



Gwasanaeth
Democratiaidd
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Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

JOINT LOCAL DEVELOPMENT PANEL

Minutes of Panel meeting held on **17 October 2014**
Committee Room 1, Llangefni

Present: Gwynedd Council

Cllr. Gwen Griffith
Cllr. Dafydd Meurig
Cllr. John Wyn Williams
Cllr. Owain Williams

Isle of Anglesey County Council

Cllr. Lewis Davies
Cllr. Ann Griffith
Cllr. Victor Hughes
Cllr John Arwel Roberts

Officers:

Gareth Jones	Planning & Environment Manager (GC)
Nia Davies	Manager - JPPU
Bob Thomas	Team Leader - Housing & Communities – JPPU
Heledd Fflur Jones	Team Leader - Business & Economy - JPPU
Linda Lee	Senior Planning Officer – JPPU
Aled Lewis	Senior Planning Officer - JPPU

Apologies: Cllr. Gethin Glyn Williams (GC)
Cllr. John Pughe Roberts (GC)
Cllr. John Brynmor Hughes (GC)
Cllr. Roberts (CSYM)
Jim Woodcock (IOACC)

1] APOLOGIES

As noted.

2] DECLARATION OF PERSONAL INTEREST

Because of officers' personal links with some of the settlements within the Settlement Hierarchy, the following declarations of interest were submitted, and it was confirmed that these officers had not been part of the process of creating inset plans for the following.

Settlement	Officers with a Declaration of Interest
Bethesda	Nia Davies, Aled Lewis
Chwillog	Nia Davies
Llanddaniel Fab	Bob Thomas
Llangaffo	Heledd Jones
Llangefni	Heledd Jones, Linda Lee, Aled Lewis
Llangristiolus	Heledd Jones
Llanrug	Bob Thomas
Porthaethwy	Bob Thomas

The following declarations of interest were received from Members of the Panel:

Settlement	Officers with a Declaration of Interest
Holyhead	Cllr. John Arwel Roberts
Llangaffo	Cllr. Ann Griffith
Llangoed	Cllr. Lewis Davies

Additionally a Declaration of Interest was received from Bob Thomas for the Detailed Policy involving Telecommunications.

3] URGENT MATTERS

No urgent matter was submitted.

4] MINUTES

Submitted – a copy of the minutes of meeting held on 30 July and 19 September 2014, and it was agreed that they were a true record.

5] DEVELOPING THE DEPOSIT PLAN

Appendix A – Draft Policies for Gypsy and Traveller Accommodation

A presentation was given by Nia Davies setting the background of the responsibilities of the authorities to prepare sites for Gypsies and Travellers when necessary. Policy TAI/9 protected new sites, policy TAI/9A allocated new sites to address the need deriving from the regional study and policy TAI/9B related to any further need during the Plan period.

TAI/9 – Safeguarding Existing Sites

Comments:

- Had the consultation taken place with the two local communities within the Plan area?
- A recent meeting of Llandygai Community Council had announced its support for the logical extension of the Llandygai site.
- The important thing was to ensure that the site was well run.

Responses:

- The regional study had conducted a survey of the local communities and the Unit was in discussions with Pentraeth community.
- Agree that running a site effectively and keeping the different communities separate was important.

TAI/9A – Designating Sites

It was explained, except for extending the Llandygai site with an addition of 5 plots, that no further sites had been identified thus far to satisfy the remaining need identified in the regional study. The search for further sites was progressing, and the progress on this would be reported to the November panel meeting.

- No specific comment.

TAI/9B – Sites for Gypsies and Travellers

- No specific comment.

Appendix B – Distributing Housing Units

A presentation was given by Nia Davies to remind the Panel of the proposed spatial distribution of housing units within the Plan area and during the Plan period, as well as the assessments that would influence the recommendations. Reference was made to papers

attached to the appendix which updated the assessments' findings and, thus far, that had not identified any substantial problems with the detailed policies or the designations/distribution of growth.

Comments:

- Concern was expressed over the amount of research undertaken on the effects of migration on the Welsh language over the last 20 years.
- The importance of the economy in keeping the young people within the area.
- Even affordable homes were out of reach for the vast majority of the local community; consideration should have been given to supporting portable/wooden homes, as these were cheaper to build.
- Need to ensure that there were opportunities available to people returning to the area.
- Closing a school in a village could have a very negative effect on the Welsh language as many local people would not want to stay in a community without a school.
- Rented social housing was needed in the areas where people struggled to afford affordable homes.

Responses:

- Had held a review of the plan's growth figure and the need had been tied with employment opportunities over the plan period.
- In order to assess the possible effect of the plan's growth on the Welsh language, work had been done on the area profile, and research had been carried out through housing and language survey.
- The type of housing being promoted was the important thing.
- It must be remembered that the plan was a facilitator for creating growth opportunities to address the needs of the plan area.
- With the redevelopment of school sites that could close during the plan's lifetime, it was up to the two Councils to determine their priorities in terms of any residential accommodation development on the site and how many affordable homes to prepare.

Appendix C – Significant Changes to Detailed Policies

A presentation was given by Bob Thomas on the changes to Housing, Renewable Energy, and Transportation policies, and by Nia Davies on the Telecommunications Policy.

1] Housing Policies

TAI/2 – Sub-dividing Existing Property

Comments:

- Concern for the effects of reducing the number of houses and flats in the vicinities of Bangor on students, and the effects of this on the local communities.
- Concern for the impact of converting flats into single rooms and local people's ability to find accommodation, especially families.
- Agree with the principle that various sections of Bangor would be dealt with differently, although it was important to remember that planning was only relevant on a small section of subdivide developments.
- As a result of purpose built student accommodation, some landlords had started to consider letting accommodation to local people.
- How do we know what the main need for houses of multiple occupancy would be?

Responses:

- The purpose of this policy was to have an element of control over the existing stock being used as accommodation for students.
- Discussions were being held between the Unit and the University to ensure a better understanding of the needs in future.

PS12 – Affordable Housing

Comments:

- It was felt that the figures of between 1,400 and 1,600 of affordable units were low considering the number of units the housing associations had built over previous years.

Responses:

- This was the minimum figure; any further sites by the housing associations would be able to raise this level.

TAI/8 - Affordable Housing Distribution and Threshold

Comments:

- It was very possible that, if the government were to change the rights in future, problems could arise with the 106 agreements.
- Could the definition of affordable homes be changed?
- Support more affordable homes as the existing housing stock was full.
- The problem was the price of the land; was there a way of setting a standard price on an affordable plot?

Responses:

- While preparing the Plan, it was necessary to work within the existing legislation, and to deal with the implications of any future changes when they came into existence.
- It was necessary to adhere to the definition of affordable homes as set out within Planning Policy Wales and TAN2.

- The plan's aim was to provide as many affordable homes as possible.
- It was not possible at present to set a standard price on an affordable plot.

TAI/8A – Exception Sites including Special Exceptions

Comments:

- This was a very important change because of the reduction in the grant available to build affordable homes.

Responses:

- Note the comment.

TAI/10 to TAI/13 – Individual Settlement Growth Level Tables

Comments:

- How much flexibility was there with the figures? It was seen that Bethesda and Rachub had a figure of 30 units in the column relating to the additional number required.
- Beaumaris – It was questioned whether there were any opportunities Beaumaris to accommodate the expected growth.
- It was enquired whether the land bank figure included the Gwynedd UDP designations.
- Llangaffo – Because of the lack of facilities there, how the growth figure had been reached and the role of the centre were questioned.
- Clynog Fawr – The fact that only one unit had been completed since 2011 was questioned, as 8 units had been completed there relatively recently.
- Llanddona a Llangoed – The difference in further need between both was questioned as Llanddona School had closed.

Responses:

- These were targets, and monitoring the plan would enable seeing how the developments would progress. In Bethesda, it was necessary to realize that there were already 52 units with permission, as well as the additional 30 which was required.
- The plan could not influence units with existing planning permission.
- Beaumaris – The urban capacity survey identified opportunities within the town.
- The land bank did not include designations in a plan; rather, this figure accounted for all the units that had planning permission in April 2014.
- Llangaffo - Following the work of identifying all of the settlements' facilities they were awarded a score, and the growth level was then based on this score. Despite constant changes to different facilities,

the work of preparing the Plan had to proceed. These growth of centres would still serve facilities such as schools, even if new area schools were built outside the settlements.

- Clynnog Fawr – It was agreed that the monitoring system needed to be reviewed in order to confirm the number of units completed there since 2011.
- Llanddona and Llangoed – The comment was noted. The reason fewer units were needed in Llangoed was because there were more units in the land bank.

Appendix CH – Settlement Maps

A Presentation was given of the Main Settlements with the proposed designations for housing and employment. It was agreed that members were reviewing these, and would report on any matters that needed discussing at the next meeting in November.

Comments:

- It did not seem as though there were many opportunities within the development boundaries.
- It was enquired whether these boundaries had followed the recommendations of the Gwynedd UPD inspector who had noted that the development boundaries should drawn very tightly around the settlements.

Responses:

- The urban capacity study had identified possible opportunities within the biggest centres.
- These development boundaries followed clear boundaries in the community i.e. around gardens etc. Where suitable, small plots of land had been included within the development boundaries in order to promote the expected growth.