



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Joint Local Development Plan Panel

**Minutes of meeting held 25th October 2013
Committee Room 1, Rovacabin, Llangefni**

Present:

Isle of Anglesey County Council

Cllr Ann Griffith
Cllr Kenneth Hughes
Cllr Victor Hughes
Cllr WT Hughes

Gwynedd Council

Cllr John Wyn Williams
Cllr Gwen Griffith
Cllr John Brynmor Hughes
Cllr John Pugh Roberts
Cllr Dafydd Meurig (substitute)

Officers:

Gareth Jones	Planning & Environment Manager (GC)
Jim Woodcock	Head of Planning & Public Protection (IOACC)
Nia Davies	JPPU - Manager
Heledd Fflur Jones	JPPU –Team Leader
Eirian Harris	JPPU – Planning Support Assistant

Apologies:

Cllr Lewis Davies – IOACC
Cllr Dyfrig Jones - GC
Cllr J. Arwel Roberts – IOACC
Cllr Nicola Roberts – IOACC
Cllr Gethin Williams – GC

1. APOLOGIES

As noted above.

2. DECLARATION OF PERSONAL INTEREST

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

3. URGENT BUSINESS

No urgent matters were submitted.

4. MINUTES

The minutes from the Joint Planning Policy Committee held 24th September 2013 were accepted as correct.

5. UPDATE ON THE PREPARATION OF TOPIC PAPER 18: LOCAL NEEDS MARKET HOUSING

A report was presented which provides an update about the preparation work on Topic Paper 18. This report gives an update in relation to the information that was previously presented.

Consideration needs to be given to what this type of policy will achieve and who will it assist. Therefore it is imperative that we have strong and robust evidence to justify this policy.

Need to consider the following:

- Percentage of Market Housing
- Key Workers
- Extend opportunities in the local housing market
- Immigration / Second Homes

On matters pertaining to language and culture it was noted that a policy cannot be created discriminating against occupiers on linguistic grounds. TAN 20: 'Planning and the Welsh Language' (October 2013) states 'LDP policies which take into account the needs and interests of the Welsh language should not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability.'

As a result of discussion between the JPPU and Gwynedd Council's Research Unit a number of indicators have been identified to establish whether there is a need within specific areas of the Plan area – table 2.6 sets these out.

Points Raised:

- 'Lifetime Housing' was referred to and the need for planning to cater for changes in needs, for example, old age and disability.
- Important policy to promote, especially in areas of second homes.
- It was stressed the need for robust evidence to justify this type of policy.
- How to define 'local'?
- Slate areas have an affordable housing stock but in poor condition.

Responses:

- 'Lifetime housing' is a consideration for current housing schemes.
- Need within areas are not necessarily same in all areas.
- Discussions with mortgage companies need to take place to establish whether there is a need within the market.
- As well, further discussions needed to establish the definition of 'local'.
- Reporting back to the Panel in December 2013.

6. UPDATE ABOUT ARRANGEMENTS TO HOLD A SEMINAR ABOUT POSSIBLE HOUSING SITES

A report was presented by Heledd Fflur Jones, updating the work to date on Candidate Sites. It was pointed out that 7665 units were needed within the plan period 2011 – 2026, that is, 'Medium Growth Option'. Units which have been completed since April 2011 and units with current planning permissions are being included in the growth figure. In order to satisfy the need there will be dependency on windfall sites as well as housing land allocations.

The JPPU have prepared information in order to hold seminars to receive input from Local Members and Community / City and Town Councils from both counties.

There will be a series of three seminars held in Gwynedd (due to the size of the area) and one seminar to be held in Anglesey during December. In the seminars there will be a presentation followed by group discussions. Following the seminars there will be an opportunity for the Community / City and Town Councils to present their comments.

Points Raised:

- Need to stress the importance of Community / City and Town Councils' contribution to the process.
- Type of development – self build or open market?

7. TECHNICAL ADVICE NOTE (TAN) 20: PLANNING AND THE WELSH LANGUAGE

Nia Davies presented a report outlining the main points and obligations with the amended Technical Advice Note 20 which was published in October 2013.

Need to consider the TAN 20 whilst preparing the Joint Local Development Plan. Consideration will also have to be given to 'A Practical Guide for considering the Welsh language in Development Plans' which will be published in 2014.

TAN 20 states that a Language Assessment will not be required for single planning applications, as consideration will already have been given to language impact.

Need to collate and record evidence; Census 2011 is one of source of information. As well, as part of the Housing project, a questionnaire has been sent out, part of which relates to the Welsh language – How strong is the Welsh language? The Unit has evidence on the use of the Welsh language in schools, which will form part of the evidence.

As the JLDP is being formed, there will be a need to re-apply the Language Impact Assessment at every step.

Points Raised:

- How do we deal with holiday areas but where the Welsh language is strong?
- Welsh within the education system very important, therefore must have robust policies in place within schools. Cannot depend on the planning system alone.
- Care needs to be taken when interpreting figures – how correct are they?
- Gwynedd Council has formed a Language Working Group.

8. THE JOINT LOCAL DEVELOPMENT PLANS'S VISION AND STRATEGIC OBJECTIVES

Nia Davies presented a report, to raise awareness of the Panel of the comments received on the Vision and Strategic Objective on the Joint LDP. A full report will be available when the Deposit Plan is published.

A summary of the comments received was noted in Part 1 of Appendix 1, which relates to the Vision and Strategic Objectives. After due consideration, it was accepted that there is justification to amend the wording of the vision and strategic objectives. Suggestions for the new wording for the vision was included in Part 2 of Appendix 1, with Part 3 giving possible amendments to the strategic objectives.

Points Raised:

- Suggestion for new wording – Part 2, second bullet point, “Need to promote activity amongst young people”.
- Need discussions on converting empty shops into flats / housing
- Need to protect town centres but re-look at policies in order to make use of empty buildings.
- It was suggested that the Deposit Plan presented to the Panel/ Committee for decision making purposes should show any changes to wording in **BOLD** type.

9. 2011 BASE POPULATION PROJECTIONS – PRINCIPAL AND VARIANT

A series of slides were presented on the 2011 base Population Projections.

- Figures for principal projections were published in July and by now the variant figures have been published.
- In accordance with Planning Policy Wales the 2011 based population and household figures will need to be considered rather than the 2008 based projections during the Deposit Plan's preparation.
- It is understood that the 2008 based household projections will be published during November/ December 2013.

