



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL



CYNGOR  
GWYNEDD  
COUNCIL

## Joint Local Development Plan Panel

Minutes of meeting held 26<sup>th</sup> July 2013  
Glyder Fawr, Penrallt, Caernarfon

**Present: Isle of Anglesey County Council**

Cllr J. Arwel Roberts (Chair)  
Cllr. Ann Griffith  
Cllr. Kenneth Hughes  
Cllr. Victor Hughes  
Cllr. Jeff Evans (reserve)

**Gwynedd Council**

Cllr. Dyfrig Jones  
Cllr. Roy Owen  
Cllr. John Pughe Roberts  
Cllr. John Wyn Williams  
Cllr. Dafydd Meurig (reserve)

**Officers:**

Gareth Jones	Planning and Environment Services Manager (GC)
Jim Woodcock	Head of Service Planning & Public Protection (IOACC)
Nia Haf Davies	JPPU – Manager
Heledd Jones	JPPU – Team Leader
Rhodri Owen	JPPU – Senior Planning Officer
Eirian Harris	JPPU – Planning Support Assistant

**Apologies:** Cllr. Lewis Davies IOACC  
Cllr. Gwen Griffith GC  
Cllr. Nicola Roberts GC  
Cllr. Gethin Williams GC

1. **APOLOGIES**  
As listed above.
2. **DECLARATION OF PERSONAL INTEREST**  
No declarations of personal interest were received from any members present.
3. **URGENT BUSINESS**  
No urgent matters were submitted.
4. **MINUTES**  
The minutes from the Joint Planning Policy Committee held 21<sup>st</sup> June 2013 was accepted as correct.
5. **UPDATE ABOUT COMMENTS MADE BY SPECIFIC CONSULTATION BODIES DURING THE PUBLIC CONSULTATION ABOUT THE PREFERRED STRATEGY DOCUMENT**

A report was presented by Nia Haf Davies (NHD) giving an overview of the main messages received during the consultation. A full report will be available when the Deposit Plan is published for public consultation. The number of comments received and the number of individual / organisations / groups that presented comments within the consultation period were noted. Also, a list of specific consultee bodies was presented along with which organisation had responded.

**Points raised:**

- The Panel expressed disappointment that some of the specific consultees had not responded with their comments, but NHD stated that the Unit is in contact with these whilst assessing sites from the Candidate Sites Register. A discussion was held about the concern regarding the housing growth level. The need for evidence to support housing figures was stressed. Past patterns, population and housing projections and the capacity to cope with the growth are examined. After identifying the appropriate total figure for the area, units with current planning permissions along with estimated windfall units are taken out of the equation. It is at this stage we will know how much additional land that will be needed within the Plan period.
- It was enquired how windfall sites are anticipated. It was noted that the Urban Capacity Study is a source of identifying windfall sites. Yearly monitoring of the Plan will have to take place and this will include keeping track of units developed. Monitoring will enable the Councils to see if not enough or too much housing units are developed and on that basis a decision will be made if any parts of the Plan will need re-visiting.

- The need to improve current housing to ensure that they contribute effectively to the housing stock was stressed. If planning permission is needed to change the use of buildings into dwellings then there are current planning policies in place to deal with it.

**6. PLANNING POLICY CONSIDERATIONS RELEVANT TO 'EXTENDING THE HOLIDAY SEASON' ON STATIC HOLIDAY CARAVAN / CHALETS SITES.**

A summary of the report was given by Heledd Fflur Jones (HFfJ) in order to receive the Members' opinion on developing a policy to deal with applications to extend the holiday season.

Traditionally, the season runs from March to January and conditions are placed on planning approvals in order to manage this. Technical Advice Note: 13 deals with this subject matter.

A Topic Paper on 'Tourism' has highlighted that holiday patterns have changed over the years in relation to locations and the holiday season. It appears that people are likely to go on holiday numerous times per year, frequently on mini breaks and not necessarily in the summer season. These changes have created a need for self-catering accommodation like chalets and caravans. This growth can be of benefit to local holiday businesses and also to the local economy.

**Points raised:**

- It was agreed that tourism is highly important to the local economy in both areas, but Denbighshire was referred to as an example where it appears that people live on sites. This is not beneficial to the tourism industry but creates a burden on facilities and local services. Concern was expressed that people live in holiday caravans in Gwynedd and Anglesey.
- A variety of opinions were expressed about a policy that would promote a period of 12-months. Concern was raised regarding the monitoring of sites / rule breaking, especially given the large numbers of caravans. The need for sufficient resources to monitor sites was stressed.
- Reference was made to people living in caravans without services and relevant support. The need to monitor the effects of enforcing planning and licensing conditions was noted and the need for housing to fill any gaps that caravans fulfil at present. The need for joint working with Social Services and Housing Department was highlighted.

It was agreed to continue with the research and a further report to be presented to the Panel which supports the development of a relevant policy in the Deposit Plan.

## **7. PLANNING POLICY CONSIDERATIONS IN RELATION TO ALTERNATIVE FORMS OF HOLIDAY ACCOMMODATION (GLAMPING)**

HFfJ presented a report regarding alternative types of holiday accommodation in order to assist with forming a detailed policy within the Deposit Joint Local Development Plan.

One of the main objectives for the Welsh Government is to promote a flourishing tourism sector in order to ensure a prosperous economy and job creation.

A definition of various types of accommodation was given:

- Yurts and Tepees – are similar to tents in terms of design, however, associated developments which are more permanent in nature, would be defined as a permanent feature.
- Pods and Themed Caravans are more similar to caravans, therefore, are defined as permanent units.

The research shows that other Authorities in North Wales do not have a policy to deal with these types of development. Other Local Authorities respond to this type of development, where possible, by adapting their current policies. It has been decided if a new policy is needed in the Joint Local Development Plan to deal with these types of accommodation or do we adapt present policies?

Points raised:

- Various opinions were expressed on these types of accommodation. It was suggested that they are less permanent in nature than static caravans. On the other hand, it was also suggested that these could have a negative effect on the countryside due to the fact that something is created which is close to being a dwelling.
- It was agreed that these types of accommodation would attract different types of tourists.
- It's seen that these types of accommodation could be more sustainable, for example by generating additional income for local farmers who could offer local produce / organic.

- It was suggested that there is room to be more flexible in relation to the criteria regarding locations for this type of accommodation.
- It was also suggested the need to monitor the size of the site area, i.e. limit the number of units.

It was agreed to continue with the research and present a further report to the Panel to support the development of a policy in the Deposit Plan.

## **8. UPDATE ON THE PREPARATION OF TOPIC PAPER 18: LOCAL NEEDS MARKET HOUSING.**

Rhodri Owen presented a report in order to obtain approval on the methodology on the work to prepare a Topic Paper in relation to Local Needs Housing Market. The purpose of this report is to establish the issues for consideration in Topic Paper 18 which considers the feasibility of introducing a local needs market housing policy for the Joint Local Development Plan. It shouldn't be taken for granted that a policy will be created – it needs strong, robust evidence to support it.

Points raised:

- There is an undoubtedly need for this policy. Many young people are on income that is higher than the affordable housing threshold but lower than what are needed to purchase or rent a house on the open market, especially larger family homes.
- The definition of 'local person' needs to be fairly open in order to meet the needs of young people moving between areas in the locality.
- It is believed that a failure to be able to buy or rent housing is a threat for the Welsh language and culture. The number of Welsh speakers has fallen in numerous places.
- There is a need to create long term movement in the housing market, including in areas that are not attractive for holidaymakers.
- An enquiry was made regarding dilapidated buildings in the open countryside and rural villages. It was explained, that the first step is to establish whether or not residential use rights had been abandoned. If the building has been 'abandoned', then it is not classed as a dwelling in terms of planning policy. That being the case, an application to modify/ re-build it would have to be considered against the present policy dealing with conversions of building in the open countryside or the policy dealing with new housing in the countryside. The importance of making use of present buildings was highlighted. The matter will be considered whilst developing housing policies in Deposit Plan.

