



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Joint Local Development Plan

Minutes of meeting held 20th July 2012 Committee Room 1, Isle of Anglesey County Council

Present: Gwynedd Council:

Cllr. John W Williams (Chairman)
Cllr. Dafydd Meurig (Reserve)
Cllr. John Pughe Roberts
Cllr. Gethin Williams

Isle of Anglesey County Council:

Cllr. R LI Hughes (Vic-Chairman)
Cllr. W. J Chorlton
Cllr. Lewis Davies
Cllr. C McGregor
Cllr. E Roberts
Cllr. H Eifion Jones

Officers

Jim Woodcock – Head of Service Planning Public Protection, Isle of Anglesey County Council
Gareth Jones - Environmental Service Manager, Gwynedd Council
Nia Haf Davies - JPPU Manager
Heledd Hughes - Planning Policy Team Leader, JPPU
Eirian Harris - Planning Support Assistant, JPPU

Apologies: Cllr. Gwen Griffith - Gwynedd Council
Cllr. Dyfrig Jones - Gwynedd Council
Aled Davies - Head of Regulatory Department, Gwynedd Council

1. APOLOGIES

As listed above

Apologies were made by Cllr R LI Hughes for his absenteeism from the last Committee (22/6/12)

2. DECLARATION OF PERSONAL INTEREST

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

3. URGENT BUSINESS

No urgent matters were submitted.

4. MINUTES

The Minutes from Joint Planning Policy Committee held on 22nd June 2012 were accepted as correct.

5. RESULTS OF THE EMPLOYMENT LAND REVIEW

A summary was given of the process undertaken by URS on completion of Employment Land Review and information on main points of the work.

Discussed / Points Raised:

- Correct Morrison Close to Morrison Crescent
- Further explanation was given on the status of those sites within the elimination category, i.e.: Existing use will remain on the sites, present planning permission will not be quashed, but probably will not be protected for employment use only in the future within the Joint Local Development Plan. Opportunities to identify more appropriate use if the opportunity arises in the future.
- The need for explanations for technical terms and need to use plain language (plain English / plain welsh).
- Contents of paragraph 2.5.2 not clear. The significance of negative values (-) and scenario 4) namely 'double dip', and the significance of the 'plot ratio' column was explained.
- Importance of having sites of a good standard without physical restrictions, including the availability of infrastructure, e.g. sewage systems capacity. It was confirmed that any sites that will be included in the Joint Local Development Plan will have been subject to a more detailed assessment which will also include discussions with providers e.g. Welsh Water and collaborate with relevant officers within the Councils

- Tyddyn Lantern and Eaton Site – two sites next to each other but uncertain why one is eliminated from the process.
- Important not to lose future opportunities by relaxing policies now about the status of current sites e.g. Tyddyn Lantern and Newry Beach.
- It was suggested that Property Sections within the two Councils are notified of the findings of the study.
- There was agreement about the status of the Lairds site.
- The principle of identifying sites in accessible areas was supported.
- The status of Coed y Parc and Pantdreiniog sites near Bethesda was requested. Officers agree to look at this.
- Recognising the problem of flood risk and one that can worsen over the years, therefore the need to plan ahead carefully.
- Importance of collaboration with Snowdonia National Park Authority because of the close relationship and dependency of that area on employment sites in Joint Local Development Plan area and beyond.
- Suggest collaborating with The University and Betsi Cadwaladr Health Board – what is their vision?

The report was accepted by the Panel.

6. DEVELOPING THE SETTLEMENT HIEARCHY

A summary of the paper was provided and examples of issues that need attention were shown.

Points Raised:

- Need to agree and understand terms / categories of settlements in order to avoid misunderstandings later on, e.g. Urban Centres – what will be the role and capacity of this type of settlement for development? Need this understanding sooner rather than later.
- Stage 3 – noted that there are only three Main Centres in Môn UDP. Panel Members supported a process that will identify the hierarchy for the Joint Local Development Plan

which involves a revision of the methodology that was used in the UDP, in case that places like Beaumaris and Menai Bridge are categorised incorrectly.

- Stage 4 – include information on the composition of population: age, immigrants.
- Stage 4 – include information on Language Profile
- Stage 4 – include information on summer homes / holiday homes.
- Stage 2 – stressed the role of Aberystwyth to address the needs of some of Gwynedd's Communities in the respect of work and facilities / services. Keen to ensure that discussions will take place with Ceredigion County Council. It was noted that discussions did take place while Ceredigion Council were preparing their LDP and that officers from Ceredigion Council meet quarterly with North Wales Planning Policy officers. It was confirmed that more detailed discussions with Ceredigion Council will take place between now and the end of the process of the Pre-Deposit.
- In future, need information based on the 2011 Census on the proportion of the total population that is in the Snowdonia National Park and therefore what proportion of the growth rate should be attributed to that area.
- Need to form a policy to protect shops and public houses against change of use for the benefit of the community.
- A detailed discussion on what is the meaning of 'local' in the context of housing development. A different policy approach to deal with some issues may be appropriate, e.g. affordable housing or open-market housing, but the need to have robust evidence to support all approaches was emphasised, especially if deviating from normal procedure or national expectations.

The report was accepted by the Panel.