

**Report To:** Planning Committee

**Date of Meeting:** 17<sup>th</sup> April 2019

**Lead Member / Officer:** Cllr Brian Jones, Highways, Planning and Sustainable Travel  
Angela Loftus, Strategic Planning and Housing Manager

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**Title:** Report on consultation and adoption of changes to Rhyl Conservation Area



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

1.1 This report outlines the comments received as a result of consultation on the Rhyl Conservation Area Appraisal and proposed changes to the Conservation Area. A summary of the consultation undertaken and comments received, together with proposed responses, is attached as Appendix 1.

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

2.1 To ensure that Members are aware of the comments received as a result of the consultation undertaken and to agree the changes proposed to the extent of the Rhyl Conservation Area.

**3. What are the Recommendations?**

3.1 That Members approve the proposed changes to Rhyl Conservation Area (as shown on plan attached as Appendix 2).

3.2 That the Committee confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 3) as part of its consideration.

#### 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 purpose of a Conservation Area Appraisal is to define and record the special historic interest of the Conservation Area. 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 It was decided 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 undertaken were that changes to the boundaries of the Conservation Area are required. Areas around Edward Henry Street, Premier Inn site, Harkers Amusements 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. The changes proposed are shown on the plan

attached as Appendix 2. There is no statutory requirement to consult prior to the revision of a conservation area, however it is clearly good practice to consult with local property owners and residents, businesses and other interests, such as amenity bodies.

- 4.5 Following Planning Committee approval to consult on 18<sup>th</sup> July 2018, an 8 week consultation period started on 3<sup>rd</sup> September 2018. Rhyl Town Council were consulted along with key stakeholders and residents and landowners affected by the proposals. Explanatory leaflets and letters were delivered by hand to all the affected properties. Hard copies of documents were made available in Rhyl library and one stop shop as well as on the Denbighshire web site. In addition information was made available at the 'drop-in' event at a 'pop up shop' in the White Rose Centre as part of consultation on the Rhyl Town Centre Masterplan. The Council's new Consultation Portal was also used for this consultation and a number of people responded to the on-line survey provided. A table setting out the comments received and proposed responses is attached as Appendix 1.

### **Comments received**

- 4.6 A total of seven responses were received via the Council's Consultation Portal, all agreed with the proposal to designate new boundaries to Rhyl Conservation Area, with 5 agreeing with the boundaries proposed. In addition, five written responses were received. Key issues raised include:
- Support for the changes proposed
  - Concerns regarding the impact on properties in the area and potential additional restrictions imposed
  - Additional extensions to the Conservation Area suggested, including Splash Point to Bath St, the H Bridge and Marsh St, Aquarium Street/ John Street/ River Street/ Butterson Road/ Palace Avenue and parts of Wellington Road

- Cadw express support for extensions proposed to the Conservation Area to include the upper parts of Bath Street and Morlan Park and the former Regal Cinema but have concerns about proposals to exclude areas on the along the north–west boundary of the Conservation Area; the Premier Inn, Harker’s Amusements and Queen Street development sites, Clarence Road coach park and the northern end of Edward Henry Street, as this could weaken control over future development.
- Support for changes to the boundary at Edward Henry St, and suggestion that additional land at Edward Henry St should be removed from the Conservation Area.

4.7 Detailed responses to the issues raised are set out in Appendix 1. Original responses are available from the Strategic Planning & Housing Team. In summary, it is felt the areas proposed for removal from the Conservation Area have generally lost their historic and architectural integrity and there is a need to focus our resources on areas retaining value. Those areas proposed for inclusion around Morlan Park, Bath Street and High Street are considered to retain character which should be protected.

#### **What happens next?**

4.8 If the proposed Conservation Area boundary changes are approved by Planning Committee, the Council must place a notice in the *London Gazette* and a local newspaper, and details of the Conservation Area must be recorded in the historic environment record. The Clwyd Powys Archaeological Trust must be notified as they maintain the local Historic Environment Record. We will also notify Cadw, the Council’s Legal and Land Charges Departments and the Conservation Area residents.

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 proposed Conservation Area boundary changes is not anticipated to create any additional costs and is unlikely to have an impact on other Council services.

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

7.1 The Wellbeing Assessment demonstrates positive impacts on all wellbeing goals, with the exception of ‘A more equal Denbighshire’ and ‘A globally responsible Denbighshire’, which were both scored as neutral impacts. Rhyl Conservation Area review and proposed boundary changes will inform work on Rhyl Town Centre Masterplan and various projects contributing to town centre improvements. This work will create positive impacts. The key to the projects' success will be active engagement and communication with all sectors of the community. This will enable us to promote all the identified well-being goals throughout each project and to mitigate any potential negative impacts. By undertaking a project management methodology and having regular communication with stakeholders, this will enable us to manage any impacts that are not yet known.

**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.

**9. Chief Finance Officer Statement**

9.1 There will be limited costs resulting from the requirement to advertise changes and notifying affected property owners and residents. The costs should be contained within existing resources.

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

10.1 There is a risk of affected property owners and residents not understanding the implications of the proposals. We will aim to reduce this risk by ensuring that those affected are notified with explanatory information on the implications provided.

## **11. Power to make the Decision**

11.1 The Historic Environment (Wales) Act 2016