



JOINT LOCAL DEVELOPMENT PLAN

Joint Planning Policy Committee

2:00 pm, 14 July 2017

Glyder Fawr, Caernarfon

Present: Isle of Anglesey County Council

Cllr. Richard Dew
Cllr. John Griffith
Cllr. Bryan Owen
Cllr. Kenneth P Hughes
Cllr. Robin Williams
Cllr. Nicola Roberts

Gwynedd Council

Cllr. Dafydd Meurig
Cllr. Owain Williams
Cllr. Catrin Wager
Cllr. John Brynmor Hughes

Officers:

Rhun ap Gareth	Senior Solicitor (GC)
Nia Haf Davies	Manager - JPPU
Gareth Jones	Senior Manager, Planning and Public Protection Services (GC)
Dylan Williams	Head of Regulatory and Economic Development (IOACC)
Heledd Jones	Team Leader - JPPU
Eirian Harris	Support Planning Assistant - JPPU

Apologies:

Cllr. Sian Wyn Hughes (GC)
Cllr. John Pughe Roberts (GC)
Cllr. Berwyn Parry Jones (GC)
Cllr. Richard O Jones (IOACC)

1. WELCOME AND APOLOGIES

As noted above.

2. DECLARATION OF PERSONAL INTEREST

No declarations of any personal interest were received.

3. URGENT ITEMS

No urgent matters were raised.

4. MINUTES

The minutes of the Committee that was held on 28 June 2017, were accepted as a true record.

5. INSPECTOR'S REPORT AND RELATED DOCUMENTS

A brief outline was given by Rhun ap Gareth on the following:

- The Committee's role in formally accepting the Inspector's Report
- Requirements of the statutory process in preparing the JLDP
- Consider the suitability of the Anglesey and Gwynedd Joint Local Development Plan

Nia Davies outlined the stages and Plan preparation process of the Joint Local Development Plan and The Inspector's Report.

Background (1-6)

- The necessity of having a Plan in place.
- Explanation of the process which started in 2011 and the complicated statutory stages to have reached this stage, namely in receiving the Inspector's Report.
- Inclusive process – public consultation and participation stages undertaken throughout

Examination Process (7 -12)

- Hearings relating to various themes
- Follow Action Points and changes
- Prepare a register of Matters Arising Changes
- Further hearings were held as a result of the above

Inspector's Report (13 – 21)

- The Inspector's Report was received on June 30, 2017.
- The Report stated that the Plan is sound and satisfied the tests of soundness, along with the recommendation of minor changes (Appendix A and B).
- The Councils must accept the report in its entirety as it's a binding report. It won't be possible to pick and choose parts of the report.

Statutory Requirements (22 – 23)

- Statutory requirement for the Councils to accept/not accept the plan within a period of 8 weeks after receipt of the Inspector's Report. The committees will be held in Gwynedd on 28 July 2017 and Anglesey on 31 July, 2017.

Risks and challenges of not having a Plan (24 - 32)

- Currently neither authority has a Plan in place.
- Necessary to have a Plan to manage development. Currently neither authority has a supply of land for housing, therefore this increases the risk of appeals relating to Planning application, which may incur costs against the authority.
- A reminder was given relating the Welsh Government's powers to adopt the plan.
- If a decision was made to adopt the Plan, the system allows for an individual/organisation to present a High Court Challenge, up to a six week period post adoption.

Further requirements (33 – 34)

- It was noted that councils must publish a statement of adoption and Sustainability Assessment.

Steps to be undertaken if the individual Councils decide to adopt the Plan (35-39)

- Gather information and report yearly on the Monitoring Framework (chapter 7) along with preparing a series of Supplementary Planning Guidance (list in Appendix 9 of the Plan).
- Prepare a review of the Plan four years post adoption.

Points raised:

- i. Acknowledgement was given for the work undertaken so far as part of the process of preparing the Plan, however concerns were raised relating to the overprovision of housing (8,000 houses equating to an increased population of 20,000). Frustration was raised due to the fact that this figure is imposed on Councils. The financial cost of preparing the Plan was acknowledged however the linguistically impact of adoption would be much greater.
- ii. The concerns as raised above (i) were echoed. It was further noted that it is a Local Plan being prepared and that it should satisfy the needs of the local population, not a Plan which has been influenced by central guidance in Welsh Government.
- iii. The Committees role in accepting that the correct process was undertaken in preparing the Plan was highlighted along with the requirement to agree that the Inspector's Report should be presented to Full Council for adoption.

Decision:

In accordance with the recommendation, a decision was made to:-

- i. formally accepts the Inspector's Report and notes its contents
- ii. agree that the process up to the adoption stage has been completed
- iii. note the matters and options and the required related documents