



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Joint Local Development Plan Panel

**Minutes from meeting held 13th December 2013
Glyder Fawr, Caernarfon**

Present: Gwynedd Council

Cllr. John Brynmor Hughes
Cllr. John Pughe Roberts
Cllr. Owain Williams
Cllr. Dafydd Meurig (substitute)

Isle of Anglesey County Council

Cllr. Ann Griffith
Cllr. Victor Hughes

Officers:

Gareth Jones	GC - Planning & Environment Manager
Nia Davies	JPPU - Manager
Bob Thomas	JPPU – Team Leader
Heledd Fflur 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. Kenneth Hughes - IOACC
Cllr. Dyfrig Jones - GC
Cllr. J. Arwel Roberts - IOACC
Cllr. Gethin Williams - GC
Cllr. John Wyn Williams - GC
Jim Woodcock - IOACC - Head of Planning and Public Proteciton

Due to Cllr J Arwel Roberts (the Chairman) or Cllr John W Williams (the Vice Chairman) not being able to attend, it was decided that Cllr Ann Griffith would Chair this meeting.

1. APOLOGIES

As noted above.

2. DECLARATION OF PERSONAL INTEREST

No declarations of personal interest were received from any member present.

3. URGENT BUSINESS

No urgent business was presented.

4. MINUTES

Minutes from Joint Local Development Panel meeting, held 22nd November 2013 were presented, but the list of apologies is incorrect. Cllr John Brynmor Hughes should be added as he had sent his apologies before hand. Other wise, they were accepted as correct.

5. REVIEW OF THE JOINT LOCAL DEVELOPMENT PLAN STRATEGIC POLICIES:

A report was presented by Heledd Fflur Jones on strategic policies and comments received during the public consultation of the Preferred Strategy. Part 1 of the Appendixes shows the comments made and officers' response. Shown in Part 2 are suggestions for detailed policies for the Deposit version of the Joint Local Development Plan.

APPENDIX A:

STRATEGIC POLICY 6 – PROPOSALS FOR LARGE INFRASTRUCTURE PROJECTS

Points Raised:

- It was noted that the Council would not be dealing with large projects.

Response:

- The Council have two roles, firstly, to deal with planning applications and secondly to respond and be a part of the process of large infrastructure projects.

APPENDIX B:

STRATEGIC POLICY 7 – NUCLEAR RELATED DEVELOPMENT AT WYLFA

Comments made by Welsh Government suggest that PS6 & PS7 be combined, where matters are similar in both policies. JPPU officers support this suggestion.

Regarding Wylfa legacy, agreement has been made to change the wording and include new wording.

APPENDIX C:

STRATEGIC POLICY 8 – PROVIDING OPPORTUNITY FOR A FOURISHING ECONOMY

Support has been given by some organisations to safeguard 168ha of employment land.

Points Raised:

- Do not agree with the proposed deletion of paragraph in Part 1, page 19 regarding 'entrepreneurship'. It is vital to support and encourage entrepreneurship which is as important as supporting large companies.

- An enquiry was made on how much weight can be given to Welsh Government comments – possibly need to challenge the Welsh Government and other organisation if they do not agree / behold our ideals.
- The principles regarding entrepreneurship have been included but need to re-look at the wording.

Response:

- Need to weigh up the issues and it was agreed that the wording would be re-examined
- The Welsh Government's views can be challenged based on robust evidence.

**APPENDIX CH
STRATEGIC POLICY 9 - THE VISITOR ECONOMY**

Points Raised:

- The Council lost an appeal to extend the holiday season on caravan sites from 10½ months to 12-months. Concerns regarding caravan sites / chalets will be used as permanent homes. Use of conditions placed on permissions can overcome this but it needs to be policed.
- Concerns over sites closing. What will happen to these?
- Glamping would attract many visitors, therefore, there should have a specific glamping policy.

Response:

- Possible to police sites with holiday season of 12-months by placing conditions, viz. No permanent residence. In terms of policing it is true that we are dependent on resources. But this isn't a sufficient reason to reject proposals to extend the opening season of caravan sites
- Regarding sites closing – it is the owner's choice, but they have to adhere to the planning permissions and licence.
- Planning permissions on sites are permanent, unless a Change of Use application is presented.

**APPENDIX D:
STRATEGIC POLICY 10 – TOWN CENTRES AND RETAIL**

Points Raised:

- We should ensure that parking places are available for cyclists in order to promote sustainable mode of transport.
- Should Change of Use from shops to residential applications be permitted – need to safeguard shops?
- In certain circumstances, is it preferable to see buildings occupied as dwellings rather than having those empty?
- Retail shops have moved out of communities as well as banks closing branches.
- Pwllheli retail centre is beginning to revive.
- Will policy be the same for all centres? All centres are different from one another

Response:

- In order to permit Change of Use of shops into residential dwellings, evidence is needed to support the application. It also depends on the centre itself. A Retail Study is looking at the centre's core.

- Need to recognise the main shopping hub within the centres and these will not be the same in each centre.

**APPENDIX DD:
STRATEGIC POLICY 17 – WASTE MANAGEMENT**

Points Raised:

- It is rumoured that waste collection will be done every three weeks.
- Need to promote more re-cycling.

Response:

- TAN21 has been subject to a public consultation; therefore, need to take on board the result of the consultation.

**APPENDIX E:
STRATEGIC POLICY 18 – MINERALS**

New policies have been introduced. Need to report to stakeholders and internal department of the Council and report back to the Panel if any further amendments are proposed.

6. EVIDENCE TO SUPPORT THE DEVELOPMENT OF A LOCAL MARKET HOUSING POLICY

A report was presented by Rhodri Owen updating the development of local market housing policy. It was explained, that, the same as any other policy, robust and sound evidence is needed. As well, the units that would be the subject of such a condition must meet recognised needs that are important to satisfy within relevant housing markets in the Plan area.

Four points that have been looked at to justify such a policy are:

- Intermediate housing market
- Key workers
- Extending opportunities in the local housing market
- Inward migration / second homes

Need to decide on areas where such a policy can be implemented. Also, need to see if such a policy has been successful in parts of England, as well as seeking legal advice.

Points Raised:

- Lowest income within the UK is found in Meirionydd.
- Regarding immigration is it possible to have more specific information?
- Indicators can give wrong impression
- Over what period are the indicators based upon? Consider looking at a 10-year period, which would show 'peaks & troughs'.
- A four-year study shows an increase in the percentage of families.
- Need to strengthen the housing situation in these areas.
- Due to policies not in favour of building houses in bricks and mortar, is there the possibility of building wooden structures which would be more affordable?
- Prices are based on current Land Registry prices, but prices are going up.

Response:

- The Unit has looked at Housing Council Tax Bands.
- Indicator showing empty places in schools is available
- The school indicators are based on latest figures, namely, January 2013.

- House prices and the standard of the environment are relative – Affordability Ratio map – areas in red highlight the worst areas.
- Information for the Snowdonia area also shown.
- Figures noted for 2012 but 2011 figures are also available.
- The Unit recommends a 25% threshold on second homes and 10% on housing within Council Tax Bands G – I to show the most extreme areas. Does the Panel agree?
- Need to be cautious on the number of areas we will be looking at.
- There is a percentage of the population which we are unable to help – they are only able to rent; therefore there is a need to look at increasing the housing stock for rent.
- Regarding building brick and mortar houses, it is a matter of design and location but we can look into this in detail as we prepare detailed policies about design.
- There is no guarantee that the Welsh Government will accept this policy – but a policy of this type will be ground-breaking in Wales.

Next stage:

Need to consider the indicators as a whole in order to establish the areas where it will be beneficial to introduce this type of policy.

7. UPDATE HOUSING PROJECTS

A report was presented by Bob Thomas explaining the progress on various Housing Projects work. An update was given on the work of identifying sub-areas through piloting work on Anglesey. This was done by assessing the distance from each Urban Service Centres and comparing this with sub-areas based upon secondary school catchment areas, travel to work areas and housing market areas.

A number of units that have been completed in the first two-years of the Plan period were reviewed. This showed a high percentage of units complete in the Villages and Clusters categories within both Authorities. It must be noted that these were given consent under the present policies rather than the proposed policies of the emerging Plan.

Tables showing the Land Bank distribution in April 2013 were shown. The main message is the high level of units with planning permission within the Villages and Clusters category in Anglesey. This is due, partly, to current policies which support Change of Use of buildings to residential use in the countryside and also a policy which supports open market housing in Clusters.

A previous report which was presented to the Panel referred to proposed work to justify keeping Clusters in the emerging Plan. A table was presented which showed the size and number of daily bus services which travel through clusters without any other service within the clusters. Also, a plan was presented, showing distances from the clusters to the nearest Service Centre.

Finally a table was presented showing the different sources of the questionnaires received in a Housing and Language survey.

Points Raised:

- Why was Secondary schools catchment area used?
- What is the meaning of slippage?
- Will this work lead to some clusters being disposed from the plan?

- Need to consider the effect of extending clusters due to infrastructure needs within the clusters, especially sewerage problems. Due to this, need to be restrictive on the clusters.
- Numerous places seem to be clusters but have not been recognised.

Response:

- Accept that Primary schools are important but for the purpose of recognising the catchment area of Urban Service centres, it is felt that the catchment area of Secondary schools is more appropriate.
- Slippage is an additional element in order to ensure that there will be a choice or flexibility within the Plan if some sites are not carried forward or the number of units is lower than expected in the Plan.
- We are responding to the Welsh Government's objection to the clusters and need to consider, on the basis of their relative characteristics, whether some will be recommended to be taken out of the Plan. Also, the intention is to limit the development with clusters to affordable housing which will decrease the expected growth level within them.
- Due to the dispersed nature of the area, this means we will be naming appropriate clusters which conform to policy.

NEXT MEETING (PANEL) – 24TH JANUARY 2014, GLYDER FAWR, CAERNARFON