



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

JOINT LOCAL DEVELOPMENT PLAN PANEL

Minutes of the Panel's meeting held on **30th July 2014**
Committee Room 1, Llangefni

Present: Gwynedd Council

Cllr. John Brynmor Hughes
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
Cllr. Nicola Roberts

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. Kenneth Hughes (IOACC)
Cllr. Gwen Griffith (GC)
Cllr. John Pughe Roberts (GC)
Cllr. Gethin Glyn Williams
Cllr. Jeff Evans (Substitute - IOACC)
Cllr Dafydd Meurig (Substitute – GC)
Jim Woodcock (IOACC)

1) APOLOGIES

As noted.

2) DECLARATION OF PERSONAL INTEREST

A declaration was received from Cllr Owain Williams on Item 5) – Appendix C on the agenda, but following legal advice received previously, which stated that he is allowed to discuss the matter at this stage, he decided to stay and take part in the meeting.

3) URGENT MATTERS / ADDITIONAL MATTERS

No urgent business was presented.

4) MINUTES

Minutes from the Panel meeting held on 18th July, 2014 were accepted as correct.

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

A report was presented by Nia Davies which introduces the amended versions of Strategic Policies following changes made as a result of the Preferred Strategy consultation. Also, draft wording for detailed policies were presented which derive from the Strategic Policies within Deposit version of the Joint Local Development Plan.

APPENDIX A: LIVING SUSTAINABLY (GENERAL POLICIES)

PS1 – Sustainable Development

No comments.

PS2 – Alleviating and Adapting to the Effects of Climate Change

Comments:

- It was asked whether sufficient arrangements have been made for climate change effects, ensuring that no development can take place in areas under threat.

Responses:

- It was explained that Criterion 4 within PS2 deals with development in areas threatened with the effects of climate change. A further policy will be created to deal with areas of extreme risk.

CYFF1 – Development Criteria

Comments:

- An inquiry was made regarding what is meant by 'lower densities' in Criteria 4, - does this apply to flats?
- An enquiry was also made about the definition of Criterion 5.
- Criterion 7 – It was asked whether Japanese Knotweed is included due to difficulties arising because at times, developers are not eradicating the weed sufficiently at the time of development.

Responses:

- It was explained that the guidance is relevant to development including flats and that the 30 unit/hectare is only a guide. Development could be lower or higher depending on local circumstances.
- Criterion 5 states that residential units will be developed in appropriate sized plots, that is, need to avoid over-development. It was suggested that the wording should be amended to 'over-development'.
- Regarding Japanese Knotweed, a specific policy cannot be written but a condition can be placed on the planning permission. It was agreed to review the wording.

CYFF2 – Design and Place Shaping

Comments:

- A point was raised about the importance of design within AONB areas.

It was agreed to accept CYFF2 with no amendments to the wording.

CYFF3 – Design and Landscaping

Comments:

- It was asked whether CYFF3 applies to all developments and is it required to meet all criteria.
- The robustness of the policy and criteria were complimented.
- An enquiry was made regarding tree planting – is it possible to dictate the tree species planted around new development: Also, need to consider tree species used due to extensive root systems on some species.
- Also, it was enquired who is responsible for maintaining trees upon completion of a development.

Responses:

- It was explained that every development should consider landscaping.
- Regarding planting schemes, it was explained that Criteria 5 and 9 deal with planting features and types of planting allowed.

CYFF4 – Carbon Management

It was explained that the Government was about to change national policy and guidance about the planning system's role to manage and promote building standards and part of Policy CYFF4 would need to be revisited.

Comments:

- An enquiry was made as to whether this policy applies municipal buildings.
- Concern was expressed regarding additional costs for developers.
- A point was raised on the wording of CYFF4 – 1c) 'sympathetic'.

Responses:

- Regarding municipal buildings it was explained that CYFF4 applies to all buildings.
- It was explained, regarding concern over developers' costs that this policy is a national requirement via building regulations and that in the long run heating and lighting costs should be cheaper.
- 1c would be reviewed
- Policy CYFF 4 will be resubmitted after the changes to national policy and guidance had been evaluated

CYFF5 – Water Conservation

Comments:

- It was asked whether water wells on sites would come under this detailed policy.

Response:

- It was confirmed that water wells would come under this policy.

APPENDIX B: - SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

PS22 – Sustainable Transport, Development and Accessibility

Explanation was given that a list of national development management policies has been included in the Plan so as not to repeat throughout the remainder of the document.

TRA1 – Transport Network Developments

It was explained that a schedule of national development management policies is included in the Plan, which means that there is no need to repeat them in the rest of the document.

Comments:

- A point was raised concerning cycle and foot paths, in the past plans have been made to create a path from Beaumaris to Menai Bridge but due to cutbacks there are no plans for it to be developed.
- What type of development would be likely under Criteria 2 number 7 for facilities with interchange with water based transport.
- A point was made that on the whole the criteria are based on good ideas but a number of them are not relevant to the open countryside.

Responses:

- An explanation was given that policies are put in place to ensure discussions with Transport Department.
- In relation to Criteria 2 number 7 reference was made to Holyhead Harbour and Penrhyn Port jetty as examples for facilities to enable transfer of goods from sea to land and the possible need for upgrading these facilities.
- The comment regarding the need to ensure that the policy reflects the needs of rural areas.

TRA2 – Parking Standards

Comments:

- Regarding TRA2, a point was made that the detailed policy is excellent in principle but can it be implemented in reality?
- While there is a need to promote walking and cycling, we must also remember the need to travel by cars.

Responses:

- It was noted that the Transportation Department would be given an opportunity to comment on the policy before its completion.

TRA3 – Safeguarding Disused Railway Lines

Comments:

- While agreeing with this policy, a comment was made that the policy cannot be a general policy as parts of some railway lines have been lost forever.

Responses:

- Each railway line would have to be looked at case by case, but it was agreed to review the wording.

TRA4 – Managing Transport Impacts

Comments:

- Need to delete to word 'and' in Criterion 8).
- It needs to be noted that horse riding is an integral part of our tourism industry and that there is a lack of bridleways.

Responses:

- It is agreed the need to delete the word 'and' from Criterion 8).
- The comment regarding horse riding

APPENDIX C: - TWR/5 POLICY

TWR/5 has been amended in order to combine to two original policies; therefore, all criteria are listed in one policy.

Comments:

- It was requested that the wording be changes slightly to explain that the policy refers to mobile units and that other development would be considered under the caravan and chalet policy
- It was stressed that too much restrictions should be placed on local businesses and there is a need to understand how they operate

Responses:

- The wording would be reviewed accordingly
- The comment regarding the need to avoid inhibiting local businesses was noted