



JOINT LOCAL DEVELOPMENT PLAN

Joint Local Development Plan Panel

28 June 2017 (pm)

Isle of Anglesey County Council Chambers

Present: Isle of Anglesey County Council

Cllr. Richard Dew
Cllr. John Griffith
Cllr. Kenneth Hughes
Cllr. Richard O. Jones
Cllr. Bryan Owen

Gwynedd Council

Cllr. Sian Wyn Hughes
Cllr. Berwyn Parry Jones
Cllr. Dafydd Meurig
Cllr. Catrin Elen Wager
Cllr. Owain Williams

Apologies:

Cllr. Nicola Roberts
Cllr. Robin Wyn Williams
Cllr. John Bryn Hughes
Cllr. John Pughe Roberts

Officers:

Gareth Jones	Senior Manager, Planning Service, Environment and Public Protection (GC)
Dylan Williams	Head of Regulatory and Economic Development (IOACC)
Nia Haf Davies	Manager - JPPU
Eirian Harris	Planning Support Assistant – JPPU

1. APOLOGIES

Apologies were accepted as noted above.

2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

3. URGENT ITEMS

No urgent items were submitted.

4. MINUTES

It was confirmed that the minutes of the Panel held on 27 January 2017 were correct.

Dylan Williams (IOACC) reported on an update on item 6) – Review of the Joint Planning Policy Service. Discussions are ongoing between both Councils.

5. JOINT LOCAL DEVELOPMENT PLAN – REMIT

A report was introduced outlining the current remit of the Panel for information and that the matter would be reviewed post Plan adoption.

6. JOINT LOCAL DEVELOPMENT PLAN – UPDATE

An overview was shown in a diagram which outlines stages of the process and by now we have reached Stage 9), - adoption of the Plan.

Examination

A brief explanation was given on the Public Examination process. A number of hearings were held on various topics resulting in 'Action Points'. These points were addressed and amendments made, and a register of 'Matters Arising Changes' was created. This document was subject to a public consultation which resulted in further two hearings being held.

A 'binding report' has been received from the Inspector for the purpose of 'fact checking'. This has been completed and returned to the Inspector. At this time we are anticipating receiving the final binding report, by 5 July 2017. When the final binding report is received it will be made available on both Councils' websites, and paper copies will be available at both Councils' main offices as well as in all libraries in the Plan area.

Adoption Process

It was explained that the Report will be presented to both Council – committee dates to be confirmed.

Clarification was given that the Councils cannot refuse the Inspector's recommendations. The decision will have to be made whether to adopt the Plan or not. It was stated that the Welsh Government have discretionary powers to adopt on behalf of the Councils. Risks were outlined if the decision was not to adopt, namely, as the situation stands now, neither Authority have a housing land supply. This would be challenging for the Planning Authority as there may not be a sound reason to refuse applications without the risk of appeals and therefore costs to the Councils.

It was explained, that if adoption of the plan was chosen, the Plan will be operational from date of adoption. As well, from this date there would be a six weeks period for a High Court challenge to be submitted.

Monitor, Review, Revision

Explanation was given that the Plan will be monitored annually. There is a monitoring framework within the Plan. Monitoring the indicators in the framework will show how the Plan is performing, showing if any evidence needs to be revised / updated. The annual monitoring report will be in place by October of each year. As well as the annual report,

the Plan will be revised in its 4th year irrespective of the findings of the annual monitoring report.

The Plan's Contents

An explanation was given that The Plan was created through an evidence based process from the outset. A list of background papers, topic papers and assessment is available to view in Appendix 2.

Outlining the Plan's Contents and Policies:

- Introduction
- Policy Context
- Spatial Profile and Key Issues
- Vision and Objectives
- Strategy
- Policies
- Monitoring Framework
 - Appendix (x 10)
 - Proposal Map
 - Constraints Map

Following the above, a series of Supplementary Planning Guidance have to be produced (17 listed Appendix 9), - some taking priority. These will provide policy support and will be subject to public consultations. When the SPG are adopted they become material planning consideration.

For Information:

A link was provided to the 'Document Library' of the JDLP.
Sessions are being organised to raise the awareness of The Plan.

Points Raised:

- It was reported that concerns have been raised within communities regarding the housing figure. If Wylfa was not to proceed, how will this affect the figure, because the need for workers accommodation will no longer exist?
- Is Wylfa site included in the employment allocations?
- How will the Plan address the situation if Wylfa does not proceed?
- Where will 'High Quality Employment Opportunities' be created?
- Lairds site - possibility of it being included in the Plan.
- Need to secure opportunities in villages and clusters in order to safeguard them.
- It was asked whether the Plan reflects local needs.
- Are built housing units included in the housing figure.
- It was enquired whether the change of wording in the Welsh version from 'sylweddol' to 'o sylwedd' is robust enough?
- Does the role of the Panel include input for Supplementary Planning Guidance?
- Query projections? Suggestion that population figure is static.
- The need for housing for affordable rental was expressed as well as market affordable housing.

Responses:

- Housing figure – the monitoring framework is in place to address, review and report on issues arising. The monitoring process enables us to re-visit.
- Laird's site – objections were submitted and we shall have to wait for the Inspector to report.
- Villages and Clusters – opportunities are included in these types of settlements but need to avoid over-development. It was stated that The Welsh Government had requested to reduce the number of clusters.
- In response to whether local needs are reflected in the Plan – it was explained that the analysis of the housing figure was taken from projections and local matters.
- Regarding the number of houses built – explanation was given that since 2011 1,349 units have been built and that 2,748 units have consent at April 2015. These units are included in the housing figure.
- In response to the wording of criteria 2) for PS1, it was stated that the change of wording from 'sylweddol' to 'o sylwedd' in the Welsh version of the Plan was regarded to be robust enough.
- Supplementary Planning Guidance (SPG) – It was stated that the role and input from the Panel for SPGs is of the utmost importance. Also, it was explained that the JLDP process is an on-going one after a decision has been made on the Plan.
- Projections – it was explained that population projections and their conversion to household figures was not a straightforward formula and consideration is given to the fact that the type of households are changing. With a 'natural change' in Gwynedd, there would still be a need for 2,065 units. It was also explained due to a large percentage of Môn population being regarded as an older population, there is a demand for different housing types. The Plan has integrated local projections with economic opportunities.
- Affordable Housing for rent – explanation was given that the role of the Plan promotes and facilitates the need for affordable housing for rent as well as for the intermediate housing which are housing available at a lower than market cost.

