

**CABINET**

<b>Date of Meeting</b>	Tuesday 22 <sup>nd</sup> May 2018
<b>Report Subject</b>	Adoption of Supplementary Planning Guidance Note – Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)
<b>Cabinet Member</b>	Cabinet Member for Planning and Public Protection
<b>Report Author</b>	Chief Officer (Planning, Environment and Economy)
<b>Type of Report</b>	Operational

**EXECUTIVE SUMMARY**

To seek final approval to formally adopt Supplementary Planning Guidance (SPG) for the Area of Outstanding Natural Beauty (AONB). The SPG has been prepared jointly by Flintshire, Denbighshire and Wrexham Councils and has been the subject of an extensive public consultation exercise. The SPG is being recommended for adoption by each of the three Local Planning Authorities.

**RECOMMENDATION**

1	To approve the adoption of the AONB SPG so that it can be given weight as a material planning consideration when considering relevant planning enquiries, applications and appeals.
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## **REPORT DETAILS**

<b>1.00</b>	<b>ADOPTION OF SUPPLEMENTARY PLANNING GUIDANCE NOTE – CLWYDIAN RANGE AND DEE VALLEY AONB</b>
1.01	This report seeks final approval for a SPG note so that it can be afforded weight as a material planning consideration in relation to planning proposals affecting the AONB.
1.02	The SPG has been prepared by a working group comprising a planning consultant (funded by the AONB Partnership), Officers from the three Local Planning Authorities (Flintshire, Denbighshire and Wrexham), and a representative from Natural Resources Wales.
1.03	The SPG has been drafted in an easy-to-read style, supported by suitable photographs and illustrations yet still providing robust guidance.
1.04	The aim of the SPG is to improve the quality of development in and around the AONB and to ensure that the AONB is a design consideration from the earliest stages of designing a development.

<b>2.00</b>	<b>RESOURCE IMPLICATIONS</b>
2.01	The main resource implications at this stage are staff resources to formally publish the document. These can be accommodated within existing Portfolio budgets.

<b>3.00</b>	<b>CONSULTATIONS REQUIRED / CARRIED OUT</b>
3.01	A draft SPG was presented to Planning Strategy Group at its meeting on 21/09/17 and agreement reached for the document to be the subject of public consultation. The consultation exercise took place from 20/11/17 to 29/01/18 and included two exhibitions / drop in sessions at Loggerheads on 06/12/17 and 18/01/18.
3.02	The consultation exercise was conducted simultaneously by the three LPAs, but Flintshire hosted the consultation in terms of being the recipient for consultation comments and undertaking the initial processing of comments.
3.03	The draft SPG has been well received and generally comments are supportive. Some comments have resulted in relatively minor amendments being recommended, in order to improve clarity and meaning of certain sections. The comments received have been compiled in table form and the responses and recommended changes to the documents have been agreed by the three LPA's. The summary table is available in appendix 1 and a version of the draft SPG showing the amendments is available in appendix 2.

3.04	Each LPA will be adopting the SPG and the AONB Partnership will also be approving the document. In due course a final published version of the document will be made available.
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<b>4.00</b>	<b>RISK MANAGEMENT</b>
4.01	This is important guidance to support development plan policies and requires simultaneous endorsement by the three authorities.

<b>5.00</b>	<b>APPENDICES</b>
5.01	Appendix 1 – Summary of Comments and Responses and Recommended Changes  Appendix 2 – Revised SPG showing amendments

<b>6.00</b>	<b>LIST OF ACCESSIBLE BACKGROUND DOCUMENTS</b>
6.01	<b>Contact Officer: Andy Roberts (Service Manager Strategy)</b> <b>Telephone: 01352 703211</b> <b>E-mail: <a href="mailto:andy.roberts@flintshire.gov.uk">andy.roberts@flintshire.gov.uk</a></b>

<b>7.00</b>	<b>GLOSSARY OF TERMS</b>
7.01	<b>Supplementary Planning Guidance</b> – guidance that supports and expands on the interpretation and implementation of policies in a development plan. Must be the subject of public consultation and Council resolution to be formally adopted.