



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



JOINT LOCAL DEVELOPMENT PLAN

Minutes of meeting held on 07-10-11, Committee Rm1, Isle of Anglesey County Council

Present: Gwynedd Council:

Cllr. T Edwards
Cllr. OP Huws
Cllr. A Pierce
Cllr. JW Williams
Cllr. Owain Williams

Isle of Anglesey County Council:

Cllr. WJ Chorlton, Vice Chair
Cllr. L Davies
Cllr. KP Hughes
Cllr. H. E. Jones
Cllr. C McGregor

Officers:

Aled Davies, Head of Regulatory Department
Gareth Jones, Environmental Service Manager
Nia Haf Davies, JPPU Manager
Linda Lee, Senior Planning Officer, JPPU
Eirian Harris, Planning Support Assistant, JPPU
Jim Woodcock, Head of Planning and Public
Protection Service

Apologies: Cllr. WG Roberts, Gwynedd Council
Cllr. E Jones, Isle of Anglesey County Council

1. APOLOGIES

Apologies for absence were as noted above.

2. DECLARATION OF PERSONAL INTEREST

None

3. URGENT BUSINESS

None

4. MINUTES

Minutes were noted as correct.

5. THE SUSTAINABILITY APPRAISAL SCOPING REPORT

A follow up report following a presentation of the draft report to the panel in July was considered. The Sustainability Appraisal Scoping Report provides the framework to assess the sustainability of the JLDP. Minor changes were made to the draft report following the panel's comments. The JPPU undertook public consultation on the Scoping Report in July, August and September. The JPPU received a few comments which led to minor changes of the report. The comments did not lead to any changes in the direction of the framework itself.

The Panel accepted the report and recommendation to use the Sustainability Appraisal framework to assess the sustainability of the JLDP.

6. RESULTS OF CONSULTATION – CANDIDATE SITES PROCESS AND METHODOLOGY

A follow up report following a presentation on the Candidate Site Process and Methodology to the panel in July was considered. The JPPU undertook a non statutory public consultation on the Candidate Site Methodology in August and September and received a few comments which led to minor changes in the methodology.

The panel was informed that the Candidate Site Register (CSR) is due to be formally opened on the 11th October 2011 and will remain open for 4 months until 13th February 2012. Adverts and articles are due to be placed in the local press and letters have been sent to everyone on the JLDP database of interested parties informing them of the CSR.

Comments:

- Does the fact that only 6 people responded to the public consultation reflect the lack of opportunity to respond because of the summer break?
 - Officer's response was to point out that the consultation of the CSR Process and Methodology is not a statutory step needed when developing an LDP. The consultation was extended to reflect that it was happening over the summer break. No community councils or members of the public requested an extension to the consultation period. The JPPU is working to a very tight timetable therefore it was not an option to delay the consultation until after the summer break.
- Importance should be given to the needs of the local community.
 - The first stage of the CSR is to identify suitable sites and to filter out unsuitable sites (such as sites that are liable to flood risk or have major environmental constraints). Once suitable sites are identified the needs of the local community will have to be identified as part of the JLDP evidence base.

- What is happening to people from Anglesey that submitted sites to the withdrawn Isle of Anglesey LDP?
 - A letter and map of their original submission has been sent out to everyone (or their agents) that originally submitted land stating that they will need to confirm that they still wish their land to be considered for inclusion in the JLDP. They will therefore need to resubmit details of their land.

7. HOUSING REQUIREMENTS

A presentation of a paper containing facts and figures about the housing situation in JLDP area. The paper outlines important factors that need to be considered when addressing housing within the JLDP. The paper includes different housing projections and assessments about the local housing market that will be used to help consider the JLDP growth levels and detailed policies at a later stage.

Comments:

- As a very complicated topic the paper is full of facts and figures. The LHMA provides an outline of housing requirements for the area which includes a general number for affordable housing but does not go as far as identifying individual local community needs. How do we identify local need?
 - This paper provides the baseline data. Its aim is to set the context only and not to identify local community needs. By identifying potential housing developments through the CSR, undertaking affordable housing viability studies, other research and consulting with key stakeholders the JLDP can aim to ensure that housing sites are located in the right places. Undertaking intensive local needs surveys of every area would be a long and expensive process and would only provide a snapshot of the situation at one point in time.
- The paper does not identify how housing developments affect the Welsh language.
 - This paper provides the baseline data about factors that affect housing requirements in the area. Protecting and enhancing the Welsh language is central to the draft vision of the JLDP. Following the recent consultation on "TAN20: Planning and the Welsh Language" Gwynedd Council provided stern feedback on the document's inability to deal with the matters that affect local communities.
- Improving the local economy is the answer to helping local communities by creating jobs for local people. There are currently problems getting mortgages for affordable houses.
- How do we deal with the issue of local need that is not affordable? A big problem with affordable housing is that affordable homes are not very affordable in today's current market.
 - The JLDP has to be based on a robust evidence base. National policy does allow for local needs housing that are not restricted in terms of prices, i.e. local need market housing. However there will need to be strong evidence in place to justify taking this position.

- In today's market less and less houses are being built. Changes in people's circumstances means that the rented sector could become a very important sector in the future.

8. DEVELOPMENT THE VISION AND STRATEGIC OBJECTIVES

A follow up report following the presentation to the panel in July was considered. The paper incorporates the panel's comments and JPPU would like the panel's support to undertake a public consultation on the JLDP's vision and objectives.

Comments:

- Is it possible to change the community strategies of Gwynedd and Môn so that the wording is similar?
 - Unfortunately these are documents/strategies that exist already.
- Paragraph 35, bullet point (i) the word 'local' should be included into the sentence "...of a growing and ageing **local** population".

The Panel accepted the report and recommendation to undertake public consultation on the vision and objectives of the JLDP.

9. DEVELOPING STRATEGIC OPTIONS

A report that leads on from the discussion about the JLDP's vision and objectives. The report explores strategic options about levels and spatial distribution of growth for the JLDP and sets out the factors that need to be considered when identifying options which include having regard for national, regional and local guidelines..

4 options were presented, all on a strategic level, and a discussion was had on how realistic the options are and the distribution of future developments/growth.

Comments:

- A very good paper but at a very early stage in the process therefore it is important to give as much options as possible.
- Both authorities have a large landbank with land having been designated or granted permission on strategic sites in the centre of a number of villages but with no intention by the landowners to develop the site. Is there anything the JPPU/Planning Services can do to put pressure on the landowner to develop the sites?
 - Agreed that this is very important matter. There is a way of dealing with the issue but would cost a fortune for both authorities (who would basically buy back the planning permissions). The CSR should lead to sites bought forward that are deliverable that should help matters.
- This is meant to be a LOCAL development plan therefore if there is regional or national obstacles then we should try to combat these.
- Agree that out of town retail developments should be avoided because out town centres are struggling to compete

The Panel accepted the report and recommendation to undertake public consultation on the JLDP strategic options.