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Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

JOINT LOCAL DEVELOPMENT PLAN PANEL

Minutes of Panel meeting held on **14 October 2015**
Glyder Fawr, Caernarfon

Present:

Gwynedd Council

Cllr. Gwen Griffith
Cllr. John Brynmor Hughes
Cllr. Dyfrig Jones
Cllr. Dafydd Meurig
Cllr. Owain Williams

Isle of Anglesey County Council

Cllr. Lewis Davies
Cllr. Richard Dew
Cllr. Victor Hughes
Cllr. John Arwel Roberts

Officers:

Gareth Jones	Planning, Environmental & Public Protection (interim) Manager (GC)
Nia Davies	Manager - JPPU
Linda Lee	Acting Team Leader (Business & Economy) - JPPU
Jim Woodcock	Head of Planning & Public Protection

Apologies:

Cllr. John Pughe Roberts, Cllr Ann Griffith

1) APOLOGIES

As noted above.

2) DECLARATION OF INTEREST

None

3) URGENT MATTER

No urgent matters were presented.

4) MINUTES

Accepted, subject to clarification that actions agreed to during meetings will be reported back to the panel prior to submission of documents to the Planning Inspectorate.

5) JOINT LOCAL DEVELOPMENT PLAN – STATISTICS ON THE DEPOSIT PLAN PUBLIC CONSULTATION

A short presentation by Linda Lee that provided a statistical overview of the Deposit Plan public consultation, which included the amount of representations, the type of representation and the sections of the plan most commented upon.

Points arising:

- It was pointed out that almost three quarters of representations were objections to the plan and that all the representations should be considered.

Responses:

- It was explained that as with most public consultations it is people who are unhappy with the plan's content that are more likely to respond to the consultation as opposed to people who are happy with the content of the Deposit Plan. The Plan preparation process requires the Councils to demonstrate that each representation has been considered. Particular emphasis will be placed on representations that are supported by evidence, as opposed to those are merely statements of opinion.

6) JOINT LOCAL DEVELOPMENT PLAN – REPRESENTATIONS RELATING TO POLICY PS13 OF THE DEPOSIT PLAN

Nia Davies presented information to raise the Panel's awareness of representations received on Policy PS13 (Housing Provision) during the consultation on the Deposit Plan. The Panel's opinion was sought on the Joint Planning Policy Unit's initial response to the representations related specifically to the Plan's housing growth level and the Welsh language. A further report would be presented in November to consider other non- language specific representations about Policy PS13.

The report and presentation was divided into the following sections:

- Main matters raised in the representations
- Context to assessing representations
- The evidence Councils have to support the housing growth level identified in the Deposit Plan
- An overview of how the growth will be distributed
- The initial response of the Joint Planning Policy Unit to representations on the relationship between the Plan's housing requirement and the Welsh language
- Possible minor and focussed changes to the Deposit Plan to be considered and possible amendments to the report on the Linguistic Impact Assessment

The report concluded that there were no compelling or demonstrable reasons or evidence to propose any change to the Plan's housing growth requirement. It was acknowledged, however, that the representations had highlighted the need to amend explanatory text and policies in the Plan to better explain how the Plan and its policies can contribute to the well-being of the Welsh language. If the Panel supported the proposed direction in respect of the Plan's housing growth level and the Welsh language, then the JPPU would proceed to draw up the proposed amendments, which would be presented to the Panel in one of the forthcoming meetings.

Points arising:

- Where can Edge Analytics's Population and Household Report be seen?
- An enquiry was made regarding whether the housing units from the Land & Lakes development forms part of the overall housing figure for Holyhead. Following s106 discussions in Anglesey's Planning Committee it is understood that the minimum period the units must remain as workers' accommodation is 4 years, - therefore the units may be available for the community during the Joint LDP's plan period.
- Can the JPPU provide information about proportions of Welsh language speakers on a ward by ward basis?
- Members expressed concern that: an over emphasis on providing housing units as accommodation for Wylfa Newydd construction workers could lead to a surplus of housing units, which could be detrimental to local communities in the future; that some poorly located sites could be brought forward for construction workers' accommodation, leaving a housing legacy in unsustainable locations. It was suggested that alternative forms of accommodation should be explored, e.g. chalets/ caravans or temporary buildings that could be removed from the site post construction.
- It was suggested that the methodology applied to assess the linguistic impact of proposed development could be refined. Future work could be informed by independent experts in the field to ensure that the tool could be applied robustly and that its conclusions can be supported by clear evidence.
- An enquiry was made regarding views expressed by Hywel Jones, which evaluated the Housing and Language research undertaken on behalf of both Councils and Snowdonia National Park – would these views be considered?
- It was stated that the figure for migration was high, especially in Gwynedd. It was acknowledged that the planning system cannot stop inward and outward migration of people, but that there needs to be mechanisms in place in order to make it easier for young people to stay in the community. One way of doing this was to ensure that the Planning Service and Economic Development Service work closer together to improve economic prospects within communities, particularly for small and medium sized businesses.
- Whilst the relationship between out-migration and the shift in the Welsh language is acknowledged, it seems that there is a reluctance to fully acknowledge the impact of in-migration. Reporting the analysis of factors need to be more balanced.
- In many communities, especially those along the coastlines, it is impossible for young people to get on the property ladder. Many people buy houses as second homes and out bid young local people. Can the planning system prevent this?
- Has the housing figure taken into account empty homes?
- The phasing of development is an important tool to control any possible impacts on the Welsh language, infrastructure and community facilities.
- Will the monitoring framework help with the development of unanticipated windfall sites, e.g. two windfall sites have come forward in Bethesda and if they had been granted approval it would have meant that the housing requirement identified for the settlement would have been addressed despite the a housing allocation at Maes Coetmor.
- It will also be important to review the indicative housing figures of those communities that are affected by school closures or new schools.
- The settlement profiles will be very useful and can be used to tie all the information within the plan and topic papers together. The use of plain English will be important to ensure that everyone can understand the document. The profiles need to be organic documents that can be reviewed when circumstances change.

- Will the Plan consider the potential redevelopment of the former Lairds site at Llanfaes.

Responses:

- The Edge Analytic's report, along with other topic and background papers are all available on the website and a link will be sent to members of the Panel.
- The Joint LDP is prepared using the evidence available at the time of preparation. The Edge Analytics report contains different scenarios, including a series of employment led scenarios that are dominated by the Wylfa Newydd project, which may effect housing numbers. The Plan does not identify the proposed Land and Lakes development as it is understood that the proposed housing legacy will not be delivered within the Plan period. Officers will enquire about the proposed condition referred to that could release the site for the legacy use after a 4 years period. In any event the Joint LDP will be monitored every year and in four years a full review of the Plan will need to be undertaken. As plans for Wylfa Newydd and its associated developments become more certain any changes in circumstance can be highlighted by the monitoring framework. If the changes in circumstance are significant then it may trigger an earlier full review of the plan.
- The relevant excerpts from the Welsh language Topic Paper will be sent to the Members.
- The Deposit Plan includes policies on accommodation for temporary construction workers for large projects such as Wylfa Newydd. The policies facilitate different types of accommodation, which include temporary structures, and caravans. Representations have been submitted about these polices and will be presented to the Panel in due course.
- The JPPU will consult with experts in the field of planning and the Welsh language when developing the SPG on Sustainable Communities. Nia is currently attending a series of modules provided by Aberystwyth University on Planning and the Welsh Language.
- The document that included Hywel Jones' views about the report regarding the Housing and Welsh language study was submitted after the closing date of the public consultation. Gwynedd Council's Research Unit was aware of his views. Nonetheless, the study's purpose was to explore the relationship between the housing and the language and it succeeded to show that a number of factors can influence the wellbeing of the language. It continues to form part of series of sources of evidence that informs the Plan's preparation.
- The evidence demonstrates that inward migration figures in Gwynedd are skewed by UK and international students who attend Bangor University.
- JPPU agrees that in many places open market housing is too expensive for young people to purchase but the plan does contain policies which seek to address this problem, such as affordable housing policies and the Local Market Housing policy. This latter policy seeks to address the extreme 'hotspots' in the housing market.
- The housing figure has taken into account empty homes. In addition, the Urban Capacity Study, which is available on the website, has taken into account empty homes, spaces above shops and infill sites within settlements.
- The support for phased development was noted. It is within the current policy framework as well. The planning application stage will determine whether it is required having considered the relevant factors, including the scale of the proposed development.
- It is not always easy to predict future windfall developments but the monitoring framework will enable us to review any changes in circumstances which could lead to a review of the housing figures, changes to the wording of policy and if a significant change in circumstance happens it could trigger an early review of the plan.
- A representation has been submitted about the Lairds site and therefore the matter will be considered in due course.

RECOMMENDATION

- The Panel supported the direction set out in part 7 of the report in respect of the Plan's housing growth level requirement and the Welsh Language, in response to representations received during the formal consultation period, subject to the comments made during the meeting.

5) DATE AND LOCATION OF NEXT MEETING

Next meeting to be held at 10am on the 21st October in Ty William, Llangefni. A location plan will be circulated to help those who aren't familiar with the building.