

# GWYNEDD COUNCIL CABINET



## Report to a meeting of Gwynedd Council Cabinet

**Date of meeting:** 28<sup>th</sup> June 2022  
**Cabinet Member:** Cllr. Dafydd Meurig  
**Contact Officer :** Gareth Jones – Assistant Head of Environment Department

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**Title of Item** **Supplementary Planning Guidance: The Slate Landscapes of Northwest Wales, World Heritage Site**

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### THE DECISION SOUGHT

That the Cabinet:

- 1) Approve the changes that are included in the Consultation Report; and
- 2) Formally adopt the Slate Landscapes of Northwest Wales World Heritage Sites SPG to be used as material planning consideration with the Gwynedd Council Local Planning Authority Area
- 3) Delegate the right for the Assistant Head of Department (Environment Department) to make any non-material modifications, which may be required to the draft SPG before it is published on the website.

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### THE REASON FOR THE NEED FOR A DECISION

The Slate Landscapes of Northwest Wales World Heritage Sites SPG needs to be formally adopted so that it can be used as a material planning consideration in decision making within the Gwynedd Council Local Planning Authority Area.

#### 1. Introduction

- 1.1 Both Gwynedd Council and the Snowdonia National Park Authority are committed to preparing a range of Supplementary Planning Guidance to support their respective Local Development Plans, which contain strategic and development policies as a basis for deciding planning applications. Supplementary Planning Guidance documents (SPGs) provide further detailed information, in support of the Local Development Plan policies. SPGs should expand and interpret planning policies and not in themselves, form new areas of policy. The aim and purpose of this presenting this report to the Cabinet is to agree upon the current content of the SPG, for it to be adopted. Once adopted it will be a material planning consideration in determining planning applications.

## **2. Purpose**

2.1 The Purpose of this Guidance is to:

- assist the public and their agents in preparing planning applications and in guiding them in discussions with officers before submitting planning applications,
- assist officers to assess planning applications, and officers and councillors to make decisions about planning applications within the Gwynedd Council Local Planning Authority area and Snowdonia National Park Authority area, and
- help Planning Inspectors make decisions on appeals and,
- give specific advice on planning issues relating to the Slate Landscape of Northwest Wales World Heritage Site (WHS).

2.2 The general aim is to improve the quality of new developments and facilitate a consistent and transparent way of making decisions.

## **3. Public Consultation**

3.1 A draft version of this SPG was approved for public consultation during a meeting of the Gwynedd Council Cabinet on October 12<sup>th</sup> 2021 and by the SNPA's Planning and Access Committee on October 20<sup>th</sup> 2021.

3.2 The approved draft of this SPG was the subject of an 8 week public consultation between the 15<sup>th</sup> December 2021, and the 9<sup>th</sup> February 2022.

3.3 Appendix 1 of this report contains a Consultation Report containing details of the public consultation, and a summary of the comments received together with a joint officer response including any proposed changes to the SPG

3.4 A total of 23 comments were received from 8 organisations/members of the public resulting in 7 changes.

3.5 The main messages of the comments are set out below:

- Support the principle of Supplementary Planning Guidance
- Propose an amendment to reflect changes in national guidance
- Propose a minor amendment to correct grammatical errors
- Include information on the Environmental Impact Assessment process
- Not clear how the planning authorities would take steps to ensure that the Welsh language is taken into account in all proposed developments within the World Heritage Site.

3.6 Appendix 1 of this Report sets out an officer's response to the representations received with proposed changes if appropriate. The officer's response sets out a rationale where no change are proposed following a comment.

3.7 The changes to the SPG are set out in Appendix 1. The main changes are set out briefly below.

- Correct grammatical errors
- Include a reference to Future Wales
- Amend text to reflect Edition 11 of Planning Policy Wales
- Include text about the EIA process
- Include text referring to the Supplementary Planning Guidance which provide guidance on how the Welsh language should be taken into account when preparing and determining planning applications.
- Include Maps of the boundaries of the component parts

- 3.8 The Supplementary Planning Guidance document has now been updated to consider the representations received. The amendments can be seen as track changes (see Appendix 2).

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## **OPINION OF THE STATUTORY OFFICERS**

### **Monitoring Officer:**

As part of the joint arrangements with Anglesey Council Supplementary Planning Guidance, which relates only to Gwynedd will be considered and adopted by the Cabinet as opposed to the Joint Local Development Plan Joint Committee. The results of the consultation have been set out in the report in detail together with the recommended response. The Cabinet should have regard to these matters in coming to a decision whether to adopt the Supplementary Guidance.

### **Chief Finance Officer:**

Nothing to add from the perspective of financial propriety.

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## **APPENDICIES**

Appendix 1: Consultation Report

Appendix 2: Slate Landscapes of Northwest Wales, World Heritage Site Supplementary Planning Guidance