



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL



## JOINT LOCAL DEVELOPMENT PLAN

Minutes of meeting held on 9 September 2011  
Galeri, Caernarfon

**Present: Gwynedd Council**

Cllr Trefor Edwards  
Cllr OP Huws  
Cllr Arwel Pierce  
Cllr John Wyn Williams  
Cllr Owain Williams

**Isle of Anglesey County Council**

Cllr WJ Chorlton - Chair  
Cllr Hywel E Jones  
Cllr Clive McGregor  
Cllr E Roberts

**Officers**

Gareth Jones, Environmental Service Manager  
Nia Haf Davies (NHD), JPPU Manager  
Bob Thomas, Team Leader, JPPU  
Sasha Davies (SD), Economaidd, Cyngor Sir Ynys Môn  
Sioned Williams (SW), Economaidd, Cyngor Gwynedd

**Apologies:** Cllr Lewis Davies – Cyngor Sir Ynys Môn  
Cllr Kenneth Hughes – Cyngor Sir Ynys Môn  
Cllr W Gareth Roberts – Cyngor Gwynedd

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### 1. APOLOGIES

Apologies for absence were as noted above.

### 2. DECLARATION OF PERSONAL INTEREST

None

### 3. URGENT BUSINESS

None

#### 4. NOTES

Notes of previous meeting accepted

#### 5. WORK PROGRAMME JPPU – Joint Local Development Plan

Update by Unit Manager NHD

- **Delivery Agreement**
  - Presented to Anglesey Full Council in September and Gwynedd Full Council in October. Next stage to be presented to Welsh Government (WG)
  
- **Candidate Site Register**
  - Consultation on methodology taking place until 15<sup>th</sup> September 2011
  - Register to be opened beginning of October – letters will be sent out to all organisations and individuals on general LDP database and Candidate Site Register for Anglesey, explaining the process and requesting land bids. Need to contact Utility companies to request same.
  - Confirmation was given that Members and Community Councils will be consulted.
  
- **Scoping Report SA/SEA**
  - Consultation ended 8<sup>th</sup> September 2011. Sustainability Task Group held a meeting on 8<sup>th</sup> September 2011.
  
- **Employment Needs**
  - Report being prepared by Scott Wilson on Employment Land. Awaiting interim report by end of September and the final report by end of October
  
- **Housing Need (for both Authorities)**
  - Paper on main issues that will influence and give guidance to growth levels. Housing figures for Wylfa B not available at present. Need for further collaboration between Planning and Economic Development to create economic growth. Solution needed for the migration of young people leaving the area.
  
- **Empty Homes**
  - Need Empty Homes figures and consideration given in the report. Anglesey have appointed an Empty Homes officer. A questionnaire has been sent out to Anglesey home owners offering assistance and advice to get these homes occupied.
  
- **Vision, Objectives and Growth Options**
  - A paper has been circulated on the main issues to be considered and what will the Vision and Objectives be. An update will be presented at the next meeting.

- **Urban Capacity Study**
  - Field work on main centres on Anglesey taking place, need to be completed and internal assessment of potential in some sites.
- **Renewable Energy Capacity Study**
  - Officers collating information in line with methodology received from The Assembly.
- **Topic Paper**
  - Work on going updated main topic papers regarding Population and Housing, Employment, Retail and Tourism.
- **Welsh Language Impact Methodology**
  - Discussions ongoing with relevant officers within both Authorities in order to develop the appropriate methodology.

### **Matters Raised**

- Previously, Anglesey Members had an opportunity to make comments on land submitted on the Candidate Site Register. Will the same opportunity be given on the new register?
- What type of work is being carried out for Housing Need paper
- Need to keep young people in the area and improve co-operation between planning and economic development with projects that will create economic benefit for the area.
- Importance of Empty Homes while consideration given for future housing

### **Officers' Response**

- Methodology for the Candidate Site Register shows the criteria, however, Members will be a valuable resource and there will be an opportunity for input on the process.
- Housing Need Paper considering issues regarding Assembly forecast, North Wales Agreement, house building trends, economic influence, capacity within areas including language impact. Consider housing growth figures and discuss with stakeholders.
- Economic issues are related a consideration in dealing with applications. Technical Advice Note imminent on working relations between Economic and Planning, need to formalise the relationship.

## 6. ANGLESEY & GWYNEDD ECONOMIC DEVELOPMENT PROJECTS AND PROGRAMMES

### Energy Island

SD presented a programme outlining the context of Energy Island

- UK need investment of £200b in energy
- By 2020 UK usage of renewable energy will be 37% and 26% nuclear
- Minister of State for Energy has visited Anglesey
- Vision of the programme is to establish Anglesey as a renowned centre for excellence in research and development, producing and servicing sustainable low carbon energy
- Private sector has expressed an interest in development in North Anglesey and in the Irish Sea, along with micro generation developments
- Anglesey are presently on 55% GVA
- Energy Island is of significant importance to North Wales. Energy Island are looking at all aspects of energy programmes
- Pointing out the economic potential for Anglesey and North Wales for employment
- Develop Energy Island Legacy Framework – where do we want to be by 2025?
- Connections between Energy Island Team and Gwynedd
- Close working with private sector
- Co-ordinate much of the work
- Create employment opportunities for young people of Anglesey
- Joint Working
  - Working Group
  - Education and Skills – to ensure opportunities for local people
  - Supply Chain – WG leading
  - Health , Industry and Language
  - Communication
  - Energy Island chaired by Tim Stone
  - Strategy Forum – Sioned Williams (Gwynedd) is a member
  - Graph showing economic growth through the effects of Energy Island
  - Arrange Interim policies, road & town improvements
  - Christian Branch (IOACC) is an additional resource and providing the main link to JPPU
  - Establish joint working between Energy Island and JPPU to prepare robust policies that will deal with the growth
- Investment of £8b in the development of Wylfa B – which compares to the London Olympics project
- Unique opportunities to ensure that our local economy flourishes
- Need to ensure strong links with Planning Policy to ensure that appropriate policies are in place in order to achieve the most benefit out of developments such as Wylfa B

- Intention to create PPA with Horizon on order to receive additional resources to deal with applications. This will be relevant to other large developments in the area. Opportunity for JPPU to gain resources from these.
- Close working relations with communities on Anglesey in order to ensure social benefits.

### **Matters Raised**

- Feeling that there are gaps within some policies such as renewable energy and mainly wind turbines. Aware of problems in Powys. Unclear whether policies support clusters or sporadic developments.
- A point was raised regarding Tidal Energy – is there a possibility to take advantage of the Menai Straits as a power resource?
- What certainties are there that Wylfa B will commence
- Ability to deal with large renewable energy applications but the smaller applications creating problems.

### **Officers' Response**

- Planning Department opinion is that the best way to deal with Wylfa is to have the LDP in place as soon as possible.
- Work in progress in creating Technical Advice Note on Wind Turbines
- Research work has been undertaken on the Menai Straits but due to environment issues on the Straits no recent interest
- The announcement of the British National Policy is a huge step forward. Planning decision for Wylfa B lies with IPC London – it is expected that the application will be made by end of 2013 and public consultation to commence by 2014. Statement of Community Consultation is being presented to the Board of Commissioners in October and full version will be available by November.
- Work on the capacity to receive developments on renewable energy will be evidence base for any Technical Advice Notes in this field.

### **Priorities for Gwynedd Economic**

Presentation by SW (Gwynedd Economic Development)

- Most times it is not wording of planning policies that in the problem from Economic Developments' viewpoint but the interpretation of the policy is major conflict
- Over the next three-years there are three projects that have been given priority in Gwynedd
  - Green Gwynedd and Low Carbon Sector
    - Importance of joint working with neighbours
    - How to create self-sufficient communities
    - Reduce transport
    - Economic opportunities, source food locally
    - Concentrate on energy over the next three years

- Project for use of tidal source in Pen Llyn but without any advantage for the area. The importance is how to gain benefit for the local economy
- Significant opportunities created from Wylfa
- Gwynedd officer is part of Anglesey meetings
- Renewable Energy and Low Carbon Energy
  - Guidance from energy government for local communities
  - Concentrate on small projects
  - Much opportunities from Hydro developments in the area, Llanberis development for example
  - Introduce renewable energy systems into public buildings
  - Investigate opportunities in crop growing for biomass factories in the area
  - Create a panel to formulate a plan for future projects
  - Joint working with Anglesey Economic Development for the good of the whole area
- Digital Gwynedd
  - Look into area with no access to broadband. Gwynedd is the worse area for broadband access in deprived areas
  - Need to upgrade networks to avoid problems
  - Need to ensure that new developments include appropriate infrastructure in place for future broadband access
- Medical, Scientific and High Tech Sector developments
  - Decision to concentrate on one field of work
  - Joint Plan affects both authorities
  - Discussions ongoing on a site at Parc Menai to establish a research centre with the prospect of creating 50 jobs by beginning of 2012
  - Need to attract investment – national companies to locate in the area
  - Discussions regarding a Medical School which will be a great asset – agreement with University of Cardiff

### **Matters Raised**

- Feeling of conflict between national policies and economic development – how can we move forward in LDP process
- Need to consider what we identify as industrial estates these days and what are appropriate uses for them
- Problems attracting businesses to Meirionydd, road networks insufficient
- Need to consider water opportunities in Gwynedd, a good deal of energy in rivers across the county
- Very supportive of new jobs at the research centre – what is the background to this?

### **Officers' Response**

- Need to ensure that Economic is part of the consultation process from the on-set and that their input is essential
- Work on Employment Needs is looking at existing resources and future needs – there will be an opportunity to assess the role of industrial estate within the new Plan
- Scoping capacity work within the area will show how much potential for hydro developments are in the area

- A Partnership has been formed between Betsi Cadwaladr University and Gwynedd Hospital. The University will be employing Bangor University Offices. The hope is to attract partnerships.

**7. ANY OTHER MATTERS**

None