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Council Offices
CAERNARFON
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JOINT LOCAL DEVELOPMENT PLAN PANEL

Minutes of the meeting of the Panel held on **19 September 2014**
Glyder Fawr, Caernarfon

Present: Gwynedd Council

Cllr Gwen Griffith
Cllr Owain Williams
Cllr John Wyn Williams
Cllr Dyfrig Jones

Isle of Anglesey County Council

Cllr Lewis Davies
Cllr Kenneth Hughes
Cllr Victor Hughes

Officers:

Gareth Jones	Planning and Environmental Service Manager (GC)
Jim Woodcock	Head of Planning and Public Protection (IACC)
Nia Davies	Manager - JDLP
Bob Thomas	Housing and Communities Team Leader - JLDP
Heledd Fflur Jones	Economy and Business Team Leader - JLDP
Eirian Harris	Support Planning Assistant - JLDP

Apologies: Cllr Gethin Glyn Williams (GC)
Cllr John Arwel Jones (IACC)
Cllr John Brynmor Hughes (GC)

1) APOLOGIES

As noted above.

2) DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

3) URGENT/ADDITIONAL MATTERS

No urgent matter was submitted. It was noted that Cllr Dafydd Meurig was replacing Cllr Dyfrig Jones as a full Member of the Panel. Cllr Dyfrig Jones would be a substitute for the Joint Planning Policy Committee/Joint LDP Panel.

4) MINUTES

The minutes had not been included with the agenda, therefore it was agreed to submit them at the next meeting of the Panel, namely on 17 October 2014.

5) DEVELOPING THE DEPOSIT PLAN:

APPENDIX A: HOUSING GROWTH LEVELS

APPENDIX B: HOUSING

APPENDIX C: WASTE MANAGEMENT

APPENDIX CH: COASTAL CHANGE MANAGEMENT AREA

APPENDIX D: HOLYHEAD REGENERATION AREA

APPENDIX DD: CARBON MANAGEMENT

Nia Davies submitted the Panel's report providing an update on the information on the Plan's housing growth levels and showing amended versions of the strategic policies following amendments made as a result of the consultation on the Preferred Strategy. Also, a draft wording of detailed policies was submitted that would be included in the Deposit version of the Joint Local Development Plan. The Panel was requested to consider the information regarding housing growth levels, offer observations and support the development of this work in consultation with specific stakeholders. Support was also requested for the wording of the strategic policies and consideration and observations given to the wording of the draft detailed policies in order to hold further discussions with the stakeholders.

APPENDIX A: HOUSING GROWTH LEVELS

A sheet was circulated that corrected an error in the tables and the graph that was in the report.

The main points that arose from the work to identify housing growth levels were outlined.

- The Plan had to establish a realistic target.
- A figure of 7,665 housing units was included in the Preferred Strategy (May 2013) for public consultation. Several observations had been received that fell into three main categories, namely, the need to justify a deviation from the national forecasts, those who wanted to see an increase in the growth levels and others who wanted to see a lower figure.
- The Welsh Government's Population and Households Projections had to be used as a starting point to consider the housing growth level. Since the publication of the Preferred Strategy, projections using 2011 data have been published.
- With the assistance of an independent consultant, several scenarios were developed, namely, on the basis of migration trends, growth led by housing units and jobs-led growth. These forecast between 53 and 421 units per annum in Anglesey and between 170 and 384 units per annum in Gwynedd.
- It was emphasised that there was no perfect formula. The scenarios provided a diverse picture but in order to develop a target for the Plan, other factors had to be considered that were relevant to the area and could not be included in a formula, i.e. they were less definite / tangible.
- After looking at the conclusions of the scenarios and in accordance with national planning policy and considering the relevant information, the work thus far showed that a growth level that would be rather less should be promoted (7,184 housing units in the Plan area during the lifespan of the Plan –

without a slippage allowance). This figure addressed the latest economic and demographic forecasts, the local housing market, community sustainability and environmental restrictions of the Plan area.

- The Panel were reminded that the housing units constructed since 2011 contributed to the above figure since the lifespan of the Plan had already commenced.
- It was noted that these were the conclusions of the work thus far and there was a need to continue to develop the evidence in consultation with stakeholders. Support for this was requested.

Comments:

- It was enquired whether hostels would be used for construction workers of Wylfa Newydd rather than constructing new houses that could have a substantial detrimental effect on the language and culture.
- It was enquired whether the housing units that formed part of the 'Land & Lakes' application contributed to the figure in the Plan.

Responses

- It was explained that Anglesey Council had looked into how to address the needs of temporary construction workers of Wylfa Newydd. As a result of this work, the Council supported three types of accommodation on an equal footing: Purpose-built accommodation, visitor accommodation (e.g. caravans, B&Bs) and private sector housing to be rented or purchased. The Council was eager to see the Island receiving a legacy, e.g. if housing units are constructed to be rented by construction workers in the short-term, they would then be available for the local community.
- With regard to the housing figure in the 'Land & Lakes' application, it was explained that permission had not yet been released because discussions were ongoing regarding conditions and a 106 agreement. The application had been approved in principle on the grounds that it provided accommodation for construction workers of Wylfa Newydd in the first place and the legacy would be traditional housing. Until Horizon had come to an agreement with Land & Lakes formally, the housing units would not be constructed. As a consequence of the construction timetable for the atomic power station, these units would not become available as housing until after the lifespan of the Plan. Therefore, these units would be a contribution towards the needs of the subsequent Plan.

It was agreed to continue developing the evidence base and to report on the conclusions in November 2014.

APPENDIX B: HOUSING

Part A – Scale and Type of Housing

A report was submitted by Bob Thomas who produced the detailed policies that would promote the mixture of housing according to need.

PS11: Housing Provision

It was confirmed that the figure in the policy would change to correspond with the most recent work on the Plan's growth figure.

No observations.

TAI/1: An Appropriate Mix of Housing

Comments:

- It was noted that point 5) listed different types of housing and it was enquired whether it was possible to add an 'affordable housing' category and a separate category for 'social housing'.

Responses

- Regarding point 5), it was explained that the need had to be proved for this type of housing and reference had been made to affordable housing in point 1 of the policy.

TAI/2: Sub-dividing Existing Property to Self-contained Flats and Houses in Multiple Occupation

Comments:

- It was questioned whether it was a good idea to examine individual wards. It was enquired whether there was a danger that setting a threshold would cause student houses to move to other wards that were under the threshold. Reference was made to the possibility of using the thresholds to reflect where the core area of student accommodation was located by setting a similar threshold to the one in the policy but to set a lower threshold in places beyond the core.
- It was enquired whether the policy would be used for other types of houses in multiple occupation.

Responses

- It was agreed to re-examine the policy and perhaps consider various thresholds for different areas.
- It was confirmed that the policy was relevant to different types of houses in multiple occupation - it was not confined to student accommodation only.

TAI/3: Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for Older People

Comments:

- An observation was made about changes in public transport – would the changes have an effect on this Policy?
- It was noted that brownfield land was not available everywhere.

Responses

- As a result of the importance of sustainability considerations, then it was felt that it was appropriate to refer to public transport but accepting that there could be changes in future if there was less funding for it.
- It was explained that this policy referred to centres but brownfield sites in close proximity to them could be suitable.

TAI/4: The Local Housing Market

No observations.

TAI/5: Purpose-built Student Accommodation

Comments:

- Since the Plan was being developed on the basis of evidence, the opinion was expressed that there was a lack of evidence from the University.

Responses:

- Regarding the University's opinion / observations, a subject paper would be prepared providing the best evidence available. This would be based on University publications, the register kept by HESA and a conversation with the University.

TAI/6: Exchanging Residential Dwellings

Officers offered to change the title of the policy from 'exchanging' to 'rebuilding'.

Comments:

- It was important that emphasis was placed on the design of a new development.

Responses:

- This policy would correspond to other policies that would give consideration to design.

TAI/7: Residential Use of Caravans, Mobile Homes and other types of accommodation that are not permanent

Comments:

- What was the definition of 'permanent' in this context? Was there a time limit?

Responses:

- The time limit would be associated with the construction period of the work projects and it would be managed by using the appropriate planning mechanism such as a condition imposed on a planning permission.

PART B: AFFORDABLE HOUSING

PS12: Affordable Housing

It was explained that there would be a need to adapt this policy when confirmation had been received of what the Plan could promote. This would become apparent when the work would be completed of identifying sites to be designated in the Plan and when they had been assessed.

No observations.

TAI/8: Threshold of Affordable Housing and their Distribution

Comments:

- Because of the lack of brownfield sites in some Urban / Local Service Centres, would it be possible to consider a wider area?
- Concern that the lowest percentage of affordable housing that could be asked for in some areas weakened the Council's ability to have affordable units within developments.
- Questioned whether the existing stock in some areas affected the viability figures.

Responses:

- When a specific centre cannot address its expected growth then consideration should be given to other Centres in its catchment area.
- The percentages of affordable housing were based on findings of the Affordable Housing Viability Study work. However, it was agreed to discuss with the Independent Expert any changes in the market since the date of the work, to see whether the figures were still valid.

PART C: GYPSY AND TRAVELLER ACCOMMODATION

Policies to be submitted at the meeting of the Panel in October 2014.

PART D: LOCATION OF HOUSING

PS3: Settlement Strategy

No observations

TAI/10: Housing in the Sub-regional Centre and the Urban Service Centres

For Housing Policies TAI/10 to TAI/12, it was confirmed that the details of designations and ad-hoc provision would be submitted at the meeting of the Panel in October 2014.

No observations.

TAI/11: Housing in Local Service Centres

No observations.

TAI/12: Housing in Service Villages

No observations.

TAI/13: Housing in Local / Rural and Coastal Villages

Information on the ad-hoc provision level would be submitted at the meeting of the Panel in October 2014.

No observations.

TAI/14: Housing Clusters

Comments:

- It was enquired how many houses defined a cluster
- It was enquired why only affordable housing was permitted in a cluster
- It was enquired how the number of units to be constructed in a cluster could be restricted.
- Houses in the countryside for small businesses were requested.
- It was enquired whether affordable units in a cluster could be re-assessed at the end of the lifespan of the Plan, especially in clusters that were large in size.

Responses:

- It was explained that 10 cohesive units defined a cluster.
- Part of Planning Policy Wales refers to isolated groups of settlements where affordable housing could be promoted. Also, there was a strong objection against the Clusters by the Welsh Government because they questioned how sustainable they would be. In light of this, and in order to have opportunities within specific Clusters, development would be restricted in them to affordable housing only.
- The policy stated that a maximum of two units only would be permitted in a cluster.
- An explanation was given on how TAN6 could be used, with the appropriate justification, to support houses in the countryside that were associated with small businesses.
- When preparing the Plan's annual monitoring report and the opportunity arises to review the Plan, the position of individual clusters could be examined at that time in case there was evidence of a greater local need in some of them.

APPENDIX C: WASTE MANAGEMENT

PS17: Waste Management

G1: Providing a Waste Management and Recycling Infrastructure

Comments:

- It was enquired whether there was a lack of direction in the Nant y Garth site.
- It was noted that some of the sites that had been identified were still operational as quarries.

Responses:

- It was confirmed that Nant y Garth was still operational and the Unit would be looking into the reason why it had not been included as part of the protection sites.
- It was emphasised that these sites had been identified as sites that could be suitable for a waste management facility and the sites offered a range of locations and opportunities in terms of the variety of possible waste treatment facilities.

G2: Waste Management outside Development Boundaries and Designated Sites

No observations.

G3: Treatment and Storage of Low Level and Very Low Level Radioactive Waste

It was noted as an observation that it was difficult to define low level and very low level radioactive waste.

APPENDIX CH: COASTAL CHANGE MANAGEMENT

It was explained that a map would be produced to show the areas at risk.

Comments:

- It was enquired what the difference was between approving non-residential developments and refusing residential developments.

Responses:

- It was explained that the policy dealt with risk management. Residential developments were sensitive with individuals sleeping in them. The land use planning system usually had no control over how downstairs rooms in houses were used and, therefore, there was a possibility that they could be bedrooms. Therefore, there was more risk of the loss of lives in houses compared with a non-residential development. The policy aimed to ensure that there were no more people under threat in the future.

APPENDIX D: PROVIDING OPPORTUNITIES FOR A PROSPEROUS ECONOMY

CYF9: Holyhead Regeneration Area (HRA)

No observations.

APPENDIX DD: CARBON MANAGEMENT

CYFF4: Carbon Management

It was explained that this policy had first been introduced initially at the meeting of the Panel in July 2014. This version was a reflection of the national changes referred to in TAN12 and criterion 5) has been deleted.

Comments:

- There was a comment on criterion 1a) - Possible options for renewable energy which required new developments to be in-keeping with existing structures; did this prevent changes and opportunities for striking developments that were still in keeping with the local area? It was felt that point 1.b) was too restrictive.
- It was enquired about solar farms under this policy.
- It was felt that the word 'sympathetic' appeared too frequently in the policy.

Responses:

- This policy did not preclude changes. The aim was to promote a development that would be in keeping with the local circumstances. It was agreed to re-examine the wording to ensure that it did not create the impression that it prohibited contemporary developments.
- It was explained that there was a policy in another part that had been produced to deal with solar farms.