



Democratic Service  
Council Offices  
CAERNARFON  
Gwynedd  
LL55 1SH

## JOINT LOCAL DEVELOPMENT PLAN PANEL

Minutes of the meeting of the Panel held on **20 June 2014**  
Ystafell Glyder Fawr, Caernarfon

**Present: Gwynedd Council**

Cllr John Brynmor Hughes  
Cllr. John Pughe Roberts  
Cllr John Wyn Williams  
Cllr Owain Williams  
Cllr Gwen Griffith  
Cllr Dafydd Meurig

**Isle of Anglesey County Council:**

Cllr Lewis Davies  
Cllr Victor Hughes

**Officers:**

Gareth Jones	Planning and Environmental Service Manager (GC)
Nia Davies	Manager - JDLP
Heledd Fflur Jones	Economy and Business Team Leader - JLDP
Rhodri Owen	Senior Planning Policy Officer – JLDP

**Apologies:** Cllr Gethin Glyn Williams (GC)  
Cllr Kenneth Hughes (IACC)  
Cllr John Arwel Roberts (IACC)

**1) MINUTES**

The minutes of the meeting of the Panel held on 16 May, 2014 were proposed and approved as a true record.

It was agreed to change the order of the agenda to facilitate the use of laptops for the item on the local housing market.

**2) EVIDENCE TO SUPPORT THE LOCAL HOUSING MARKET POLICY:**

Rhodri Owen, Senior Planning Policy Officer submitted an item outlining the consideration associated with the proposal to include a policy that would support a local housing market. The

Panel's opinion was sought regarding the proposal and the methodology used to identify the areas where a local housing market policy would be relevant.

Points raised:

- It was highlighted that there were affordability problems in the Park along with those settlements that had been identified as problematic in the Gwynedd and Anglesey Planning Authority Area. It was noted that Llanengan had not been included in the table of settlements that would be affected by such a policy. Why was that?
- It was enquired whether a Section 106 Condition imposed on local market housing would restrict them to be affordable in terms of their value. And would it be possible for individuals to lift a Section 106 condition?
- It was noted that it was difficult to know where to draw a line in terms of the settlements that should be eligible for the local market housing policy. It had to be ensured that robust methodology was used to identify those areas.
- An explanation was requested regarding the definition of a ward used, specifically because the wards of Anglesey had changed their boundaries last year. Furthermore if the boundaries of the old wards were to be used it was enquired whether accusations could be made that we were using figures to suit ourselves.
- The Panel's attention was drawn to the fact that Beaumaris (one of those settlements identified within the proposed policy), was problematic in terms of finding suitable land for development and consequently it was likely that there was a need to look beyond the ward (previous). It was suggested that perhaps there would be a need to look at nearby villages such as Llangoed and the Lairds site in Llanfaes.
- The fact was highlighted that the need for affordable housing should be tied in with deficiencies in the economy which was crucial for the rural economy. It was suggested that currently there was a conflict between existing policies and the aspiration to improve the rural economy.
- The fact was emphasised that local wages were comparatively low and consequently people could not afford to get mortgages. Was there a means of controlling how many rented houses were available?
- It was noted that it would be useful to receive the opinion of mortgage companies to get confirmation of how easy it would be to obtain a mortgage for this type of housing.

Officers' Response:

- The Unit intends to contact relevant Officers from Snowdonia National Park Authority to discuss with them and to see how the work could benefit them, especially when considering the process of monitoring the Snowdonia National Park Authority Local Development Plan (which has been adopted).
- In accordance with the Preferred Strategy, only affordable housing would be promoted within the clusters. Including some clusters in policies of this type would extend the type of housing that could be constructed in those clusters and provide them with advantages compared with other clusters.
- Llanengan had not been included in the list of settlements where this policy would be relevant as it had been defined in the Preferred Strategy as a cluster.
- A Section 106 Condition imposed on housing of this type would not restrict their value but rather it would restrict who could occupy the houses in terms of whether they satisfied the definition of 'local' or not. However, the experience of other authorities showed that there was a possibility that restricting the sale of the houses to eligible residents would naturally mean that the houses would be more affordable in terms of their value as the market in terms of who would be able to purchase them would be restricted. To ensure that it would not be possible to

lift the 106 Condition there would be a need to ensure that the evidence base gathered was completely sound so that nobody could question the methodology used.

- The statistics used as a basis for the methodology is based on ward level, including the former wards for Anglesey (prior to the 2013 wards coming into force). Only statistical information at this level is available at present as most of the information is sourced from the 2011 Census. Furthermore, it was important to understand that a consistent method was used across both Authorities.
- It would not be possible to control rented housing by means of the local market housing policy. However, it was anticipated that it would be possible to do so via the policy involving affordable housing.

### **3) REVIEW OF STRATEGIC AND DETAILED POLICIES OF THE JOINT LOCAL DEVELOPMENT PLAN**

A report was submitted by Heledd Fflur Jones and Nia Haf Davies, outlining the amended versions of the Strategic Policies following amendments as a result of observations received during the public consultation on the Preferred Strategy. The Panel's views were sought on the changes in the glossary to PS10, PS14 and PS18, and on the draft wording of the series of detailed policies prior to reporting to the Isle of Anglesey County Council Executive Committee and Gwynedd Council's Cabinet and then to the Joint Planning Policy Committee.

#### **APPENDIX A: STRATEGIC POLICY 14 AND THE ASSOCIATED DETAILED POLICIES – PROTECTING AND IMPROVING THE NATURAL ENVIRONMENT**

PS14 deals with ensuring that the Plan provides for protecting and improving the natural environment. Appropriate amendments have been included in accordance with the consultation. A draft glossary was submitted for a series of detailed plans that support the Strategic Policy. They included the following:

AMG 1: Special Landscape Areas

AMG 2: Protecting and Improving Features and Qualities that are Unique to the Character of the Local Landscape

AMG 3: Coastal Protection

AMG 4: Local Biodiversity Protection

AMG 5: Protection of Sites of Local or Regional Significance

#### Points raised:

##### General:

- The importance of the need to have the right balance in the AONB between protection and development was noted. It was noted that development should not be precluded everywhere within an AONB. It was suggested that sometimes developers placed much pressure on authorities so they were able to develop within AONBs.

##### AMG 1

- Are the boundaries of the 16 Special Landscape Areas defined on a map?

##### AMG 2:

- There was no mention of the economy in this policy. It was noted that the household income in some areas of the JLDP were amongst the lowest in Britain. The point was made that too much emphasis was placed on protection.

- It was noted that the role of Planning Committees in Gwynedd and Anglesey was to weigh up the various relevant considerations and to decide which were the most important in specific cases.
- It was proposed that it would be useful to consider all the policies together to ensure that they did not conflict.
- Different scenarios could be considered to establish which policies would be relevant to be considered.
- It was noted that the policies that protected environmental features could have the impact of promoting the economy by encouraging eco-tourism along with other types of tourism in the area.

#### AMG 4

- It was questioned whether there was a definition of what was considered 'important' locally.  
Officers' response:

#### General:

- Planning Policy Wales affords protection for the AONBs. It was noted that the issue of design was very important in an AONB. There were existing policies dealing with this issue but emphasis had to be placed on these policies when considering relevant planning applications.

#### AMG 1:

- Confirmation that the boundaries of the 16 Special Landscape Areas had been defined on a map.

#### AMG 2

- Only one policy element was being dealt with here. Along with the policies that sought to protect environmental features, it would be necessary to consider other policies as well when dealing with a planning application, e.g. for an employment development. The aim was to ensure that the relationship of the development with the surrounding environment received appropriate attention when drawing up development proposals.

#### AMG 4

- The Plan identified species that were protected locally.
- It was noted that sites did not always comply perfectly with the policy therefore submitting mitigating measures would be appropriate. This would not preclude development but rather it would ensure that it was done in an appropriate way. The example was cited of the Penrhyn Quarry – it had an important impact in terms of the local economy but the work there respected the relevant environmental features.

## **APPENDIX B: STRATEGIC POLICY 10 AND THE ASSOCIATED DETAILED POLICIES – TOWN CENTRES AND RETAIL DEVELOPMENTS**

PS 10 deals with promoting a diverse combination of appropriate uses to ensure that a new investment is made there. Appropriate amendments have been included in accordance with the consultation. A draft glossary was submitted for a series of detailed plans that supported the Strategic Policy. They included the following:

MAN 1: Proposed Developments in Town Centres  
MAN 2: Principal Retail Areas (the Retail Core)  
MAN 3: Retailing outside Defined Town Centres but within Development Boundaries  
MAN 4: Safeguarding Shops and Pubs in Villages  
MAN 5: New Retail Developments in villages  
MAN6: Retailing in the Countryside  
MAN7: Hot Food Take Away Uses

Points raised:

General:

- Has consideration been given to the role of the internet in relation to retailing?
- It was questioned whether the size of town centres of some centres such as Bangor and Caernarfon should be reduced.
- It was noted that it was important to protect the small towns by preventing large retail developments outside the development boundary. Lack of parking spaces also affected some town centres.
- It was noted that people always found the right location to establish their business. It was better to see houses in town centres rather than empty spaces and there was a need to be completely flexible in respect of this.
- Was consideration given to preventing chain-stores from opening in specific locations to ensure that the centre of every town did not look the same? It was noted that this had happened in the town of Saltburn in Cleveland, in the north of England.

MAN 1:

- It was enquired whether maps would be prepared to show what was defined as the 'town centre'?

MAN 2:

- It was enquired whether it would be possible to convert vacant units back into houses rather than flats.

MAN 5:

- It was enquired whether it would be possible to erect a retail unit directly on the edge of a development boundary, similar to what was apparent in terms of affordable housing on rural exemption sites.
- In terms of the requirement for acceptable parking arrangements, was it a requirement to have this provision within the curtilage of a shop?

MAN 6:

- Could the viability of rural shops be considered generally in relation to this policy (as the effect of competition could not be considered in relation to planning applications)?

MAN 7:

- How much consultation had there been with the Licensing Units regarding this policy?

Officers' response:

General:

- The Retail Study that was prepared in relation to the Joint LDP had considered on-line retailing and the impact of this on town centres.
- It was agreed that the policies of Saltburn would be examined if they could be relevant to this Plan.

MAN 1:

- Confirmation that what was defined as 'town centres' would be noted on insert maps in relation to the Joint LDP.

MAN 2:

- It was noted that this policy was relevant for the retail core. The policy would be tighter in the town centre core compared with the remainder of the town centre in terms of promoting shops.
- Specific housing policies would deal with considerations in terms of the type of residential units that would be appropriate when changing the use of retail units.

MAN 5:

- An investigation could be undertaken into the possibility of constructing retail units directly on the edge of the development boundary.
- The acceptable parking provision could be located near the shop. It wouldn't have to be provided within the curtilage of the business.

MAN 6:

- Large shops could be prevented from opening in the countryside but the policy would not prevent people from developing their own businesses in rural areas. There was a need to elaborate on this point and the policy needed to be re-worded to ensure that a development would not affect the viability of businesses in close proximity.

MAN 7:

- In Gwynedd and Anglesey, the Planning Service and the Public Protection Service were located within the same department which made things easier in terms of having a discussion on this policy. It was noted that the Public Protection Service were consulted regarding every planning application of this type.

**APPENDIX C: STRATEGIC POLICY 18 AND ASSOCIATED DETAILED POLICIES – MINERALS**

PS 18 deals with ensuring that the Councils contributed towards the local and regional demand for a continuous, safe and sustainable mineral supply during the lifespan of the Plan. Appropriate amendments have been included in accordance with the consultation. A draft glossary was submitted for a series of detailed plans that supported the Strategic Policy. They included the following:

MWYN 1: Safeguarding the Mineral Resource  
MWYN 2: Sustainable Supply of Mineral Resources  
MWYN 3: Preferred Search Areas  
MWYN 4: Mineral Developments  
MWYN 5: Local Building Stone  
MWYN 6: Buffer Zones of Redundant Sites  
MWYN 7: Railhead and Wharfage Facilities  
MWYN 8: Redundant Mineral Sites  
MWYN 9: Exploratory Works  
MWYN 10: Borrow Pits  
MWYN 11: Restoration and After-care  
MWYN 12: Metallic Minerals

Points raised:

General:

- Would fracking be considered in these policies?

MWYN 1:

- It was enquired whether there were national targets in relation to the supply of minerals/aggregates?

MWYN 2:

- It was noted that this was an important policy as, essentially, the Plan area was an environmentally sensitive area.

MWYN 3:

- It was noted that this was a positive policy and it provided an opportunity to move the market.

MWYN 12:

- It was noted that this was an example of policies competing against each other as Parys Mountain had been named also in the policies dealing with 'Protecting and Improving the Natural Environment'.

Officers' response:

- Fracking would be considered in relation to renewable energy policies. This matter could be discussed with the Minerals and Waste Officers.

MWYN 1:

- Specific places had to be identified in the Joint LDP where there was a relevant supply of minerals or aggregates. The most prominent in the area of the Plan would be sand and gravel.

MWYN 3:

- The importance of this policy in relation to the Public Inquiry was noted.

MWYN 6:

- The aim of this policy would be to prevent a housing development within a specific distance of a quarry/mineral working. This was important to maintain the work of the quarry and also to protect residents from dust etc stemming from the excavation work. Whilst some houses were located within the buffer zones already, every application had to be dealt with on its own merit.

MWYN 8:

- It was important to consider redundant mineral sites. It was possible to serve a suspension notice on specific sites/quarries to provide assurance that the mineral extraction work cannot recommence there, e.g. Dorothea Quarry.

MWYN 10:

- The possibility was noted of establishing temporary mineral works that were located in close proximity to a specific development or scheme. This reduced costs as well as overcoming environmental and logistical problems resulting from transporting materials from a location further away.

MWYN 12:

- The proposal was noted of developing a more detailed policy in relation to Parys Mountain and this policy would be discussed at another meeting of the Joint Local Development Plan Panel.