

Report To: Planning Committee

Date of Meeting: 13th November 2013

Lead Member / Officer: Cllr David Smith, Public Realm
Angela Loftus, Planning & Public Protection Policy
Manager

Report Author: Karsten Brußk (Planning & Public Protection Policy
Officer)

Title: Proposed wording changes to four Supplementary
Planning Guidance Notes (SPGs)

1. What is the report about?

- 1.1 This report presents minor amendments proposed to four SPGs currently used for determining planning applications to reflect newly adopted Denbighshire Local Development Plan 2006 – 2021 (LDP) policies and relevant references.

2. What is the reason for making this report?

- 2.1 To seek Members' approval to adopt proposed wording changes to the following SPGs:
- 1) Residential Space Standards (SPG no. 7);
 - 2) Shop Fronts (SPG no. 12);
 - 3) Pontcysyllte Aqueduct and Canal World Heritage Site (SPG no. 26);
and
 - 4) West Rhyl (SPG no. 27).

3. What are the recommendations?

- 3.1 That Members approve the minor wording changes proposed to Residential Space Standards (SPG no. 7), as set out in Appendix 1; Shop Fronts (SPG no. 12), as set out in Appendix 2; Pontcysyllte Aqueduct and Canal World Heritage Site (SPG no. 26), as set out in Appendix 3; and West Rhyl (SPG no. 27), as set out in Appendix 4.

4. Report details

- 4.1. When the LDP was adopted on 4th June 2013, the Council resolved to carry forward all currently adopted SPGs for use as planning guidance in relation to the new Local Development Plan. It was also agreed that a review of each of these SPGs would be carried out as soon as practicable to ensure conformity with LDP policies and other changes in policy / legislation since their adoption.

- 4.2. All adopted SPGs have been screened with regard to the level of required and necessary changes. The 4 SPGs attached as Appendices 1 to 4, were identified as only requiring minor factual changes which would not require public consultation due to their nature. Once agreed, the updated SPGs will be available via the Council's website.
- 4.3. Residential Space Standards (SPG no. 7): The document was adopted in April 2011, and requires minor changes only to ensure it refers to LDP policy. It also reflects name changes from Welsh Assembly Government to Welsh Government. There are no changes proposed to the residential space standards themselves.
- 4.4. Shop Fronts (SPG no. 12): The proposed amendments to the SPG are largely factual and are intended to provide greater explanation and description of shop front design features. Other amendments relate to minor rewording, updated references to other documents and changes to terminology (e.g. LDP in place of UDP). It is also intended to include illustrations/photographs within the final version of the SPG, as appropriate.
- 4.5. Pontcysyllte Aqueduct and Canal World Heritage Site (SPG no. 26): A small number of minor changes have been made to the World Heritage Site Supplementary Planning Guidance document to ensure the document refers to Local Development Plan policies instead of Unitary Development Plan policies, and to reflect the fact that the AONB extension has now been confirmed. References to Planning Policy Wales have been updated to refer to the most recent version which was published in 2012.
- 4.6. West Rhyl (SPG no. 27): Minor changes have been made to the West Rhyl Supplementary Planning Guidance document to ensure the document refers to Local Development Plan policies instead of Unitary Development Plan policies. Text has also been included in the document to identify relevant chapters from Planning Policy Wales to make it easier for readers to know which sections of national planning policy apply.
- 4.7. Members will find all proposed wording changes to these four SPGs highlighted in the Appendices.

List of Appendices:

- Appendix 1: Residential Space Standards (SPG no. 7);
 - Appendix 2: Shop Fronts (SPG no. 12);
 - Appendix 3: Pontcysyllte Aqueduct and Canal World Heritage Site (SPG no. 26); and
 - Appendix 4: West Rhyl (SPG no. 27)
- 4.9 A report setting out the proposed amendments was discussed at the LDP Steering Group Meeting on 22nd October and members were supportive of these minor changes.

5 How does the decision contribute to the Corporate Priorities?

5.1. *Corporate Priorities 2012-17.* The SPG will contribute positively to the following proposed corporate priority:

- 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. Agreeing the proposed minor changes is not anticipated to create any additional cost.

7 What are the main conclusions of the Equality Impact Assessment (EqIA) undertaken on the decision? The completed EqIA template should be attached as an appendix to the report.

7.1 An EqIA is not considered necessary for this decision. The SPGs provide further guidance on LDP policies and the LDP underwent a full EqIA in May 2011.

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

8.1 The report was discussed at the LDP Steering Group meeting on 22nd October.

9 Chief Finance Officer Statement

9.1 The report seeks approval of minor wording changes to existing documents and therefore there are no obvious financial implications.

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

10.1 In the absence of up-to-date guidance there is a risk the Council will be unable to provide up to date and accurate planning advice to its customers

11 Power to make the Decision

11.1 Planning & Compulsory Purchase Act (2004).