



Gwasanaeth Democraidd
Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

JOINT LOCAL DEVELOPMENT PLAN PANEL

Minutes of the Panel's meeting held on **18th July 2014**
Committee Room 1, Llangefni

Present: Gwynedd Council

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

Isle of Anglesey County Council

Cllr. Ann Griffith
Cllr. Victor Hughes
Cllr. John Arwel Roberts
Cllr. Nicola Roberts
Cllr. Kenneth Hughes

Officers:

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

Apologies: Cllr. Gwen Griffith (GC)
Cllr. John W Williams (GC)
Cllr. Lewis Davies (IOACC)
Cllr. Jeff Evans (Substitute - IOACC)
Jim Woodcock (IOACC)

1) APOLOGIES
As noted above.

2) DECLARATION OF PERSONAL INTEREST
Declarations were received from Cllr. John Pughe Roberts and Cllr. Gethin Glyn Williams regarding hydro pwer. Also, declarations were received from Cllr Ann Griffith and Cllr Nicola Roberts due to Plaid Cymru's stance in their manifesto which objects to wind turbine developments.

3) URGENT MATTERS / ADDITIONAL MATTERS

No urgent business was presented. Cllr John Arwel Roberts thanked Cllr John Wyn Williams for chairing the Panel meeting which was held on 20th June 2014.

4) MINUTES

Minutes from the Panel meeting held on 20 June, 2014 were accepted as correct.

5) REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN'S STRATEGIC AND DETAILED POLICIES:

APPENDIX A: STRATEGIC POLICY 5 AND THE ASSOCIATED DETAILED POLICIES – INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

A report was presented by Bob Thomas outlining Strategic Policy 5 which was previously presented to the Panel with the suggested amendments to the Strategic Policy. The report also includes detailed policies which derive from the Strategic Policy.

Detailed Policy: ISA/1 – Infrastructure Provision

A detailed policy which sets out a requirement for suitable infrastructure with developments and where a contribution is required for infrastructure if existing infrastructure is not sufficient to deal with additional development.

Points raised:

- Concern was raised regarding the effect on the viability of small businesses.
- An example was given where an application to remove a S106 has been submitted, therefore if successful, would CIL then be implemented?

Officers' responses:

- Detailed research will be done to establish the requirement for new infrastructure to support the Plan and whether introducing a levy to contribute to financing the delivery of infrastructure could be supported by the market.
- It was explained, where necessary, CIL will be implemented in addition to S106. Need guidelines to establish the connection between CIL and the development.

Detailed Policy: ISA/2 – Community Facilities

This policy will set in place a mechanism to sustain and enhance community facilities, and prevent the loss of any existing facilities.

No comments were made.

Detailed Policy: ISA/3 – Further and Higher Education

This policy provides a sequential test, with a preference for existing campus site(s), for new or extensions to existing further and higher education facilities.

No comments were made.

Detailed Policy: ISA/4 – Safeguarding Existing Open Space

This policy will safeguard and enhance existing open spaces as described in TAN16. It will also allow for additional provision to be made by developer contributions.

Points raised:

- An enquiry was made on whether this policy would protect school playing fields.
- The question was asked on how a community would be defined.
- Important that these areas are protected – in the past housing were built on any available spaces.

Officers' responses:

- This is wholly dependent on whether there is access to the playing fields after school hours. Those that form part of a settlement's open spaces provision would be protected under this policy, unless robust evidence is provided to indicate otherwise.
- Definition of a community depends on the location and size of the open space but in the majority of cases the settlement will be used to determine whether there is a surplus provision.

Detailed Policy: ISA/5 Provision of Open Spaces in New Housing Developments

This policy will ensure that a provision of public open spaces will be provided for new housing developments of 10 or more units, either on site if possible or near to the development. It would only be relaxed where it is proven that there is an adequate provision.

Points raised:

- Reference was made to a scenario where the developer wouldn't have control over land required to satisfy the need for additional provision.
- Concern was raised whether in applying the S106 that there is a risk of accepting a low payment.
- It was suggested that any financial contribution would need to be inflation linked due to developments not being implemented for a long period of time.
- Concern was expressed regarding the cost implications of outstanding financial contributions and their recovery.

Officers' responses:

- Regarding the lack of land availability, then a financial contribution could be acceptable.
- Regarding application of a S106 and the acceptance of low payment, this point is duly noted and will be taken into consideration.
- S106 currently include an inflation linked clause to deal with changing economic conditions.
- Regarding payments recovery, Gwynedd Council have incorporated a monitoring fee within all S106 which is used to cover the work involved in monitoring development.

APPENDIX B: PS16 – RENEWABLE ENERGY TECHNOLOGY

A report was presented by Bob Thomas outlining Strategic Policy 16 which was previously presented to the Panel with the suggested amendments to the Strategic Policy. The report also includes detailed policies which derive from the Strategic Policy.

Detailed Policy: AND/1 – On-Shore Wind Energy

Research has been carried out on assessing the potential sensitivity and capacity of the landscape to accommodate on shore wind energy development and a policy based upon the categorisation of turbines together with extensive number of criteria has been prepared.

Points raised:

- An enquiry was made on the Welsh Governments' stance on On-Shore Wind Energy and whether any policy introduced in the JLDP would be supported by them.
- A point was raised regarding the National Park's policy on On-Shore wind energy, where their policy allows larger turbines – how will this affect the adjacent areas in JLDP Area. Due to the difference in heights allowed would this lead to appeals on decisions?
- An enquiry was made regarding the definitions of sizes as stated within the Typology Table.
- A point was made regarding wind farms on Môn coming to end of their life. How will this policy deal with the possibility of repowering schemes?
- Concern was expressed on turbines coming to end of their life, - who bears the financial burden of dismantling turbines if the original companies no longer exist?
- Enquiry was made regarding the status of land previously used for turbines – is it classed as Brownfield sites or revert to Greenfield sites?

Officer's Response:

- Throughout the Plan making process, evidence is essential as part of the process, therefore if WG were to challenge this Policy evidence would be needed to support their stance.

- The point raised regarding the National Parks' policy on size on turbines was noted and will be discussed with the National Park.
- Explanation was given regarding the definitions given in the Typology Table. This policy recognises the role of turbines as a source of renewable-energy, consideration will be given to other criteria as stated in ADN/1 - this policy aims to ease the decision-making process.
- This policy will only be used when the Plan is adopted. Until that time, current policies are used for current applications; however, the evidence produced to date to support the new Plan can be a material planning consideration.
- Previously, bonds have been included in a S106 which requires a sum of money to paid up-front; therefore a bond can be used in such cases.
- Regarding land status, if the structures and bases, etc are removed and the land is used for agricultural purposes then it wouldn't be regarded as a brownfield site.

Detailed Policy: ADN/2 – Other Renewable Energy Technologies

A policy for other renewable energy that supports development within development boundaries with other locations requiring justification or specific locational requirement to support their development.

Points raised:

- A point was raised on how can the effects of renewable energy developments on bio-diversity and ecology be measured?

Officer's Response:

- Regarding the effects of renewable energy developments, specific aspects of bio-diversity and ecology would be considered and assessed. Expert opinions would also be sought at time of application.

ADDITIONAL INFORMATION

Next meeting to be held on 30th July, 2014 in Committee Room 1, Isle of Anglesey County Council Offices.

Panel chose to accept an invitation from the Planning Inspectorate which offered an opportunity for an advisory meeting in order to explain the process and answer any queries – date and time to be arranged.

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