



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Joint Local Development Plant Panel

**Minutes of meeting held 22nd November 2013
Meeting Room 1, Main Offices, Llangefni**

Present:

Isle of Anglesey County Council

Cnllr. J. Arwel Roberts (Chairman)
Cnllr. Kenneth Hughes
Cnllr. Victor Hughes
Cnllr. Lewis Davies
Cnllr. Nicola Roberts

Gwynedd Council

Cnllr. Gethin Williams
Cnllr. Gwen Griffith
Cnllr. Owain Williams

Officers:

Gareth Jones	Planning & Environment Manager (GC)
Jim Woodcock	Head of Planning & Public Protection (IACC)
Nia Davies	JPPU - Manager
Bob Thomas	JPPU –Team Leader
Eirian Harris	JPPU – Planning Support Assistant

Apologies:

Cnllr. John Wyn Williams - (GC)
Cnllr. Ann Griffith - (IACC)
Cnllr. John Pughe Roberts - (GC)

1. APOLOGIES

As noted above.

2. DECLARATION OF PERSONAL INTEREST

Bob Thomas declared an interest in relation to comments about Menai Bridge in item 5.1. In addition Cllr J. Arwel Roberts made a declaration in relation to land he owns in Holyhead that has been offered as a candidate site (SP304).

3. URGENT BUSINESS

No urgent matters were submitted, however Cllr J. Arwel Roberts wished to thank Cllr John Wyn Williams for Charing the Panel on the 25 October 2013.

4. MINUTES

The minutes from the Joint Planning Policy Committee held 25th October 2013 were accepted as correct.

5. JOINT LOCAL DEVELOPMENT PLAN HOUSING POLICIES – RESPONDING TO COMMENTS AND FORMULATING POLICIES

A number of reports were presented by Bob Thomas reviewing the comments received on the Preferred Strategy Strategic Housing Policies together with a list of detailed policies to be included within the Deposit Plan

The Panel's opinion is sought on proposed changes to the Housing Strategic Policies as well as any additional detailed policies that should be included.

5.1 STRATEGIC POLICY PS3 SETTLEMENT STRATEGY

A summary of the comments received on this policy was given together with the officers conclusions on the way forward:

- Review the Strategic Policy and take out the main descriptive sections and include them to the explanation section below the policy.
- Produce tables in the policy introduction in order to demonstrate the distribution of growth level for each settlement category and note the distribution of completed units and those with existing planning permission in these categories.
- Include a reference to other relevant policies in the plan for how decisions will be made.
- Need to refer to development boundary.
- Villages – Due to the nature of the area, still of the opinion that having different sub-categories for Villages is appropriate.
- Villages – If there is an appropriate evidence base, to consider including housing allocations within Coastal / Rural Villages for local need market housing.
- Small Clusters – See Appendix A below for recommendations for Small Clusters.

Points Raised:

- An important factor that needs to be looked at is population figures – last 10 years and the next 10 years, Anglesey's population is declining.
- With the university in Bangor it is an important centre in the area.
- A housing growth level of 7,665 would require a population of 20,000.
- Question the role of certain Clusters especially where there is a large site with planning permission within them.
- At present there are problems with septic tanks in certain areas, therefore extending the Clusters could lead to problems.
- Reference was made to instances in Gwynedd where permission is granted within settlements even though it is felt there is no local requirement due to deprivation. Concern was expressed that the UDP in Gwynedd directs growth to Dependency Catchment Area.
- If there are no facilities within the Clusters it would be better to direct growth to Villages with schools etc rather than disperse the growth.
- An alternative view was expressed which supported the inclusion of clusters, with a low growth level, to ensure that there are affordable housing opportunities in rural areas.

Responses:

- The methodology undertaken identifies the role of settlements based upon the number of facilities within them. As part of distributing the housing growth sites with existing planning permission will be considered, however regard will be given to whether these permissions will be implemented.
- Clusters will only be extended if the infrastructure is available.
- Need a detailed review of the clusters. Consideration to be given whether there is a need to change the status of a cluster due to an existing permission?

Recommended that further work is undertaken to gather evidence to justify Clusters within the Plan.

5.2 STRATEGIC POLICY PS4 DEVELOPMENT IN THE COUNTRYSIDE

A summary of the comments received on this policy was given together with the officers' conclusions on the way forward:

- Review the policy to ensure that the matters contained within it are addressed either through national policy or other policies within the plan.
- Include a policy in the Plan that will state a need for development to be in line with national planning policy statements and national statements on managing development.

Points Raised:

- What is the difference between Local and National?
- Is there a requirement to repeat the policy?
- What is the scale of development being granted in the open countryside – concern regarding their scale.

Responses:

- Due to a clear policy by Welsh Government, as well as TAN6 and practice guidance that provides direction for assessing applications for rural enterprise dwellings and housing to ensure succession on existing farms it is not considered that a detailed policy is required.

5.3 STRATEGIC POLICY PS11 BALANCED HOUSING PROVISION

A summary of the comments received on this policy was given together with the officers conclusions on the way forward:

- Following a review of the policy of the opinion that it should be split into a Strategic Policy regarding the growth level for the Plan and a detailed policy for the mix of housing with a specific proposal.
- Contain a link to a detailed policy that will contain a schedule of allocated sites in the plan.
- Need to explain the slippage allowance within the Plan.
- Consider the need for a detailed policy to control the demolition and rebuilding of new housing and extensions to the existing housing to ensure an appropriate mix of housing stock is retained.
- Include a reference to the needs of people with disabilities within criterion 5.

Points Raised:

- What are the obligations in changing the growth figure to include slippage?
- Need to scrutinise this policy due to the various needs in different areas. Possibly need to analyse the differing nature of areas within the Plan area.
- Rental housing need in deprived areas. Local people cannot afford to buy, but it is most important for us to enable local people to stay in their community in order to retain schools.

Responses:

- Following analysis of the 2011 Census, if the growth figure remains the same, that is 7,665, a slippage allowance of 10% would mean 766 additional units and 15% will mean 1150.
- The JPPU recognises and agrees that villages are varying in terms of their demands and we will be looking at this in detail.
- Annual monitoring and full review within 4 years.
- A study has been done which concentrates on the types of housing that are available.
- Cardiff and Conway have agreed to 10% slippage.

The principle of a slippage figure of 10% was supported.

5.4 STRATEGIC POLICY PS12 AFFORDABLE HOUSING

A summary of the comments received on this policy was given together with the officers conclusions on the way forward:

- From reviewing the policy of the opinion it should be split into a Strategic Policy with a target for the level of affordable provision and a detailed policy for the distribution of affordable units.

Points Raised:

- Problems in obtaining mortgages for affordable housing.
- Keen to ensure that as much as possible opportunities for affordable housing is included in the Plan.
- Agree with a 30% level of affordable housing but concerned that some deprived coastal areas could achieve a lower level but would still have a need for affordable housing
- Need to take care that businesses are not lost to housing
- Did not want to see affordable housing re-located to one site with open market housing on separate sites.
- Need to ensure that section 106s cannot be raised as has happened in the past
- Need to consider that there is poverty in some areas

Responses:

- Accept the comment about the need to secure a mixture of affordable housing and open market housing on sites and include this in a policy
- There are historic examples of local need housing as opposed to affordable housing being subject to successful applications to remove a section 106 agreement. There is no policy context to justify the removal of an affordable housing 106 agreement..

5.5 STRATEGIC POLICY PS13 PROVIDING FOR GYPSIES AND TRAVELLERS

A summary of the comments received on this policy was given together with the officers conclusions on the way forward:

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- Include the Gypsy and Travellers needs figures identified in the regional study within the introduction to the plan.
- Include a list of suitable sites within the policy.

Matters raised:

- Experience shows the need to locate Gypsies and Travellers on separate sites
- Language impact should be included in the list of criteria to be considered
- Infrastructure is an important consideration

Responses

- Agree to include a reference to language considerations in the policy

5.6 DETAILED HOUSING POLICIES

A report was presented that reviewed Planning Policy Wales, the Joint LDP's Housing Topic Papers and policies in each Council's Unitary Development Plans.

Officers concluded that detailed policies about the following matters should be included:

- Housing allocation policy.
- Housing Density (Criteria within a general policy).
- Conversion of outbuildings in Open countryside (need guidance by Welsh Government in relation to changes to PPW)
- Housing Demolition and Rebuild.
- Flats, HMOs, Student Accommodation and Floors Above Shops.
- Extensions (Criteria within a general policy).
- Residential and Nursing homes / Extra Care

Matters raised:

- Reference to previous comments regarding the significant differing nature of areas within the area.

Responses

- Comments noted

6 RAISING AWARENESS ABOUT THE ARRANGEMENTS FOR THE POSSIBLE HOUSING SITES SEMINAR DURING DECEMBER 2013.

A report was presented explaining that a series of seminars had been arranged for December for Members of both Councils as well as representatives of the Community Councils. Information about the events would be made available to Gwynedd Council's Councillors via "Rhaeadr" and via an email to Anglesey's Members.

There will be maps showing possible housing sites for the Sub regional Centre, Urban and Local Service Centres and Service Villages. The intention is to obtain information about planning matters related to the sites

Matters raised:

- When would maps for other centres be discussed.
- Do members have a specific role to play in these meetings

Responses

- We are examining centres on a stage by stage basis and need to consider the impact if a higher order centre can not accommodate the expected level of growth

NEXT MEETING – 13th December (am) in Caernarfon