



**JOINT LOCAL DEVELOPMENT PLAN**

**Joint Local Development Plan Panel**

**10.00am, 17 November 2017**

**Meeting Room 1, Anglesey County Council Offices, Llangefni**

**Present:**

**Isle of Anglesey County Council**

Cllr Richard Dew  
Cllr John Griffith  
Cllr Kenneth P Hughes  
Cllr Richard O Jones

**Gwynedd Council**

Cllr Dafydd Meurig  
Cllr Owain Williams  
Cllr John Brynmor Hughes  
Cllr Sian Wyn Hughes  
Cllr Berwyn Parry Jones

**Officers:**

Robyn Jones	Legal Services Manager/Deputy Monitoring Officer (IACC)
Nia Haf Davies	Manager - JPPU
Dewi Francis Jones	Chief Planning Officer (IACC)
Gareth Jones	Senior Manager, Planning and Public Protection Service (GC)
Bob Thomas	Team Leader - JPPU
Rhodri Owen	Senior Planning Officer – JPPU

**Apologies:**

Cllr John Pughe Roberts (GC)  
Cllr Bryan Owen (IACC)  
Cllr Nicola Roberts (IACC)  
Cllr Robin Williams (IACC)  
Cllr Catrin Wager (GC)

**1. WELCOME AND APOLOGIES**

Apologies as noted above.

**2. DECLARATION OF PERSONAL INTEREST**

No declarations of any personal interest were received.

**3. URGENT ITEMS**

No urgent items were received.

**4. MINUTES**

The minutes of the Committee held on 28 June 2017 were accepted as a true record.

**5. SUPPLEMENTARY PLANNING GUIDANCE - UPDATE**

Nia Haf Davies gave a presentation explaining that the Local Planning Authorities were preparing a range of Supplementary Planning Guidance (SPG) to support the Plan by providing more detailed guidelines on a variety of subjects and matters to help with interpreting and implementing the policies and proposals in the Plan.

An SPG does not submit any new planning policy, it would have to be subject to a public consultation and then subject to a decision to be adopted by the relevant committee. In the Plan's area, the Joint Planning Policy Committee on behalf of the Councils would be responsible for adopting the SPG if they were dealing with a matter that was common for both Authorities. With SPG that affects the administration area of one Authority only, the decision to adopt the SPG will be made by the relevant Committee within that Authority.

A proposed timetable was presented to prepare the Supplementary Planning Guidances, for the Panel's information.

Matters raised:

- It was acknowledged that there was much work in this field and it was asked how the work had been prioritised.

Response:

- It was explained that a risk assessment had been carried out for policies that needed more explanation and fields that received a vast number of applications. There had been some movement in the timetable due to messages from both Councils.

Decision:

The contents of the report were noted.

**6. TECHNICAL ADVICE NOTE 20: PLANNING AND THE WELSH LANGUAGE (OCTOBER 2017) - UPDATE**

Nia Haf Davies gave a presentation which noted the elements that were consistent with the previous Technical Advice Note (TAN), elements that were different, weaknesses and, lastly, compared the TAN 20 with Policy PS 1 in the Joint Local Development Plan.

Matters raised:

- The observation was noted that it would not be possible to discriminate on the basis of personal characteristics. Reference was made to a strategy adopted in Ireland where emphasis was given on strengthening the circumstances for the language.
- A question was raised about whether it should be the applicant carrying out the linguistic assessment / statement - should the Council not do this, and the developer would pay for it?

- Much symbolism in the TAN but no clear guidance.
- Felt that this TAN 20 was disgraceful and there was a need to campaign on the political front to have a better one.
- A question was raised about the practicality of using the Joint Local Development Plan when the TAN 20 said something else; where do we stand?
- There was concern about the suggestion in the TAN that the cases where the need for an assessment of employment, retail or commercial development would be rare. There was a need to emphasise the importance of the Language in these fields.
- Needed detail with the SPG - would it be possible to have circumstances where monitoring the Plan could mean that a language assessment was needed for to designations within the Plan?

Responses:

- The Plan had gone through a statutory process and evidence, and the Plan is the starting point when dealing with an application, also TAN is a guideline. Therefore, at present, the Plan would be given priority. This would be monitored within the Annual Monitoring Report.
- With a Linguistic Assessment / Statement, it was important to explain our role as a Planning Authority and clear guidance would need to be given to what was needed in such assessments / statements. Both authorities would need to assess them thoroughly.
- Policy PS 1 in the Plan said that we could ask for an assessment on a designation if it did not address evidence of need and housing demand or it cumulatively provided more than the indicative housing target set for the settlement.

## **7. SUPPLEMENTARY PLANNING GUIDANCE: MAINTAINING AND CREATING UNIQUE AND SUSTAINABLE COMMUNITIES - UPDATE**

Nia Haf Davies gave a presentation which outlined:

- planning policy grounds for the Maintaining and Creating Unique and Sustainable Communities Supplementary Planning Guidance (SPG);
- the general process to prepare the Maintaining and Creating Unique and Sustainable Communities SPG;
- preparatory outline of the contents of the SPG in terms of considering the impact on the Welsh language;
- initial outline of the SPG.

Matters raised:

- Who should carry out a linguistic assessment / statement, and could we force developers to use specific companies / individuals?
- Would it be possible to create a framework of people who were qualified with qualifications to carry out the linguistic assessment / statement?
- Language matters were more unclear than matters such as highways - nothing definitive for deciding what should be included.
- Needed to give the SPG a strong basis so that it could not be challenged legally.
- Diagram 1 showed essential elements but consideration needed to be given to a connection to matters such as highways network to make it easier for people who worked outside their community to travel, so that they could spend more time in the community.

- Needed a timetable as soon as possible but, on the other hand, wanted a SPG of standard. Comfortable if the officers were happy with the timetable.

Responses:

- We would not be able to enforce, only ask for someone who was eligible as there would be a need for a quality assessment / statement.
- It was a question of who was eligible and had expertise in the field - not sure whether we could create a list. Needed a number of experts in different fields to undertake the work.

## **8. VARIOUS SUPPLEMENTARY PLANNING GUIDANCE SCOPE - UPDATE**

### **8.1 AFFORDABLE HOUSING**

Bob Thomas gave a presentation which outlined the relevant policies within the Joint Local Development Plan, the main matters the SPG needed to consider and the draft structure for the SPG.

Matters raised:

- How much rented housing was available? Not enough by today, with more young people living with their parents.
- For the chapter on providing affordable housing, other ways of preparing affordable housing should be considered, e.g. if sold within 10 years, 25% of its value would go into the affordable housing pot.
- The population is ageing and there is a lack of bungalows - more of these needed to be built. This would free up other housing.
- There are more houses with a number of bedrooms but with only one person living in the house.

Responses:

- The Local Housing Market Assessment was a basis for identifying the need for affordable housing in future. We would be looking at the situation per individual application and an application would be refused if this type of housing was not what was needed.
- The SPG would refer to the need for the affordable element of any proposal to meet any specific needs that had been identified within the application's area.

### **8.2 LOCAL MARKET HOUSING**

Rhodri Owen gave a presentation which outlined the relevant policies within the Joint Local Development Plan, the main matters the SPG needed to consider and the draft structure for the SPG.

Matters raised:

- Reference was made to an existing application for a site in an area that was affected by the TAI 5 Policy, where there was an application to change a condition where only people over 55 years old are allowed on the site, and how would this be affected under this new Policy?
- Felt that a condition would be better than imposing a 106 agreement on such applications as there were a number of applications to release 106 agreements.

- Worried about the definition of local, namely 5 years - 10 years would be better.
- This was an innovative policy and the SPG also needed to be innovative.
- Needed to consider circumstances when someone would let a house to a local person.
- Needed to be clear with the explanation of 'essential need' to move to live near relatives.

Responses:

- In regards to an application with existing permission on the site, the new Policy must be considered in the context of what could be developed on the site under the existing permission.
- A discussion would be held with the Legal Department in terms of the suitability of conditions or planning agreements, examples from other areas that use conditions and agreements.
- The definition of local connection is five years in the policy therefore the SPG must reflect this. However, there would be an opportunity through monitoring the Policy's efficiency to consider the need for this to be adapted in the future.
- The SPG would be detailing on the required evidence to satisfy the connection element with the Ward in the Policy.

### **8.3. DRAFT PLANNING STRUCTURE OBLIGATIONS**

Nia Haf Davies gave a presentation which outlined the relevant policies within the Joint Local Development Plan, the main matters the SPG needed to consider and the draft structure for the SPG.

Matters raised:

- Did the contribution of the Welsh language mitigation measures come from this SPG?

Responses:

- This would be an appendix to the SPG.

END OF MEETING.