



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Uned Polisi Cynllunio ar y Cŷd
Joint Planning Policy Unit

Joint Planning Policy Committee

23rd November 2012
Committee Room 1, Llangefni

Present:	Gwynedd Council
	Cllr John Wyn Williams - Chairman
	Cllr Gwen Griffith
	Cllr John Pughe Roberts
	Cllr Owain Williams
	Cllr Gethin Williams
	Isle of Anglesey County Council
	Cllr R Ll. Hughes – Vice Chairman
	Cllr Lewis Davies
	Cllr H. Eifion Jones
	Cllr Clive McGregor
	Cllr Dylan Jones (standing in for Cllr WJ Chorlton)
	Cllr Kenneth Hughes (reserve)
	Officers
	Gareth Jones (GJ) Senior Manager Planning & Environment (CG)
	Jim Woodcock (JRW) – Head of Planning (CSYM)
	Iwan Evans – Manager, Legal Services (CG)
	Nia Haf Davies (NHD) - Manager, Joint Planning Policy Unit (JPPU)
	Heledd Jones – Team Leader (JPPU)
	Eirian Harris – Planning Support Officer (JPPU)
Apologies:	Cllr WJ Chorlton (IACC)
	Cllr W T Hughes (IACC)
	Cllr Eric Roberts (IACC)
	Cllr Dyfrig Jones (GC)
	Cllr Christopher O’Neal (GC)
	Cllr Dafydd Meurig (GC)
	Aled Davies (AD) – Head of Regulatory Dept. (GC)

1. **APOLOGIES**
As listed above.
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 the Joint Planning Policy Committee held on 7th September 2012 were accepted as correct.
5. **ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN DRAFT PREFERRED STRATEGY DOCUMENT**
A report was presented by NHD which outlines the steps taken to date, the amended timetable and the Preferred Strategy document, included in Appendix 1 of the report. In addition, to the recommendation to present the document to Gwynedd Council's Cabinet, the Isle of Anglesey County Council's Executive Committee and full Council, delegated powers were requested to make minor amendments before being submitted to these Committees.

Discussions / Points Raised:

- Part 1 – 6: it was noted that both Authorities have approved the main elements earlier in the year.
- Part 7 describes the Strategy and how to address The Vision

- Policies:

PS1 – no observation

PS2 – no observation

PS3 – no observation

PS4 – no observation

PS5 – no observation

PS6

Need to recognise there will be large infrastructure projects which will need to be addressed and the need for workforce.

PS7 – no observation

PS8

Attention was drawn to the changes in England's planning system that involves relaxing planning rules.

It was asked if the Welsh Government recognises concerns over future job opportunities and the economy and would this be something that they would consider to address this. Examples were referred to where starter units were needed – waiting list is 6-years, for example, for units on Felin Fawr site at Bethesda.

In response, it was stressed that policies must conform to national policies. To deviate from national policies, evidence is needed to support this approach, otherwise in danger of not having a sound plan.

The Joint Planning Policy Unit is working closely with Economic Development Services and the issues that need to be addressed in both authority areas have been recognised and PS8 has a strategic framework in place to respond to economic development demand.

PS9 – no observation

PS10

It was stressed the need to control out-of-town supermarkets due to threat to town centres and locate within town boundaries.

PS11

In response to a question regarding the status of housing growth levels, it was noted that the housing figure has been agreed by both Authorities. In response to a question about the fact that other Authorities are being challenged on this issue and the robustness of the figure, it was noted that the figure for the area is lower than the population and household projections. Several scenarios were looked at and the table (page 32) have shown this. Past build trends were looked at and the likelihood of the need relevant to local economic changes, which includes the new nuclear build project at Wylfa. Reference was made to the need to provide construction workers' accommodation for Wylfa power station. It was noted the importance of work / jobs for local people, including people from Gwynedd and Meirionydd.

PS12

In response to the affordable housing figure, it was noted that the draft report on the assessment of the viability of affordable housing has been accepted and the figure will be included after the consultation period.

PS13 – no observation

PS14 – no observation

PS15 – no observation

PS16

It was noted that wind turbines have been included in this policy. Confirmation was given that the policy will be relevant to both areas. The need to look at the effects of turbines on neighbouring Authorities was stressed. Also noted, was that a different approach is being taken by both Authorities at the moment, which is also not the same as the National Park's approach. It was stressed that Joint Local Development Plan would provide a consistent approach. It was agreed that this matter should be one of the first to be given attention to when going through the process of preparing detailed policies.

PS17 – no observation

PS18 – no observation

PS19

In response to a comment about the wording of point 2) financial contribution through a Section 106 agreement, it was agreed that the wording should be re-examined;

PS20 – no observation

PS21 – no observation

PS22 – no observation

General Questions

An enquiry was made about the timetable to assess the Candidate Sites. It was explained that the task of filtering sites is on-going in line with the methodology. Information has been distributed to the relevant stakeholders, e.g. Environment Agency, Countryside Council for Wales, Transport services, in order to identify strategic sites. The intention is to prepare a topic paper which will provide details on the process and the justification for certain sites being included in the Deposit Plan.

Decision

Approve the Draft Preferred Strategy document, subject to reviewing the wording of point 2) – PS19, to be presented to the relevant committees in both Authorities before releasing for public consultation.

Delegated powers given to make minor amendments to the draft Preferred Strategy document before reporting to the relevant committees.