) Act 2016