



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Joint Local Development Plan Panel

**Minutes of Panel meeting held
7th March 2014**

Committee Room, Isle of Anglesey County Council, Llangefni

Present: Gwynedd Cyngor

Cllr John Brynmor Hughes
Cllr John Pughe Roberts
Cllr Owain Williams
Cllr Gethin Glyn Williams
Cllr John Wyn Williams

Isle of Anglesey County Council

Cllr Lewis Davies
Cllr Kenneth Hughes
Cllr Victor Hughes

Officers:

Gareth Jones	Environmental & Planning Service Manager (GC)
Nia Davies	JPPU - Manager
Bob Thomas	JPPU – Team Leader – Housing & Communities
Rhodri Owen	JPPU - Senior Planning Officer
Eirian Harris	JPPU – Planning Support Assistant

Apologies: Cllr Ann Griffith (IACC)
Cllr Gwen Griffith (CG)
Cllr J Arwel Roberts (IACC)
Cllr Dafydd Meurig (CG)
Jim Woodcock - Head of Planning & Public Protection (IACC)

1) **APOLOGIES**

As noted above.

2) **DECLARATION OF PERSONAL INTEREST**

No declarations of personal interest were received from any member present.

3) **URGENT MATTERS**

No urgent business was presented.

4) **MINUTES**

Minutes from Panel meeting of 24 th January 2014 were accepted as correct.

5) **REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN STRATEGIC POLICIES:**

A report was presented by Nia Davies and Bob Thomas outlining comments received and changes made where relevant on the following Policies.

APPENDIX A:

STRATEGIC POLICY 1 – SUSTAINABLE DEVELOPMENT

Comments from the Welsh Government suggested amending the wording to reflect national presumption in favour of sustainable development. Natural Resource Wales' comments suggest changing the order of objectives to show the relevance between climate change objectives and quality of the environment. These suggestions were agreed and changes made.

Points raised:

- Objective 4 need to insert the word 'arts' in the Welsh version.
- Amend objective 14 – 'Equalities Effects'.
- How will sustainable developments take effect on a local level?
- Important to keep local characteristics, especially in rural areas, when considering what is locally sustainable.
- Need to remember social awareness when interpreting sustainable development; - reference was made, in this instance, to the total housing figure shown in the Preferred Strategy.

Responses:

- Developing policies in response to climate change challenges e.g. dealing with developments which are in flood-risk areas or the erosion of the coastline are local matters.
- The promotion of affordable housing and looking into creating local market housing are methods to ensure local sustainable developments.
- Objective 10 & 11 create hooks in order to produce detailed policies which will promote the type of development the Panel are anxious to see.
- The Panel, over the following months, will have opportunities to consider comments that were received on the housing level figure and the updated evidence on local market housing.

APPENDIX B:

STRATEGIC POLICY 2 – ALLEVIATING AND ADAPTING TO CLIMATE CHANGE

Comments were received from The Welsh Government but it felt there is insufficient basis, in this case, to accept the comment, namely merge PS2 with PS1. It is considered that the effects of climate change are local matters which deserve a separate policy. Natural Resource Wales' comments suggested a new wording in objective 5.

Points raised:

- Objective 5 could be interpreted in a way that could blight local small businesses which would have a detrimental impact on communities.
- Concern was expressed that there is no strategy to deal with the result of coastal erosion and further flooding.
- Coastal areas are important.
- Need to find the balance – evidence clearly shows climate changes.

Responses:

- Agree to re-examine the wording in objective 5 to try to ensure not to create unnecessary blight.
- Intention to recognise areas on basis of information in the Shoreline Management Plan where specific policies are implemented. These policies will give guidance on how to deal and promote development, where appropriate.

APPENDIX C:

STRATEGIC POLICY 5 – INFRASTRUCTURE AND CONTRIBUTIONS FROM DEVELOPERS

The comments that were received from The Welsh Government noted the need to ensure that infrastructure was in place in order to support developments. It was also noted that a Topic Paper is being prepared which will recognise Utility companies' plans for infrastructure. The Communities Infrastructure Levy (CIL) is a planning mechanism which could promote prospective infrastructure which is strategic to the area, if shown to be viable.

Points raised:

- Will this policy enable the development of cemeteries etc outside development boundaries?
- As part of Community Infrastructure Levy, we need to ensure that highways and roadways are suitable as part of an infrastructure programme.

Responses:

- This policy will provide a hook to ensure that at the time of drawing up a planning application attention is given to the need for appropriate infrastructure before development commences.

- Other policies will provide guidance on the location of infrastructure that will be needed to meet development obligations.

APPENDIX CH:

STRATEGIC POLICY 16 – RENEWABLE TECHNOLOGY

The Welsh Government reminds the Council to ensure that the policy is worded in such a way to enable decisions to be made. This was agreed, therefore, changes are suggested to the policy. The report recommends other minor changes in light of the assessment of other comments received.

Points raised:

- An enquiry was made on whether a separate policy will be produced on Wind Energy.
- It was suggested that a Wind Energy policy within the AONB be consistent throughout Wales.
- What is the definition of ‘cumulative impact’ – does more than one turbine constitute being cumulative?
- Need to consider the effects of wind turbines on communities; communities cannot gain financially from turbines but could the development could cause loss of income due to decline within the tourism sector.
- In point 2) it is believed that the word ‘objectives’, which has been crossed out, is more meaningful than the replacement word - ‘integrity’.
- It was suggested that focus should be given to Hydro Energy. Numerous hydro applications are being submitted and approved within the National Park.

Responses:

- It was explained that the Deposit Plan will be dealing with the various types of renewable energy.
- Also, explained, that Plans need to give guidance on developments within the AONB. The AONB Joint Committee need to discuss and deliberate if a national policy should be developed.
- A detailed policy will give guidance on and the effects of cumulative developments.
- Point 2) – it was explained that Natural Resource Wales suggested the change of wording in order to reflect the demands of related Regulations.

APPENDIX D:

STRATEGIC POLICY 19 – WELSH LANGUAGE AND CULTURE

General comments were received from the Welsh Government but it felt, due to the plan area being a stronghold for the Welsh language, there is a need for a specific objective on the effects of developments on the language, therefore no changes to the policy.

Points raised:

- It was suggested that economic support is needed in order to save the Welsh language. It was noted that European Regulations do not assist the situation.
- Due to the economy being weak young people are leaving our areas.
- Support is given to Wylfa but need to examine the effects, including the effect of the language.
- It was noted the aim to support small businesses to promote the economy and the Welsh culture.
- An enquiry was made about the possibility of creating a policy to support and promote small business in rural areas.
- It is thought that TAN20 is not robust enough to keep the language alive.
- Need to look at the effects in past of large housing estates, keeping in mind the possibility of promoting small developments in order to avoid conflict.
- It was suggested that housing development does not have a negative or positive impact on the Welsh language.

Responses:

- It is agreed the need to establish a series of policies which supports infrastructure provision in rural areas in order to create more developments.

6) **LOCAL MARKET HOUSING POLICY – UPDATE ABOUT THE DEVELOPMENT OF THE EVIDENCE BASE**

A report was presented by Rhodri Owen updating the progress on evidence in order to create a local market housing policy. Emphasis is given to ensure that our evidence is robust and justifies the new policy. It was explained that Planning Policy Wales gives the opportunity to consider introducing this type of policy, but not to discriminate linguistically.

Points raised:

- An interesting presentation was given on the Cornwall Plan. Local lending companies are prepared to provide mortgages for this type of housing.
- Reference was made to the fact that young people are having problems obtaining mortgages.
- A point was raised, that in some areas that land is not available for development and the nearest settlements have limited resources to maintain new developments. As well, land is available as infill sites but it's not possible to obtain planning permission.
- A request was made for an additional item that concentrates on the conclusions (the end score for each area) and that information provided on what this will mean to specific settlements.

Responses:

- It was agreed to introduce information as requested in a meeting to be arranged in the near future.

7) COMMUNICATIONS PROGRAMME

A verbal report was presented by Nia Davies outlining events to be held in the near future.

- Hold seminars on housing matters.
- Seminar to discuss Gypsy and Traveller Sites
- Discussions on the housing level figure and how the plan will facilitate the level and location of housing.