

ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

PUBLIC EXAMINATION:

Hearing Session 14 – Allocations and Alternative Sites – North Anglesey



Action Point S14/PG2 – Bodedern

Prepare a paper to consider whether (i) the table in Policy TAI 15 be amended to address the fact that planning permission has been granted for 5 units on land to rear of Llwyn yr Eos; (ii) Inset Map 11 should be amended to show the land that is subject to the planning permission, including moving the settlement boundary to take account of the access.

Councils' response

1. During the Hearing the Inspector's attention was drawn to the fact that part of an area of land (Rep. ID: 1282) subject to an objection had been granted planning permission for 5 units (see Appendix 1 – extract from planning application).
2. For context, the site in question lies outside the development boundary in the adopted Ynys Mon Local Plan (see map in Appendix 2). The site forms part of a housing allocation in the 2005 stopped Unitary Development Plan (see map in Appendix 3). The stopped Unitary Development Plan is material planning consideration for development management purposes. The Inset Map for Bodedern in the Deposit Plan (see Appendix 4) shows that most of the housing allocation in the stopped UDP has been developed.
3. As set out in the Councils' response to Action Point S3/PG4, the development boundaries of the stopped UDP were reviewed to reflect the development that has taken place in the settlements since the existing development plans were prepared, and to take account of sites with current planning approval (commitments) and any anomalies, e.g. buildings that were not included before, or buildings that had been previously improperly included. Doing this was considered to be a sensible starting point. It is recognised, however, that the level of growth for the Plan area and its objectives, spatial strategy, and its policies are different to current and previous development plans.
4. On the basis that there was no proposed development on the residual portion of the stopped UDP allocation when the Deposit Plan was prepared and that alternative sites were available the site in question (and the rest of the objection site) was excluded from the development boundary for Bodedern.
5. The Joint Planning Policy Unit has checked the planning register and note the following:
 - a. An outline planning application (13C190) was considered and approved in principle by the Planning Committee on the 11th May, 2016 subject to conditions and signing a Section 106 Agreement relating to affordable housing;

- b. The planning application was granted on the 25th October 2016 for the erection of 5 dwellings and the relevant Section 106 was signed on 21st October 2016. The Agreement was in relation to 1 affordable unit.
6. Therefore, the outline planning permission has been given post submission of the Plan for Examination.
7. The Joint Planning Policy Unit records planning consents given by both Councils in a house monitoring database as soon as possible (subject to resources) after the decision notice is released. The database is not analysed from a house monitoring perspective until the beginning of each financial year in order to inform the annual Joint Housing Land Availability Study. This outline consent will feed into the 2016 – 2017 Joint Housing Land Availability Study.
8. This is an example of existing development plan policies continuing to facilitate new housing units, which may not be on land that conforms to the emerging Plan's strategy and policies.
9. As referred to in the Councils' response to action point S3/PG4, not all housing allocations included in existing plans have been taken forward to the emerging Plan.
10. The Joint Local Development Plan will be monitored annually, recording planning consents and, more importantly, delivery of housing units. The Plan will 'inherit' some sites with planning consents that do not align with its strategy and policies. Therefore when monitoring this aspect of the Plan it will be noted which Plan the relevant applications were determined against, to avoid misrepresentative results and determine whether any action will need to be taken.
11. The Councils in response to action point S3/PG8 propose to replace the tables in Appendix 5 of the Plan with tables that set out the indicative growth level for each settlement in the Plan area, number of units that have been built between 2011 – 2015, as well as commitments as at April 2015. The potential to include data from the 2015 – 2016 Joint Housing Land Availability Study was considered following discussion in Hearing Session 16. Whilst the Councils have undertaken site visits to determine the level of activity on each relevant site and have published the Gwynedd Joint Housing Land Availability Study report for 2015 – 2016, they are not in a position to publish the House Monitoring Statement for Anglesey nor are they able to populate the relevant tables proposed for Appendix 5 with 2015 – 2016 data in a timely manner.
12. Having considered the above, the Councils are of the opinion that it would not be appropriate to amend the table in Policy TAI 15 to include the recently granted planning consent or amend the development boundary for Bodedern.

Appendix 1

This drawing is not to be used, only Special Arrangements, under this title to be used. Any changes made to the information provided on this drawing are to be agreed in writing with the Designer & not to be used. This drawing is copyright and is protected by the Design Copyright Act 1988 and cannot be reproduced without permission.
 The drawings are made in accordance with the stated specifications provided by the Client & not to be used in any other way. © Designer name, Street Design Highway



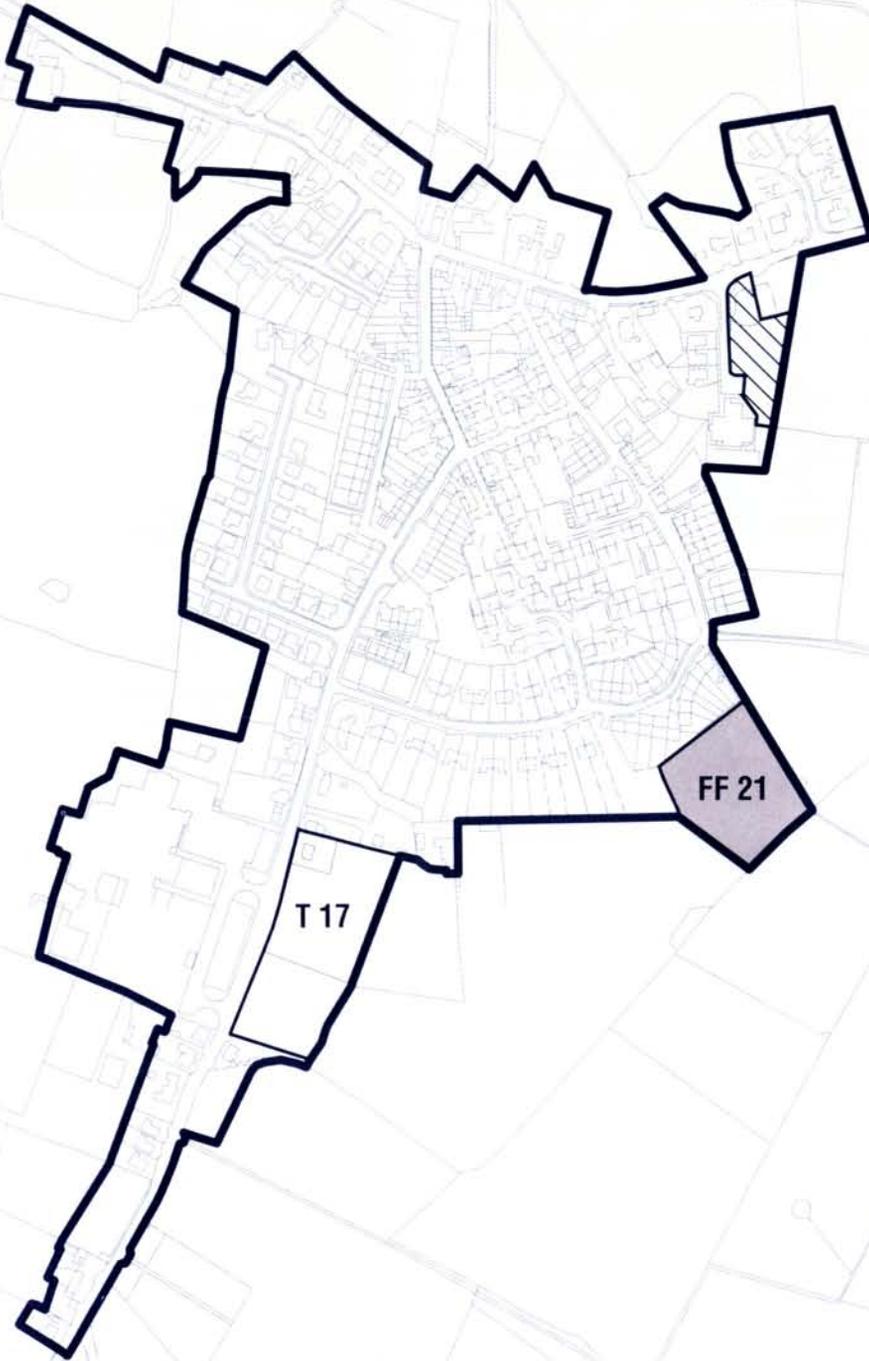
Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449



Project Title: Railway Site Master Plan
Location: Bishops Cleeve, England
Client: Clark & May Hughes
Drawing Title: Site Location Plan

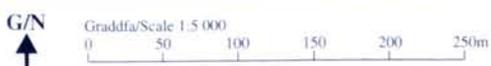
Scale: 1:1000
Paper Size: A2
Date: Tuesday, 28 May 2013
Issue Type: Planning
Drawn By: John Wilkinson
Checking Details: Job No.: Drawing No.: Revision:
 01102 1.001 A.001

Appendix 2



Wedi ei seilio ar fapio'r O.S. gyda
chaniatad rheolwr 'Her Majesty's Stationery Office'
© Hawlfraint Y Goron
Mae datblygiad heb ganiatad yn torri Hawlfraint
y Goron a gall arwain at erlyniad neu achos sifil.
Cyngor Sir Ynys Môn
Trwydded Rhif: LA 09001L, 1996

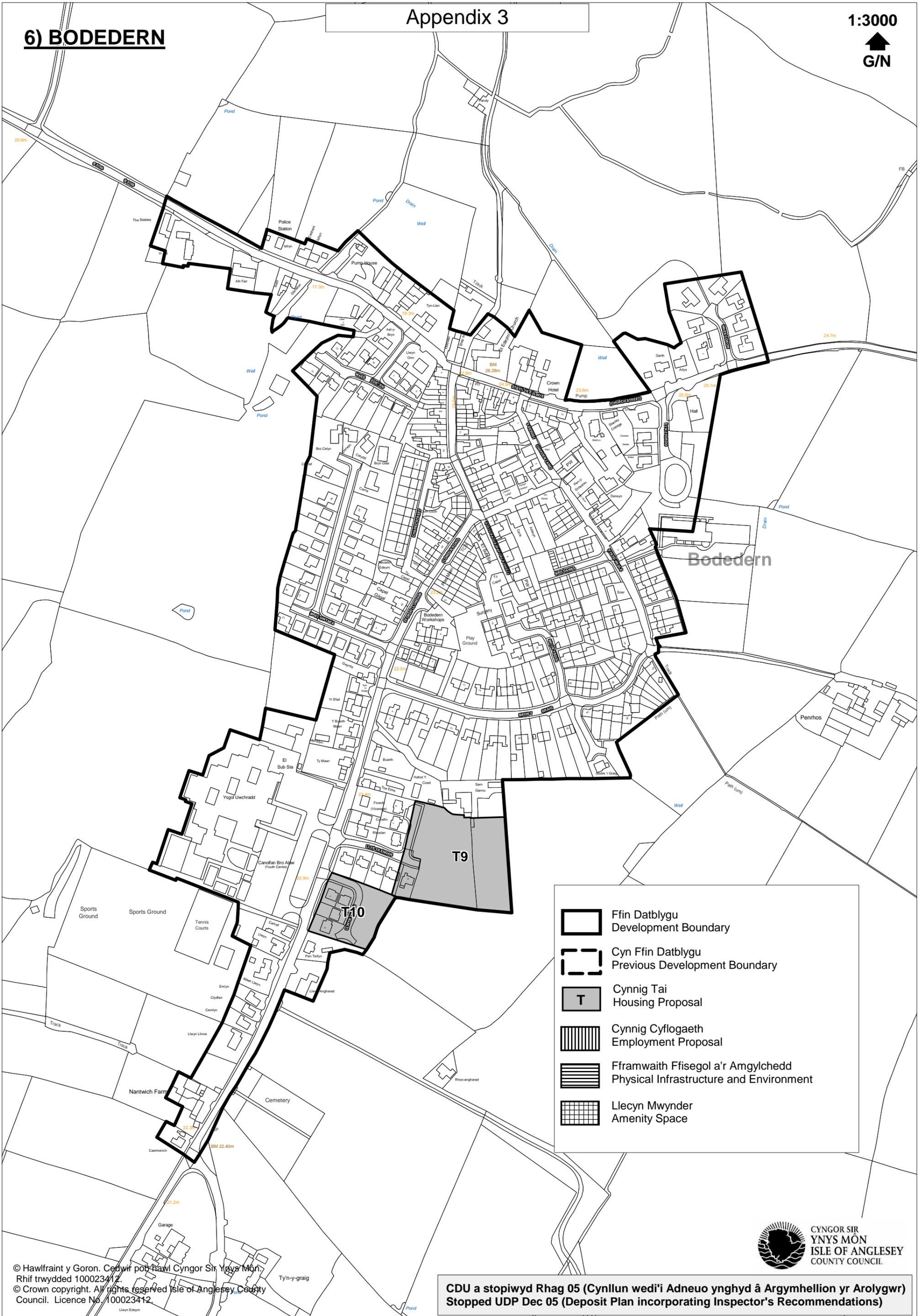
Based upon the Ordnance Survey mapping with the
permission of the Controller of Her Majesty's Stationery Office
© Crown copyright
Unauthorised reproduction infringes Crown copyright
and may lead to prosecution or civil proceedings.
Isle of Anglesey County Council
Licence number: LA 09001L, 1996



6) BODEDERN

Appendix 3

1:3000



	Ffin Datblygu Development Boundary
	Cyn Ffin Datblygu Previous Development Boundary
	Cynnig Tai Housing Proposal
	Cynnig Cyflogaeth Employment Proposal
	Fframwaith Ffisegol a'r Amgylchedd Physical Infrastructure and Environment
	Llecyn Mwynder Amenity Space

