



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



JOINT LOCAL DEVELOPMENT PLAN

Minutes of meeting held on 17-06-11, Llyfni, Caernarfon

Present: Gwynedd Council:
Cllr. WG Roberts, Chair
Cllr. T Edwards
Cllr. OP Huws
Cllr. A Pierce
Cllr. JW Williams
Cllr. Owain Williams

Isle of Anglesey County Council:
Cllr. WJ Chorlton, Vice Chair
Cllr. L Davies
Cllr. KP Hughes
Cllr. C McGregor
Cllr. E Roberts

Officers:
Gareth Jones, Environmental Service Manager
Nia Haf Davies, JPPU Manager
Linda Lee, Senior Planning Officer, JPPU

Apologies: Cllr. S Churchman, Gwynedd Council
Cllr. HE Jones, Isle of Anglesey County Council

1. APOLOGIES

Apologies for absence were as noted above.

2. DECLARATION OF PERSONAL INTEREST

None

3. URGENT BUSINESS

None

4. WORK PROGRAMME

Verbal report by NHD outlining the Joint Local Development Plan (JLDP) timetable and work programme.

- Delivery Agreement – has been out for public consultation and needs to be approved by both authorities before being sent to the Welsh Government (WG) for comment.
- Flow Chart – a flow chart was shown highlighting the steps required to reach the preferred strategy stage
- Options Paper – a paper which will identify possible strategic options for overall levels of growth and spatial distribution of new development for the JLDP area will be submitted to the panel for comment in October. The paper will then form the basis for engaging with specific and general consultation bodies as well as elected Members and officers
- Work currently being undertaken includes an employment land study and a study to establish housing requirements. The JPPU will report on the progress of these studies.

Comments:

- How long will the WG require to comment upon the Delivery Agreement?
 - The WG has seen a copy of the draft DA and did not have any major concerns.
- Housing Study – how will Wylfa B affect the JLDP?
 - Wylfa B is a key issue for the JLDP. Studies are currently being undertaken to assess the ramifications of Wylfa B. IACC has a Construction Workers Accommodation Position Statement which sets out the Council's preferred option in terms of accommodation to meet the needs of construction workers. The working mix of accommodation would be as follows:
 1. 1/3 of workers accommodated in purpose built accommodation (a minimum on-site to meet operational requirements but the majority off-site)
 2. 1/3 in private rented accommodation (mix of new and existing)
 3. 1/3 in tourist accommodation (mix of new and existing)
- Housing Study – how will the JPPU be consulting on this?
 - There will need to be an internal consultation with various departments within both authorities and also with our partners.
 - The JLDP timetable is very tight therefore all consultation will need to be focussed.
- Options paper – housing numbers is an important issue but the distribution of the housing is crucial. With the requirement for workers dwellings is there a danger that there will be a surplus of housing that could increase the number of incomers to both areas?
 - The IACC Construction Workers Accommodation Position Statement demonstrates that the temporary needs of construction workers for accommodation could be satisfied by alternative forms of accommodation, which will reduce the risk of an oversupply of housing. The need to facilitate the provision of residential accommodation for permanent operational workers, which will be required during the latter stage of the Plan period will

also be considered and monitored. Numerical projections of demand will provide a starting point. This will then need to be weighed against the vision for the area, capacity issues within the locality including housing and employment land availability, potential for redevelopment, regeneration requirements, infrastructure and environmental constraints.. Development of a robust evidence base will be crucial.

5 STRATEGIC ISSUES, VISION AND OBJECTIVES

A report submitted by NHD introduced a draft vision and draft objectives for the JLDP. The report highlights the requirement to follow a clear trail from Issues to Vision to Objectives to Strategic Options to Preferred Strategy, considering:

- The major spatial and sustainability issues facing the Joint LDP area.
- The community's vision for the spatial future of the Joint LDP area.
- Land use planning objectives to assist in achieving this vision
- Strategic options for achieving these objectives – the scale and spatial distribution of new development.

Comments:

- In the Vision Statement bullet points should be used instead of letters. Using 'a, b, c, and d' gives the impression that the points are ranked in importance.
- It's important that the vision reflects the unique character of both authorities therefore the reference to the Welsh language should be strengthened in the vision and objectives (bullet point 5).
- Important to highlight the low carbon issue in the vision if possible as both authorities have strategies to reduce carbon emissions – Energy Island and Gwynedd Werdd (bullet point 10 of the objectives)
- It is important to preserve the area's bread and butter industries (agriculture and tourism), but just as important to attract new investment to the area.
- Paragraph 10 – first bullet point – the wording “needs of everyone” should be replaced with “needs of the local communities”
- Paragraph 13 – strengthen the importance of the Welsh language
- Bullet point 8 in the objectives list (paragraph 19) should reflect both authorities' Community Plan.
- How will the JPPU be consulting with the public during this stage in the process? Will there be a public meeting?
 - At this stage the JPPU will not be undertaking public meetings/ road shows. All specific and general consultees and people who have registered their interest on the JLDP database will be notified of any documents. All documents will be available on the website and paper copies will be found in council offices, public libraries and electronic version available to download for the website. In accordance with the draft Delivery Agreement the JPPU will be engaging with the Key Stakeholder Group, Citizens' Panel, Councillors, and existing Partnerships, e.g. Housing Partnerships, PEG

6 CANDIDATE SITES REGISTER

A report submitted by LL which outlined the Candidate Site process and how sites submitted for consideration to be included in the JLDP will be assessed.

The panel accepted the report.

7 ANY OTHER MATTERS

None