



## **JOINT LOCAL DEVELOPMENT PLAN**

### **Joint Planning Policy Committee**

**10.00am, 1 February 2018**

**Council Chamber, Llangefni**

#### **Present:**

##### **Isle of Anglesey County Council**

Cllr Richard Dew  
Cllr John Griffith  
Cllr Robin Williams  
Cllr Kenneth P. Hughes  
Cllr Bryan Owen

##### **Gwynedd Council**

Cllr Dafydd Meurig  
Cllr Owain Williams  
Cllr Berwyn Parry Jones  
Cllr Catrin Wager  
Cllr John Brynmor Hughes

#### **Officers:**

Nia Haf Davies	Manager - JPPU
Dewi Francis Jones	Chief Planning Officer (IACC)
Gareth Jones	Senior Manager, Planning and Public Protection Service (GC)

#### **Apologies:**

Cllr John Pughe Roberts (GC)  
Cllr Siân Wyn Hughes (GC)  
Cllr Nicola Roberts (IACC)  
Dylan Williams, Head of Regulatory and Economic Development (IACC)

#### **1. WELCOME AND APOLOGIES**

Apologies as noted above.

#### **2. DECLARATION OF PERSONAL INTEREST**

No declarations of any personal interest were received.

#### **3. URGENT ITEMS**

No urgent items were received.

#### **4. MINUTES**

The minutes of the Committee held on 26 January 2018 were accepted as a true record.

#### **5. SUPPLEMENTARY PLANNING GUIDANCE: MAINTAINING AND CREATING UNIQUE AND SUSTAINABLE COMMUNITIES – FIRST DRAFT – APPENDICES 1, 3, 4 & 8**

Nia Haf Davies explained that the appendices contained the final parts of the proposed draft Guidance. The Panel had been given copies of the first draft of the body of the Guidance and Appendices 2, 5, 6 & 7 for consideration at the Panel meeting held on 26 January 2018. It was noted that the Senior Leadership Team (Isle of Anglesey County Council) had not yet met to discuss the draft Guidance, but the Team intended to consider it in early February.

It was explained that Appendix 1 contained factual information as it contained a copy of Policy PS 5, Policy PS 6 and Policy PS 1.

Appendix 3 contained a list of useful documents referred to in the body of the Guidance, and included a link to a website where they could be seen. It was noted that "Taking Action Locally" should be added to the list.

Appendix 4 contained the contact details of the relevant Units within both Councils as well as useful organisations, e.g. Town and Community Councils, Welsh Language Commissioner.

It was explained that Appendix 8 contained the framework that applicants would have to follow in order to consider the impact of the proposed development on the Welsh Language. Therefore, it was expected that the report on the implementation of the framework would record the relevant information and the conclusions of the work. Nia reminded the Panel about the threshold that would lead to the requirement to conduct a Welsh Language Impact Assessment. It was noted that the Appendix described what was meant by a 'large development' and 'unexpected windfall site'. Nia reminded the Panel that applicants would need assistance from a qualified person to undertake the work in order to ensure that the assessment was comprehensive. Upon receipt of the report from the applicant, the Planning Officer would consult with a qualified officer within the Council. This officer would check the contents of the report against the framework's requirements and the recognised evidence available about the community that was likely to be affected by the proposed development.

Matters raised:

- Appendices 3 & 4 – it was suggested that a message was needed to convey that the appendices did not provide comprehensive lists. It should not be taken for granted that there were no other useful documents or other officers or organisations that should be consulted.
- Appendix 8 - What is meant by 'small / medium / large work';
- Appendix 8 - Should there be a description of the meaning of 'local area'?
- Appendix 8 – Is it possible to refer in paragraph 7 to the training that the person supporting the applicant would have received in order to reinforce the information provided in table 5 in the body of the Guidance;
- Appendix 8 – paragraph 12 – need to be more definite about the submission of a map to show the area of influence. It was suggested that showing the percentage of Welsh speakers on the map would be useful in order to illustrate the strength of the Welsh Language.

Responses:

- Accept the observation and agree to make changes to improve clarity;
- It was explained that material published on the Welsh Language Commissioner's website differentiated between 'small / medium / large work' based on the number of employees. It was agreed that this should be explained, and to include a link to the website;
- Accept the observation and agree to make changes to improve clarity;
- To note the observation and agree to make changes if a discussion with the relevant officers and language Initiatives confirmed that a training session could be held and/or suitable training materials produced.
- Accept the observation and agree to make changes to improve clarity and ensure that relevant information is presented.

Decision:

Subject to the observations during the meeting, the Panel supports the direction set out in the first draft of the submitted documents.

END OF THE MEETING.