



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL



## **JOINT LOCAL DEVELOPMENT PLAN**

### **Minutes of meeting held on 11-11-11, Peris Committee Room, Gwynedd Council**

**Present: Gwynedd Council:**

Cllr. S Churchman  
Cllr. O. P Huws  
Cllr. W. G Roberts  
Cllr. J. W Williams  
Cllr. Owain Williams

**Isle of Anglesey County Council:**

Cllr. W. J Chorlton, Vice Chair  
Cllr. K. P Hughes  
Cllr. C McGregor  
Cllr. E Roberts

**Officers:**

**Gwynedd Council:**

Aled Davies, Head of Regulatory Department  
Gareth Jones, Environmental Service Manager  
Nia Haf Davies, JPPU Manager  
Heledd Hughes, Planning Policy Team Leader, JPPU  
Rhun ap Gareth, Senior Solicitor

**Isle of Anglesey County Council:**

Jim Woodcock, Head of Planning and Public  
Protection Service

**Others:**

Peter Burley, Director for Wales, Planning  
Inspectorate  
Mark Newey, Head of Plans Branch, Welsh  
Government  
Richard Jenkins, Senior Planning Officer, Planning  
Inspectorate  
Bob Newton, Welsh Government

**Apologies:** Cllr. T Edwards, Gwynedd Council  
Cllr. A Pierce, Gwynedd Council

Members of the Panel wished to sympathise with Cllr. T Edwards and family for their recent tragic loss.

Chairman also referred to the fact that the meeting was held on Armistice Day and asked for a minute silence to be respected at 11 o'clock.

**1. APOLOGIES**

Apologies for absence were as noted above.

**2. DECLARATION OF PERSONAL INTEREST**

None

**3. URGENT BUSINESS**

None

**4. ROLES AND RESPONSIBILITIES OF COUNCILLORS IN THE PROCESS AND EXAMINATION OF THE PLAN AND TESTING IT'S SOUNDNESS**

Peter Burley, Director for Wales, Planning Inspectorate gave a presentation on the Local Development Plan (LDP) process. Firstly he stressed the differences between the LDP and UDP plan preparation process. A brief summary was then given outlining the necessary stages which needed to be undertaken during preparation of the Local Development Plan, which are as follows:-

- Delivery Agreement (Community Involvement Scheme)
- Gathering information and setting objectives
- Pre-Deposit Local Development Plan documents
- Deposit Plan
- Independent Examination
- Inspector's Report
- Adoption
- Monitoring and Review

Mark Newey, Head of Plans Branch, Welsh Government (WG) stressed some key messages on behalf of the Welsh Government with regard to the LDP preparation process. Emphasised that the WG plays a vitally important role in helping and advising authorities towards adoption of the LDP. Noted that the WG are willing to meet/liase with Officers/Members of the Council during the Plan Preparation process, in essence the WG should be seen as a critical friend.

Highlighted the fact that it is important that the Plan has regard to the National Planning Policy framework, and that any emerging policies within the Plan should be based on sound evidence.

It was emphasised that a political agreement within the Authority could aid with bringing the Plan forward. Local members will also have a crucial role in making strong assertive decisions at certain points and that any decisions made should be based on evidence, rational and reason.

When preparing the LDP a holistic approach needs to be taken and there also need to be an element of realism.

In terms of gathering the evidence base it is important to specify from the outset the information which is required, identify the supporting evidence to support the strategy.

Mark Newey was questioned with regard to the role which the Welsh Government play during the process of preparing the Plan. In response, the WG should be seen as an aid. However if the WG believe that the Plan is going off course they have the power to 'call in the Plan' if believed that the Plan isn't based on sound evidence base.

The term 'sound evidence base' was questioned, in terms of what constitutes a 'sound evidence base'? In response it was emphasised that what was required was evidence which could be provided to prove/convince that the Plan is based on the correct decision. If there is any contradictory evidence this would need to be assessed against the gathered evidence.

## **5. SHORT BREAK**

## **6. MINUTES**

Cllr. C McGregor clarified that he wasn't present at the previous Joint Local Development Panel meeting and that the minutes needed to be amended accordingly.

## **7. PUBLIC ENGAGEMENT ARRANGEMENTS**

Verbal report by NHD outlining measures taken to engage with the public. Specific hard to reach groups are being targeted. Need to engage with the public to ensure that they are happy with the vision, key objectives and strategic issues which have been set out. Meetings have been arranged with members of Children and Young People Groups in Gwynedd and Anglesey, Older People groups in Gwynedd and Anglesey, Housing Partnership and Disability group.

### **Comments**

Members of the public are finding it difficult to understand the JLDP process – especially following the recent adoption of the UDP in Gwynedd and previous preparation work of the LDP in Anglesey?

Acknowledge that it is a difficult situation. Measures are being taken to notify members of the public that work is underway on the JLDP and that hopefully a notice can be placed in the community paper along with Newyddion Môn and Newyddion Gwynedd (the free newspaper given to residents).

## **8. PRELIMINARY FACTS AND FIGURES FROM THE EMPLOYMENT LAND STUDY**

Verbal report by NHD outlining the main issues raised in the Employment Land Review, conducted by URS Scott Wilson.

The results of the report were based upon five employment forecast models:-

- **Base case:** The current situation
- **Scenario 1:** Base case plus a two unit replacement for Wylfa being built
- **Scenario 2:** As scenario 1 plus additional jobs created via Bryn Cegin (Bangor) and Parc Cybi (Holyhead) along with the partial development via the Energy Island programme being recognised.
- **Scenario 3:** As scenario 2 but assuming Energy Island potential is fully realised.
- **Scenario 4:** As scenario 3 but with the impact of a double dip recession.

The above scenarios were used to forecast future employment growth. The draft report concluded that that each authority should look to provide 56ha of land respectively of 112ha combined of quality employment land as a minimum over the Plan period.

Recommended that URS Scott Wilson present the findings of the report to the Panel during their next meeting.

## **9. DATES AND TIMES OF NEXT MEETINGS**

Confirmation of dates and times of next meetings.