



JOINT LOCAL DEVELOPMENT PLAN

Joint Local Development Plan Panel

18 November 2017

Isle of Anglesey County Council Chamber, Llangefni

Present:

Isle of Anglesey County Council

Cnllr. Richard Dew
Cnllr. John Griffith
Cnllr. Lewis Davies
Cnllr.. Victor Hughes
Cnllr. Kenneth P. Hughes

Gwynedd Council

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

Officers:

Nia Haf Davies	Manager - JPPU
Gareth Jones	Senior Manager, Planning Service, Environment and Public Protection (GC)
Dylan Williams	Head of Regulatory and Economic Development (IACC)
Eirian Harris	Planning Support Assistant - JPPU

Apologies:

Cnllr. John Arwel Roberts (IACC)
Cnllr. John Pughe Roberts (GC)
Cnllr. Ann Griffith (IACC)

1. APOLOGIES

As noted above.

2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

3. URGENT ITEMS

No urgent items were submitted.

4. MINUTES

It was confirmed that the minutes of the Panel held on 24 June 2016 were correct.

5. UPDATE REPORT (verbal)

An update about the Joint Local Development Plan was provided, as follows:

- Public Examination
- Hearings
- Action Points
- Matters Arising Changes
- Next Steps and the Timetable

Public Examination

The Examination provides an opportunity for evidence (written and/or verbal) to be considered by the Inspector. The Inspector needs to ensure the soundness of the Plan not to improve and/or change the Plan. At the end of the Examination, the Inspector will present a binding report to the two Councils so that they can adopt the plan.

Hearings

The Hearings are part of the Examination process. The hearings were held during September until early November. No further hearings have been programmed at this time. Officers from the Joint Planning Policy Unit attended every hearing, and other Council officers, experts and legal experts also attended as required.

Matters raised:

- Enquiry as to whether the Language has had a fair hearing, noting that housing growth would certainly have an impact on the Welsh language. Reference was made a planning consent given to Land & Lakes to develop land in Holyhead.

In response:

- The evidence that has been submitted by all parties has been sent to the Inspector, who has considered it. The Plan's impact on the language was given specific consideration during the first hearing. Housing growth level was considered in detail at the second hearing. The inspector asked for more information about the basis for setting the housing growth level in Gwynedd which is below forecasts prepared by the WG. It was noted that several participants had drawn the attention of the Inspector to the named planning permission.

Action Points

It was explained that 111 action points have been identified by the Inspector. It was noted that some points requesting clarification on the position of the Councils while some additional evidence is required. Examples were given:

- Gwynedd housing growth level is lower than forecasts – published report highlights the relation between housing and work.
- The level of provision of employment land in Anglesey were higher than expected.
- There is no retail designation in the plan.
- Why do we need a local market housing policy?
- Why do we need a category of ' Clusters '?
- Disagreement between the WG and the Councils on behalf of their growth.
- Updated Assessment Of The Viability Of Affordable Housing.
- Updating evidence about the demand for heat and energy and opportunities to greet them.
- Refined evidence on housing dafluniad. Refined evidence on housing provision by category and domicile.

Details of the Action Points can be seen on the Council's website.

Matters raised:

- Was the growth figure scrutinised, noting that the indigenous population isn't growing
- How many clusters have been withdrawn from the Plan.

In response:

- It was noted that the Councils' Statement to the second hearing had given an explanation of the selected growth level. The paper that was prepared in response to the action point regarding the housing growth level for Gwynedd explains why the Welsh Government projections aren't appropriate. Reference was made to alternative 'no migration/ natural change' population and household projections demonstrates that there is a need for additional housing during the life of the Plan.
- The officers did not have the information on the number of clusters which is the subject of a proposed change to hand. The information is included in the paper which responds to the action point which is in the Examination Library on the Councils' website. It was noted that there was an objection from the Welsh Government and that the Inspector had expressed concern that the Councils had not interpreted national planning policy correctly, in particular paragraph 4.7.7. The evidence base was refined to identify clusters to be removed out of the policy. Also, the matters arising changes recommends a change to the policy on clusters, -instead of having a maximum of 2 units, the revised policy will identify sub areas and have an indicative growth level.

Matters Arising Changes

It was explained that the Matters Arising Changes (NMC) are minor, do not undermine the strategy, are sound and consistent with the Sustainability Assessment. The changes include:

- Refine policy wording
- Changes to policy content
- Delete policies or include additional ones
- Streamline the Plan.

Next Steps and Timetable

Details of Next Steps were provided:

- Complete responses to the action points
- Prepare a schedule of Matters Arising Changes (NMC)
- Prepare a SA & HRA reports
- Prepare a Composite Plan
- Public consultation about the NMC Schedule, Sustainability Assessment, Habitat Regulations Assessment.
- Inspector's Report presented to both Councils (full Council) and published at the same time.
- The Councils will have 8 weeks to adopt the Plan

Training/ raising awareness sessions for Members and officers will be arranged.

Matters raised:

- Enquiry about the CIL (Community Infrastructure Levy) process and its relationship with the Welsh language.
- Enquiry about the monitoring system

In response:

- It was explained that CIL had not been set yet. S106 continues to be used. Policies can require mitigation measures if the requirements of the relevant Regulations can be addressed.
- It was explained that an annual report will be presented to both Councils before being sent on to the Welsh Government. The indicators, targets and thresholds included in the Monitoring Framework will form the basis for the monitoring work. The Plan will have to be reviewed during the fourth year, but this could happen earlier should the annual monitoring indicate otherwise.

6. REVIEW OF THE JOINT PLANNING POLICY SERVICE (VERBAL)

The Head of Regulatory and Economic Development Department (IACC) presented an overview of the main messages arising from the review of the Joint Planning Policy Service. The need to review existing arrangements of the Joint Planning Policy Unit was discussed and agreed at the last meeting of the Panel (24 June 2016). There had been a delay in undertaking the work due to work pressures and the fact that the public examination was taking place.

The Joint Planning Policy Unit's thorough work was praised.

Background information:

- It was agreed that Christian Branch (Regulatory and Economic Development Service - IACC) would undertake the review on behalf of Dylan Williams (Head of Regulatory and Economic Development - IACC) and Gareth Jones (Senior Manager Planning, Environment and Public Protection Service- GC).

- The aim is to complete the report during the next few weeks. It was emphasised that it was important to complete the report and act on it in order to provide some certainty about the Unit's future and that statutory planning functions are addressed.
- The questionnaire was circulated to officers and Local members in both Councils as well as other interested parties.

Purpose of the report:

- Identify the effectiveness and appropriateness of existing joint working arrangements.
- Outline the lessons learnt from existing arrangements, which could influence and guide future joint working arrangements.
- Consider arrangements for the unit's future.

Findings:

- Unit's arrangements have been successful. Other Councils in Wales are looking at the model.
- The Unit had created a strong team with specialisms and experience in the planning field.
- Joint working has achieved savings throughout the Plan making process.

Future:

- Recommend that the service continues and that the new agreement lasts for 5 years.
- Need to strengthen ownership of the Unit within both Councils.
- Clear and definitive work programme for the Unit required post Plan adoption.
- More definite arrangements for joint working and integrating the Unit with Development Management in both Councils.