



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Joint Local Development Plan

Minutes from Panel meeting held 24th January 2014
Glyder Fawr, Caernarfon

Present: Gwynedd Council

Cllr. John Brynmor Hughes
Cllr. John Pughe Roberts
Cllr. Owain Williams
Cllr. Dafydd Meurig (substitute)
Cllr. John Wyn Williams

Isle of Anglesey County Council

Cllr. Ann Griffith
Cllr. Victor Hughes
Cllr. Kenneth Hughes
Cllr. J. Arwel Roberts

Officers:

Gareth Jones	GC - Planning & Environment Manager
Nia Davies	JPPU - Manager
Bob Thomas	JPPU – Team Leader
Heledd Fflur Jones	JPPU – Team Leader
Eirian Harris	JPPU – Planning Support Assistant

Apologies: Cllr. Lewis Davies - IOACC
Cllr. Gwen Griffith - GC
Cllr. Dyfrig Jones - GC
Cllr. Gethin Williams - GC
Jim Woodcock - IOACC Head of Planning & Public Protection

- 1) **APOLOGIES**
As noted above.
- 2) **DECLARATION OF PERSONAL INTEREST**
A statement of personal interest was declared by Bob Thomas (JPPU) regarding item 5) Appendix D – Menai Bridge.
- 3) **MATERION BRYS**
No urgent business was presented.
- 4) **MINUTES**
Minutes from the Joint Local Development Panel meeting, held on 13th December, 2013 were accepted as correct.
- 5) **REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN STRATEGIC POLICIES:**
A report was presented by Heledd Fflur Jones on the policies set out below.

APPENDIX A:

STRATEGIC POLICY 14 – CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

Comments were received from the Welsh Government suggesting a change in the wording of the policy in order to create a robust decision making policy and in light of this the changes have been made. Natural Resource Wales also made a comment, suggesting reference made to protect agricultural land should be moved to another relevant policy. This point was also agreed; therefore, this reference will be deleted and included within a general policy relating to management principles. It was noted that national planning policy guidance suggests not repeating national planning policies within a local development plan.

Points raised:

- Need to consider the people and their needs within our communities when creating policies. Some communities are fragile, especially in areas of Dwyfor and Meirionydd.
- It was questioned, due to the fact that repeating national policies will not be included, whether we are missing an opportunity to create policies on a local level.
- Economy or conservation – local people are essential to the conservation of an area.
- Need to look in detail at national policies as well as local policies.

Responses:

- Local development plans should be concise, focusing on matters which are important on a local level. Statutory tests which have been laid out in Planning Policy Wales do not need to be repeated but if needed it can be shown how they can be adapted on a local level.
- It was agreed that the comments were fair – in the long run need to find the balance on implementing the policies. The Welsh Government gives guidance on consideration for all relevant planning matters.

**APPENDIX B:
STRATEGIC POLICY 15 – PROTECTING AND ENHANCING CULTURAL AND
HERITAGE ASSETS**

Comments were received from the Welsh Government suggesting changing the wording of the policy in order to create a more relevant decision making policy.

Points raised:

- Status of World Heritage Site – how does this affect slate areas – will this prevent future developments in these areas?
- Are slate areas going to be protected?
- Who is responsible for the slate tips?
- What is the definition of ‘historical buildings’? Who and what determines whether a building / structure have historic value?

Responses:

- Even though some slate areas can achieve World Heritage status in the future, this does not mean that future developments will not take place in these areas. The nature of these areas, are due to previous development within them and Gwynedd Council and partnerships are anxious to promote appropriate development within these areas in order to sustain the communities.
- Up to now areas have not been defined. The Management Plan will be prepared and will recognise boundaries, characteristics of the areas and the steps to take to protect the best characteristics. Economic Development department is leading within the Council.
- Protection of Listed Buildings is statutory – buildings have been graded by historical characteristics. Other buildings in the area can be defined as historical. It is agreed that the Plan needs to clarify the term ‘historical’ if the policy refers to non-listed buildings, viz local historical buildings.

Part 3:

Accept the policy subject to the comments on local historical buildings.

**APPENDIX C:
STRATEGIC POLICY 20 – COMMUNITY INFRASTRUCTURE**

The Welsh Government comments highlight the fact that there is an element of duplication within this Policy and Policy PS5. It was agreed to amend PS20. The information which will be deleted from PS20 will be included in PS5. Natural Resource Wales comments suggest the need for a detailed policy to deal with the requirement of long term management.

**APPENDIX CH:
STRATEGIC POLICY 21 – INFORMATION AND COMMUNICATIONS
TECHNOLOGY**

Only a few comments were received but while there is support for information technology we should use existing network where possible. It was suggested to include a reference regarding underground wires within the policy.

Points raised:

- Support was given for the underground wires aspect of the policy. It was enquired whether planning permission would be needed to place underground wires?
- It was noted that a policy is needed to regulate pylons.
- More joint working with the National Park.
- An enquiry was made whether there is any intention to create a policy on fracking.

Responses:

- Companies have a statutory right to carry out work but they have to liaise with the Local Authority.
- It is agreed that there is a need for a policy to deal with the effects of pylons on the landscape, amenities and other issues.
- Intention to include the National Park.
- Renewable Energy Policy which exist deals with various low carbon energy or zero. It will be possible to adapt the policy to include fracking development if it arises.

The Panel accepted the list of detailed policies that were recommended to be included in the The Plan.

APPENDIX D: STRATEGIC POLICY 22 – SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

General comments were received on the above policy – NetWork Rail expressed their concern over paths crossing railways. This point was agreed on due to safety aspects and disable access – need to look into an integrated system.

Points raised:

- The idea of an integrated transport is excellent in principle but have we any influence on location. It was asked who decides on the location of cycle / foot paths. Also, it was noted that there is a lack of paths in general.
- Concern was expressed over the condition of cycle paths, e.g. surface and the fact that they are used by walkers therefore can be dangerous and not fit for purpose.
- Possibility of placing signs 'no cycles' to encourage the use of paths that have been developed for cycles in order that they avoid using roads.
- A point was raised that there is two types of cyclists, professional and family. Path from Machynlleth to Corris does not get used because of the high number of gates that need to be opened along the way.
- Since the Amlwch Railway Line was shut in the sixties, this line needs to be protected instead of losing it to development.
- An enquiry was made on the possibility of re-opening the Bangor to Caernarfon line and to safeguard it for the use as a cycle path. If successful in re-opening the line, need to create a policy to safeguard it.

- A point was raised on Park and Ride, need clarification that Bangor is the proposed location?

Responses:

- The location of paths are decided locally and some are designated historically.
- The planning system cannot force cyclist to use designated paths and forbid them the use of roads.
- Discussions will take place with Transport Department on the Bangor to Caernarfon railway line.
- Regarding the Amlwch railway line, presently there is a policy in place to safeguard the line. However, cost implications need to be considered when converting and the cost of its upkeep. A feasibility study was undertaken on the line and it showed it would be expensive to convert and maintain.

OTHER MATTERS RAISED

It was noted by Cllr J Arwel Roberts that Housing Minister, Karl Sargeant for Wales is delighted with the joint working on the Joint LDP in his address during a meeting for 'draft Planning Bill. He also referred to the Planning Departments for Anglesey and Gwynedd merging.

Thanks was given to Cllr Ann Griffith for chairing the Panel meeting held in December 2013.

Cllr Owain Williams enquired about the housing figure for the Plan. It was explained that the Plan is promoting 7665 units which will be shared between Gwynedd (approx 4000) and the remainder in Anglesey. Within the counties, the Plan has categorised settlements to reflect their role in the area. A percentage of the total number of units will be directed to the settlements in line with its role.

Candidate sites which were submitted have gone through stage 1 of the filtering process which is constantly updated. It was noted that houses built since April 2011 will contribute to the housing figure, as well as units with current planning permissions but building work not commenced.

In response to an enquiry made regarding Land & Lakes' application, it was confirmed that the permanent housing units within the site area will not contribute towards the Plan's housing figure. It was explained that Land & Lakes application is unique due to the accommodation being used by the construction workers of the New Wylfa in the first instance.

An update was asked for on the Clusters, it was noted that the work is on-going by the Unit and a report will be presented to the Panel in due course.