



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Joint Local Development Plan Panel Meeting

**Minutes of Panel meeting held
25th April 2014
Glyder Fawr, Caernarfon**

Present: Gwynedd Council

Cllr John Pughe Roberts
Cllr Gethin Glyn Williams
Cllr John Wyn Williams
Cllr Dafydd Meurig (substitute)

Isle of Anglesey County Council

Cllr J. Arwel Roberts
Cllr Lewis Davies
Cllr Kenneth Hughes

Officers:

Gareth Jones	Environmental & Planning Service Manager (GC)
Nia Davies	JPPU – Manager
Eirian Harris	JPPU – Planning Support Assistant

Apologies:

Cllr Ann Griffith (IOACC)
Cllr Victor Hughes (IOACC)
Cllr Dyfrig Jones (GC)
Cllr John Brynmor Hughes (GC)
Cllr Jeff Evans (IOACC)
Jim Woodcock - Head of Planning & Public Protection (IOACC)

- 1) **APOLOGIES**
As noted above.
- 2) **DECLARATION OF PERSONAL INTEREST**
No declarations of personal interest were received from any members present.
- 3) **URGENT MATTERS**
No urgent business was presented.
- 4) **MINUTES**
Minutes from Panel meeting held on 7th March 2014 were accepted as correct.
- 5) **REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN
THE TIMETABLE, THE PANEL'S WORK PROGRAMME AND
ENGAGEMENT ARRANGEMENTS**
Nia Davies presented a report explaining the Timetable for the preparation of the Joint Local Development Plan (JLDP) in the Delivery Agreement (DA) and the need to monitor the progress in relation to the Timetable. The DA needs to be current but enquiries are being made with the Welsh Government as to the practicality of seeking further agreement due to the extent of the slippage. Reasons were outlined over the slippage in the timetable, as well as raising awareness of the Units' work programme and arrangements in order to present detailed policies to the Panel. The context of the Deposit Plan was given and the timetable for its public consultation.

Points raised:

- A point was raised regarding stakeholders failing target dates to submit information, has this contributed to the slippage?
- It was asked what the Welsh Governments' stance on the slippage is.
- It was noted that the adoption date is very near to the next elections.
- It was asked about the contents of the Housing seminars which are to be held.
- A point was raised on the importance of Community / City / Town Councils having the opportunity to discuss land submission including Gypsy & Traveller sites. Would it be possible to create maps which will give the full picture of their areas?
- A request was made to ensure that correspondence regarding JLDP sent to Community / City / Town Councils, is also sent to the Local Member, because some Local Members do not sit on the Community Council / City / Town committee, also to draw the attention of the clerk to the importance of information sent.
- A request was made for a date for the Gypsy & Travellers seminar.

Responses:

- An explanation was given regarding stakeholders, that it's very likely they are under pressure themselves e.g. re-organisation of Natural Resource Wales.
- Regarding the Welsh Government's stance on the slippage, it was explained, even though the officers are disappointed that a slippage has occurred, they welcome the progress in the preparation of the Plan.
- It was explained that further correspondence describing the contents of the Housing seminars.
- It was agreed that information should be shared with Community / City / Town Councils on development opportunities.
- It was agreed that Local Members should have the same information as Community / City / Town Councils and the need to emphasise the importance of the topic within the correspondence.
- Hope to arrange a Gypsy & Traveller seminar in June, but at the moment we are awaiting a convenient date in order for a Welsh Government representative to be present.

6 THE PREFERRED STRATEGY'S HOUSING GROWTH STRATEGY – RESULTS OF THE PUBLIC CONSULTATION

A report was presented that had been prepared raising the Panel's awareness to comments that were received on the Growth Strategy in the Preferred Strategy. The Panel's attention was drawn to the Welsh Government's comments, the fact they are not comfortable with the growth figure in the Preferred Strategy and that the national household projections are a starting point. Since the figure was published in the Preferred Strategy, 2011 Based Projections have been issued. Therefore, the 2011 based conclusions were compared to the previous projections (2008 based).

Appendix 1) lists the comments received – not all were in agreement but the majority support a higher growth level than the one included in the Preferred Strategy. Appendix 2) shows the comparisons between the number of units and the differing projections. 2011 figures show a decrease in the number of units compared to 2008 figures.

Points raised:

- It shows in the last Census that there is a large decline in the number of Welsh speakers. Are the number of housing and the effects of the Welsh language relative?
- As the economic situation improves, the fact we are emerging from a recession – is it possible to form policies to deal with the improvement. Need to look to the future instead of the past.
- Reference was made to the various reasons for migration.
- Need to improve mortgage availability – but mortgage companies are even more restrictive than in past years.
- Reference was made to the need to examine and facilitate different types of housing. How will the JLDP deal with Affordable Housing

and area's needs? Have we any influence on developers to develop the type of housing in need?

- Importance to have infrastructure in place before commencement of any development.

Responses:

- Explanation was given that Projections are not policy tool, that these look at births, death and migration. Local Authority examines local and community environmental issues, including language. A study has been made collating information on the relation between housing and the Welsh language. A public document will be published end of May / June.
- It was stressed that we need to continue collecting evidence throughout the period of the Plan preparation.
- The Plan will include policies that will promote various types of housing to correspond with their location, including affordable housing and local market housing.
- It was agreed that the Plan needs to be flexible to deal with improved future economic situations.
- At present, developers have to supply evidence and details as part of a planning application which will be assessed to decide on conditions and the need for a S106.
- It was explained that Welsh Water are one of the providers which are contributing towards information on sites at present.