

Appendix

v

PS.O.W.
15 AUG 2011
P.S.O.W.



Advocates & Solicitors

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Private and Confidential

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CF35 5LJ

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e-mail: clare.strowbridge@huttons-solicitors.co.uk

Our Ref: CPS/IJM/DUR4/1

Friday, 12 August 2011

Dear Ms Ginwalla,

Our Client: Barrie Durkin

Case ID: 201000914

1. Further to your email of 1st August 2011, we have taken instructions from our client who would like to make the following comments on the Ombudsman's draft reports:

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. With regard to the report into the allegation made against our client by Mr David Lewis-Roberts, our client would like to point out the following:

6. On page 10 of the report the Ombudsman notes that Mr Lewis-Roberts said that he did not purchase the 9 acres of land in question for the purpose of making a commercial gain. Our client finds that extremely difficult to accept in view of that fact that in January 2009 Mr Lewis-Roberts applied for the land to be placed on the Candidate Sites Register relating to the Local Development Plan as it existed at the time, indicating that the proposed use of the land would be 'housing' (we attach a copy of the relevant entry on the register).

Members of the
Solicitors Regulation
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Children
Family
Family Law Advanced Panel

Partners:

Stuart M. C. Hutton,
Solicitor - Advocate
(Higher Courts Criminal)
Clare Strowbridge
Tim Musgrave
Christine O'Brien

Associates:

Gerard Griffiths,
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(Higher Courts Civil)
Huw Jones
Winifred Wilson - Williams

Assistants:

Tristan Agland
Leanne Jones
Stephanie Kolvin
Gregory Laing
Rebecca M Oakley

Executives:

Roger Lewis
Filex:
Laura Matthews

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7. Further, also on page 10, the Ombudsman notes that Mr Lewis-Roberts said in his statement that his ownership of the land in question was declared to the Council "at the relevant time". However, Mr Lewis-Roberts did not purchase the land until 14th May 2008, by which time he had left his council position. We attach an office copy of the relevant HM Land Registry entry which confirms this.
8. In any case, our client understands that Mr Lewis-Roberts had paid a deposit on the land in 2006 and therefore should have declared an interest when required.
9. There is no minute or other record which proves that Mr Lewis-Roberts declared any interest in the land or the potential conflict arising from his involvement with the constituents for whom he brought about the so-called "departure applications" (we attach the minutes of the LDP panel meetings for 2006 and 2007).
10. We attach a copy Grazing Agreement made between Dewi Roberts and [REDACTED]. You will note that it was witnessed by Mr Lewis-Roberts and is dated 13th November 2006. As you know, Mr Lewis-Roberts was at this time a panel member of the LDP and was actively seeking the approval of multiple applications made by Dewi Roberts for planning permission (the departure applications) in relation to land which was situated in the same area as the land which Mr Lewis-Roberts purchased.
11. Mr Lewis-Roberts strong ties to Dewi Roberts are clear. It surely follows that, in addition to his interest in the 9 acres of land which he bought, Mr Lewis-Roberts' involvement with Dewi Roberts meant that he should not have been involved in the decision-making process regarding the departure applications.
12. We note that on page 8 of the report, the Ombudsman refers to the fact that Mr Lewis-Roberts stated that he did not recall ever having to declare an interest to the Planning Committee on any matter. We further note that Mr Lewis-Roberts even failed to declare his home in Anglesey as an interest (a copy of the relevant declaration is attached).
13. Moreover, if Mr Lewis-Roberts did purchase the land as late as 14th May 2008, this was long after the adoption of the Local Development Plan in question, which was in April 2006. He had served on the panel for that LDP from April 2006 to December 2007. As such, he would have been well aware of the potential for the land to increase significantly in value at the time he acquired it, not least because he had been instrumental in securing the approval of the departure applications in respect of the surrounding area for Dewi Roberts and others.
14. The level of impropriety suggested by the evidence which our client has produced to defend Mr Lewis-Roberts' allegation surely requires the Ombudsman to now ask himself (and take all necessary steps to find the answers to) the following questions:
 - a. When did Mr Lewis-Roberts first obtain an interest in the 9 acres of land?
 - b. When and how did he pay the deposit for the land?
 - c. When did he declare the interest in the land as he says he did?
15. Ultimately, our client maintains that his comments were justified in the circumstances. He would therefore like the Ombudsman, in view of everything mentioned above, to give serious thought to reconsidering the conclusions he has reached in both reports. In any event, he would expect all of the above information to be recorded in the reports before they are finalised.
16. Our client would point to the fact that many of the departure applications which had been approved while Mr Lewis-Roberts was on the LDP panel were overturned on review. He

believes that impropriety pervaded the processing of these applications and that it was in the public interest to bring this and other matters to light. He is therefore of the view that the Ombudsman's draft conclusions suggest that our client is being persecuted simply for using somewhat potent (but fair) language in exposing the highly inappropriate behaviour of certain council members.

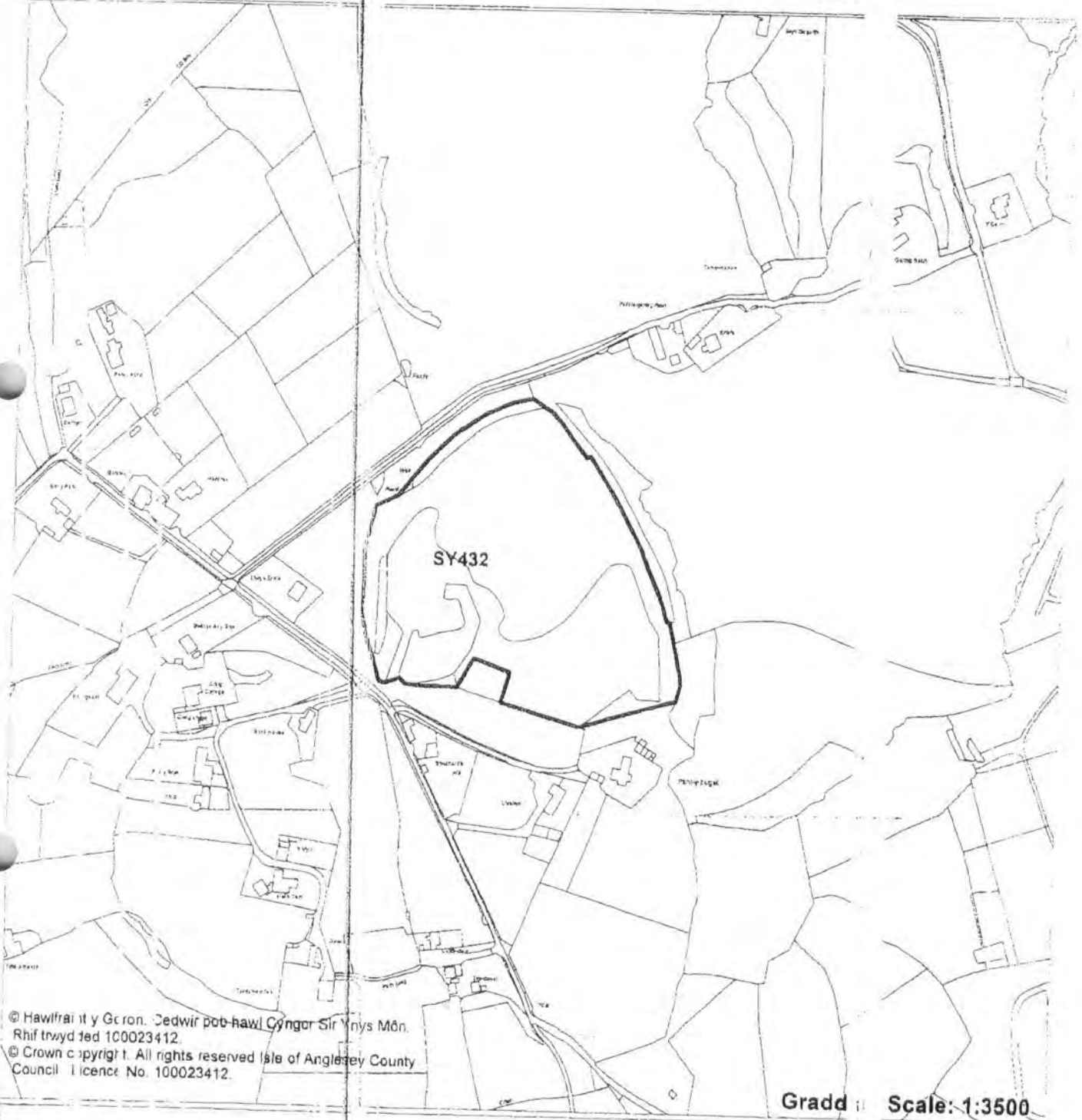
We look forward to hearing from you.

Yours faithfully,

A black rectangular redaction box covering the signature of the sender.

Hutton's

**Cynllun Datblygu Lleol (CDLI) Ynys Môr
Ynys Môn Local Development Plan (LDP
Cofrestr Safleoedd Ymgeisio / Candidate Sites Register**



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Council Licence No. 100023412.

Gradd : Scale: 1:3500

Cyfeirnod / Reference	: SY432
Enw'r Safle / Site Name	: Tir yn / Land at Shepherd's Hill
Lleoliad / Location	: Tynyngongl
Cyfeirnod Grid / Grid Reference	: 504 835
Maint (ha) / Size (ha)	: 3.08
Defnydd â Awgrymir / Suggested Use	: Tai / Housing

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 11 AUG 2011 at 16:00:42. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

Copi yw hwn o gofrestr y rhif teitl isod. Mae'n dangos y cofnodion ar y gofrestr ar 11 AUG 2011 am 16:00:42. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynwyd ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yn y Gofrestrfa Tir ar adeg darparu'r copi hwn.

Nid yw'r copi hwn yn 'Gopi Swyddogol' o'r gofrestr. Derbynnir copi swyddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson gael indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swyddogol. Os hoffech dderbyn copi swyddogol, mae gwefan y Gofrestrfa Tir yn esbonio sut i wneud hyn.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

ISLE OF ANGLESEY/SIR YNYS MON

- 1 (21.09.1994) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the north of Pant Y Bugail, Tyn-Y-Gongl.

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (28.08.2008) PROPRIETOR: DAVID AERON LEWIS-ROBERTS and VERNA CHRISTINE LEWIS-ROBERTS of 28 Craig Y Don Estate, Benllech, Tyn-Y-Gongl, Isle Of Anglesey LL74 8TB.
- 2 (28.08.2008) The price stated to have been paid on 14 May 2008 was £15,000.

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (26.10.2004) The land is subject to the following rights granted by a Transfer of adjoining land dated 21 April 2004 made between (1) Dewi Wyn Roberts and Elizabeth Roberts (Transferor) and (2) Gwyndaf Roberts and Susan Lesley Stead (Transferees):-

Title Number : CYM412824

This title is dealt with by Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 11 AUG 2011 at 16:00:42 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

Rhif Teitl : CYM412824

Gweinyddir y teitl hwn gan Gofrestrfa Tir, Swyddfa Cymru.

Mae'r detholiad canlynol yn cynnwys gwybodaeth o gofrestr y teitl uchod. Darperir copi llawn o'r gofrestr gyda'r ddogfen hon a dylech ddarllen hwnnw er mwyn sicrhau bod y manylion cryno hyn yn gywir.

Nid yw'r detholiad hwn na'r copi llawn yn 'Gopi Swyddogol' o'r gofrestr. Derbynnir copi swyddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson gael indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swyddogol.

Mae'r detholiad hwn yn dangos gwybodaeth sy'n gyfredol ar 11 AUG 2011 am 16:00:42 ac felly nid yw'n ystyried unrhyw gais a gyflwynwyd ar ôl yr amser hwnnw hyd yn oed pe byddai'n aros i'w brosesu yn y Gofrestrfa Tir ar adeg darparu'r detholiad.

REGISTER EXTRACT

DETHOLIAD O'R GOFRESTR

Title Number	: CYM412824
Rhif Teitl	
Address of Property	: Land lying to the north of Pant Y Bugail, Tyn-Y-Gongl
Cyfeiriad yr Eiddo	
Price Stated	: £15,000
Pris a Ddatganwyd	
Registered Owner(s)	: DAVID AERON LEWIS-ROBERTS and VERNA CHRISTINE LEWIS-ROBERTS of 28 Craig Y Don Estate, Benllech, Tyn-Y-Gongl, Isle Of Anglesey LL74 8TB.
Perchnogion Cofrestredig	
Lender(s)	: None
Rhoddw'r Benthyc	

C: Charges Register continued / Parhad
o'r gofrestr arwystlon

"Rights granted for the benefit of the Property

All rights of way drainage and other rights easements and
privileges which may affect the property or any part thereof"

End of register / Diwedd y gofrestr

GRAZING AGREEMENT Made on this (date) 13TH NOVEMBER 2006 BETWEEN:-

"THE OWNER"

DEWI ROBERTS
RHOYDD BRYNTEG, BELLLECH

"THE GRAZIER"

LETTING PERIOD FROM: 11TH NOV 2006 TO 10TH OCTOBER 2007

THE LAND KNOWN AS: BONK PANTY BUEAIG LLAWIEDOS FIELDS

RENT OF: £100 (ONE HUNDRED POUNDS)

PAYABLE ON: A.S.A.P

WHEREBY IT IS COMPLETELY AGREED as follows:-

- 1)The Grazier shall be entitled during the above season to graze with cattle (and Sheep) only the land described above.
 - 2)The Grazing Rental shall be paid on the above dates.
 - 3)The Grazier shall keep ALL fences, walls, gates, ditches and watercourses in no worse condition than as at the date of this Agreement and shall at his own expense put up ALL necessary fencing to prevent the escape of stock from the said land.
 - 4)The Grazier shall properly cut or pull up thistles and ANY other noxious weeds on the land and keep the land clear of moles.
 - 5)The Grazier shall NOT keep a Bull on the land.
 - 6)The Grazier shall NOT allow the said land to be injured by excessive treading or pounding of stock.
 - 7)The Grazier shall NOT assign the benefit of this Agreement nor to give or grant ANY licence to ANY other person or persons for ANY use of the said land or ANY part thereof for ANY purpose whatsoever.
 - 8)On the termination of the said season or period the Grazier SHALL leave ALL walls, fencing and hedges in good and similar condition to that in which the same are in at the date hereof.
 - 9)The Owner reserves ALL Game (including Ground Game) on the land and the right for himself/herself, his/her family, servants and visitors to enter upon the same land at ANY time for ANY purpose other than for grazing livestock thereon.
 - 10) (i) The Owner hereby agrees that should ANY quota (especially Milk Quota) become attached to the said/above land, through Statutory Instrument, Legislation or by ANY other means during the term of the grass keep he/she will NOT take ANY action to secure such quota without the express consent of the Grazier in so far as such quota relates to the terms of the grass keep agreement.
 - 10) (ii) And if notwithstanding (i) above such quota becomes attached to the land by the process of law then the Owner agrees to pay for such quota at open market value or at a value being the difference in value between the land with a quota and the value of the land without the quota whichever shall be the greater.
 - 11)If ANY dispute shall arise out of the Agreement such a dispute shall be referred to an arbitrator appointed by the president if the R.I.C.S., whose findings and costs of reference shall be binding on both parties.
 - 12)The Grazier agrees to keep in force a Public Liability Policy to cover his/her stock and the said land.
 - 13)The Grazier shall have the benefit of registering the land for LACS purposes (2002 app.)
 - 14)Additional Clause(s) Nil at Present
- AS WITNESS the hands of the parties hereto the day and year first before written.
- Signed by the OWNER - [REDACTED] Signed by the GRAZIER - [REDACTED]
- Signed by the witness - [REDACTED] Witness print name D. LEWIS ROBERTS

DEDDF LLYWODRAETH LEOL A THAI 1989

LOCAL GOVERNMENT AND HOUSING

ADAIN ACT 1989

18/6/84

LEGAL SECTION

**Cofrestr Diddordebau
Aelodau**

**Register of Members'
Interest**

(Dan Reoliadau Awdurodau Lleol
(Diddordebau Aelodau) 1992)

(Pursuant to Local
Authorities Members'
Interests) 1992 Regulations

CYNGOR SIR YNYS MÔN

ISLE OF ANGLESEY COUNTY COUNCIL

DATGELU DIDDORDEBAU ARIANNOL
A DIDDORDEBAU ERAILL

DISCLOSURE OF PECUNIARY AND
OTHER INTERESTS

Enw'r Cynghorydd

D LEWIS-ROBERTS

Councillor's Name

Cyfeiriad

28 CRAIG Y DON BENGWEN

Address

Ward

BRYNTEG / BENGWEN (6)

Ward

RYDWYF TRWY HYN YN DATGAN

(dilewch y paragraffau hynny sy'n amherthnasol)
[Nad oes gennyf ddiddordebau ariannol, nac
uniongyrchol nac anuniongyrchol, y mae'n
rhaid imi eu datgan dan Reoliad (Diddordebau
Aelodau) Awdurdod Lleol 1992]

[Fy mod dan y penawdau priodol isod, wedi rhestru'r
diddordebau hynny y mae'n rhaid imi eu datgan dan
Reoliad (Diddordebau Aelodau) Awdurdodau Lleol
1992 a rhoddais "dim" lle nad oedd gennyf
ddiddordeb]

GIVE NOTICE that:

(delete whichever of the following paragraphs in
square brackets does not apply)

[I have no direct or indirect pecuniary interests
which are required to be declared under the Local
Authorities (Members Interest Regulations 1992.)

~~[I have set out below under the appropriate headings
my interests which I am required to declare under
the Local Authorities (Members' Interests)
Regulations 1992, and I have put "none" where I
have no such interest under any heading]~~

MANYLION AM DDIDDORDEBAU
ARIANNOL A DIDDORDEBAU ERAILL

DETAILS OF PECUNIARY AND OTHER
INTERESTS

1. Tir ym Môn

Rhaid i chwi nodi'r tir hwnnw yn yr ardal hon y
mac gennyh ddiddordeb ynddo sy'n dod a lles
personol i chwi. Gofynnir i chwi nodi ei gyfeiriad
neu ei ddisgrifiô'n gryno fel bod modd ei
adnabod. Os ydych yn byw yn ardal yr
awdurdod rhaid i chwi nodi eich cartref dan y
penawd hwn fel perchennog, un a phrydles neu
fel tenant.

Yma bydd raid i chwi gynnwys pob eiddo y
cewch rent amdano neu eiddo y mae gennyh
hawl morgais arno.
Mae "tir" yn cynnwys pob adeilad a rhannau o
adeiladau

2. Land in Anglesey

You should include any land in the area in which
you have a beneficial interest (that is in which
you have some proprietary interest for your own
benefit). You should give the address or a brief
description to identify it. If you live in the
authority's area you should include your home
under this heading as owner, lessee or tenant.

You should also include any property from which
you receive rent or of which you are a mortgagee.

"Land" includes any buildings or parts of
buildings

NONE

Cyfeiriad/Cyf O.S

Address/O.S Ref

Cyfeiriad/Cyf O.S

Address/O.S Ref

Cyfeiriad/Cyf O.S

Address/O.S Ref

Cyfeiriad/Cyf O.S

Address/O.S Ref

DATGELU DDIDORDEBAU ARIANNOL
A DIDDORDEBAU ERAILL

DISCLOSURE OF PECUNIARY
AND OTHER INTERESTS

1. Tir ym Môn (parhad.)

1 Land in Anglesey (continued)

Cyfeiriad/Cyf O.S	_____	Address/O.S Ref
Cyfeiriad/Cyf O.S	_____	Address/O.S Ref
Cyfeiriad/Cyf O.S	_____	Address/O.S Ref
Cyfeiriad/Cyf O.S	_____	Address/O.S Ref

**Defnyddiwch daflen arall petai angen*

**Please use extra sheet if necessary*

2. Gwaith, swydd crefft, proffesiwn neu alwedigaeth

2. Employment, office trade or vocation

<p>1 Dylech ddynodi pob gwaith, swydd, crefft, proffesiwn neu alwedigaeth y mae'n rhaid i chi eu datgan at ddibenion treth incwm.</p> <p>2. Rhwch ddisgrifiad byr o'r gweithgarwch perthnasol er enghraifft "gweithiwr cyfrifiadurol" neu "gyfrifydd"</p> <p>3. Dylai gweithwyr roi enw eu cyflogwr. Os cyflogir nhw gan cwmni rhwch enw'r cwmni sy'n talu eich cyflog, nid enw cwmni mwy sydd o bosibl yn berchen ar y cwmni yr ydych yn gweithio iddo.</p> <p>4. Lle bo ganddoch chi swydd, rhwch enw'r sawl neu'r corff a'ch penododd. Yn achos swydd gyhoeddus yr awdurdod sydd yn eich talu chi fydd hwn. Yn achos athro mewn ysgol a gynhelir yr awdurdod addysg lleol; yn achos ysgol sy'n derbyn cymorth corff llywodraethu'r ysgol.</p>	<p>1 You should show every employment, office, trade, profession or vocation that you have to declare for income tax purposes</p> <p>2 Give a short description of the activity concerned, for example "computer operator" or accountant</p> <p>3 Employees should give the name of their employer. If employed by a company, give the name of the company paying your wages or salary, not that of the ultimate holding company. If a partner in a firm, give the name of the firm.</p> <p>4 Where you hold an office, give the name of the person or body which appointed you. In the case of a public office this will be the authority which pays you. In the case of a teacher in a maintained school, the local education authority; in the case of an aided school, the school's governing body</p> <p style="text-align: center; font-size: 1.2em;">None</p>
--	--

Gwaith / Teitl y Swydd	_____	Employment / Job Title
Cyfeiriad perthnasol	_____	Relevant Address
Gwaith / Teitl y Swydd	_____	Employment / Job Title
Cyfeiriad perthnasol	_____	Relevant Address
Gwaith / Teitl y Swydd	_____	Employment / Job Title
Cyfeiriad perthnasol	_____	Relevant Address

DATGELU DDIDORDEBAU ARIANNOL
A DIDDORDEBAU ERAILL

DISCLOSURE OF PECUNIARY AND
OTHER INTERESTS

Enw'r Cwmni /
Cyfeiriad

Name of Company/
Address

Enw'r Cwmni /
Cyfeiriad

Name of Company/
Address

Enw'r Cwmni /
Cyfeiriad

Name of Company/
Address

Enw'r Cwmni /
Cyfeiriad

Name of Company/
Address

5. Tenantiaethau Eiddo'r Cyngor

Cyfeiriad (neu ddisgrifiad) unrhyw adeilad
neu dir yr ydych yn atebol i dalu rhent
amdano i'r Cyngor (un ai ar ben eich hun
neu gydag eraill) neu gwmni yr ydych yn
cyfarwyddwr arno lle bo gennych ddiddordeb
buddianol yn ei warannau ac sy'n atebol i
dalw rhent i'r Cyngor.

5. Tenancies of Council Property

The address (or other description of any
building or land for which you are liable to pay
rent to the Council (either on your own or with
others), or for which a company of which you
are a director and in the securities of which
you have a beneficial interest, is liable to pay
rent to the Council

NONE

Cyfeiriad /Cyf. O.S

Address/ O.S. Ref

Cyfeiriad /Cyf. O.S

Address / O.S. Ref

**DATGELU DDIDORDEBAU ARIANNOL
A DIDDORDEBAU ERAILL**

**DISCLOSURE OF PECUNIARY
AND OTHER INTERESTS**

**2. Gwaith, swydd, crefft, proffesiwn neu
alwedigaeth (parhad)**

**2. Employment, office, trade
profession or vocation (continued)**

Gwaith / Teitl y Swydd _____

Employment / Job Title

Cyfeiriad perthnasol _____

Relevant Address

Gwaith / Teitl y Swydd _____

Employment / Job Title

Cyfeiriad perthnasol _____

Relevant Address

3. Nawdd

3. Sponsorship

Rhaid i chwi ddatgan enw pwy bynnag a dalodd, yn ystod flwyddyn ddiwethaf, arian tuag at eich costau fel cynghorydd neu tuag at eich treuliau mewn etholiad ni fydd raid nodi'r symiau - dim ond enw'r person neu corff a dalodd yr arian.

You should declare the name of any person or body who has made any payments to you in the last year towards your election expenses. You do not need to declare the amounts of any payments - only the name of the person or body making them.

NONE

Enw/Cyfeiriad _____

Name/ Address

Enw/Cyfeiriad _____

Name/Address

Enw/Cyfeiriad _____

Name/Address

Enw/Cyfeiriad _____

Name/ Address

4. Budd mewn Cwmnïau ac yn y blaen

4. Interest in Companies etc

Rhaid i chwi restru enwau cwmnïau cymdeithasau diwydianol a chymdeithasau ysiwriant, cymdeithasau cydweithredol neu gyrfi corfforaeth eraill sydd (hyd y gwyddoch) yn weithgar yn ardal yr awdurdod y mae gennych fudd sylweddol ynddynt. Ni fydd raid i chwi nodi beth yw maint y budd.

You should list the names of any companies, industrial and provident societies, co-operative societies or other bodies corporate that (to your knowledge) are active in the authority's area and in which you have a substantial interest. You do not need to show the extent of your interest.

(Mae gennych fudd sylweddol os ydych yn dal cyfranddaliadau neu warannoedd yn y cwmni a gwerth nominal y rheini o leiaf £25,000 neu'n rhagor na chanfed rhan o'r cyfranddaliadau neu warannoedd a gyhoeddwyd. Os oes sawl dosbarth o gyfranddaliadau neu warannoedd yna bydd y canfed rhan yn ymwneud a phob dosbarth. Mae'r uchafsymiau hyn yn ymwneud, hefyd ag adneuron gyda chymdeithasau cydweithredol.

(You have a substantial interest if you own shares or other securities in the company with a nominal value of more than £25,000, or more than 1/100th of the issued shares or securities. If there are several classes of shares or securities the fraction of 1/100th applies to any of those classes. These limits also apply to deposits with industrial and provident societies, and cooperative societies)

Mae cwmni neu gorff corfforaeth yn weithgar yn ardal yr awdurdod os ydyw un ai a thir neu a man busnes yn yr ardal honno. Ymwna'r rheol hon hefyd a chyfraniadau i gwaranoedd a ddelir yn enwau pobl eraill lle fo ganddoch ddiddordeb

A company or body corporate is active in the authority's area if it has land or a place of business in that area

The requirement also covers shares and securities held in the names of other people in which you have a beneficial interest

NONE

DATGELU DDIDORDEBAU ARIANNOL
A DIDDORDEBAU ERAILL

DISCLOSURE OF PECUNIARY AND
OTHER INTERESTS

5. Tenantiaethau Eiddo'r Cyngor (parhad)

5. Tenancies of Council Property (cont'd)

Cyfeiriad /Cyf. O.S. _____ Address / O.S. Ref

Cyfeiriad /Cyf. O.S. _____ Address / O.S. Ref

6. Trwyddedau i ddal tir

6. Licences to occupy land

Raid i chwi restru'r tir hwnnw yn ardal yr awdurdod y mae hawl genych i'w ddal ond lle nad ydych yn berchennog arno nac â tenantiaeth arno. Bydd rhaid i chwi nodi'r cyfeiriad neu, fel arall ddisgrifio'n gryno fel bod modd ei adnabod.

You should include land in the area of the authority which you have a right to occupy, but neither own nor have a tenancy to it. You should give the address or a brief description to identify it.

Mae "tir" yn cynnwys adeiladau neu rannau o adeiladau

"Land" includes buildings or parts of buildings

NONE

Cyfeiriad /Cyf. O.S. _____ Address / O.S. Ref

7. Cytundebau yn Ymwneud a Busnes y Cyngor

7. Contracts relating to Council Business

Disgrifiad o natur unrhyw contract rhyngoch chi boed er eich pen eich hyn neu ar y cyd gydag eraill a'r Cyngor lle darperir nwyddau neu wasanaethau ar gyfer y Cyngor (neu i eraill ar gost y Cyngor) Dylech gynnwys unrhyw gytundeb rhwng y Cyngor a chwmni yr ydych yn gyfarwyddwr arno ac y mae gennch diddordeb buddianol yn ei warannau

A description of the nature of any contract between yourself (whether alone or with others) and the Council whereby goods or services are provided to the Council (or to others at the Council's expense). You should include any such contract between the Council and a company of which you are a director and in the securities of which you have a beneficial interest.

NONE

- (a) Math o gytundeb _____
- (b) Dyddiad contract _____
- (c) Dyddiad cychwyn a gorffen _____
- (d) Enw a chyfeiriad y Cwmni _____
os ydyw'n ymwneud a chwmni

- (a) Type of Contract
- (b) Date of Contract
- (c) Start and end dates
- (d) Name and address of company (if a company is involved)

- (a) Math o gytundeb _____
- (b) Dyddiad contract _____
- (c) Dyddiad cychwyn a gorffen _____
- (d) Enw a chyfeiriad y Cwmni _____
os ydyw'n ymwneud a chwmni

- (a) Type of Contract
- (b) Date of Contract
- (c) Start and end dates
- (d) Name and address of company (if a company is involved)

- (a) Math o gytundeb _____
- (b) Dyddiad contract _____
- (c) Dyddiad cychwyn a gorffen _____
- (d) Enw a chyfeiriad y Cwmni _____
(os ydyw'n ymwneud a Chwmni)

- (a) Type of Contract
- (b) Date of Contract
- (c) Start and end dates
- (d) Name and address of company (if a company is involved)

DATGELU DDIDORDEBAU ARIANNOL
A DIDDORDEBAU ERAILL

DISCLOSURE OF PECUNIARY AND
OTHER INTERESTS

7 Cytundebau'n Ymwneud a Busnes y Cyngor
(parhad)

7. Contracts relating to Council Business
(cont'd)

- (a) Math o gytundeb _____ (a) Type of Contract
- (b) Dyddiad y cytundeb _____ (b) Date of Contract
- (c) Dyddiad Cychwyn a gorffen _____ (c) Start and end dates
- (d) Enw a chyfeiriad y cwmni _____ (d) Name and Address
(os ydyw'n ymwneud a Chwmni) of Company (if a
Company is involved)

* Gwerthu nwyddau /darparu gwasnaethau/
contractau gweithio - nodwch pa un ym mhob
achos

*Sale of goods/supply of services/works
Contracts please specify in each case

DATGANIAD

DECLARATION

Rwyf yn cydnabod y gallai fod yn drosedd i :-

I recognise that it can be a criminal offence to:

- 1 beidio a chyflwyno gwybodaeth y mae'n ofynnol ei chyflwyno dan y rhybydd hwn
- 2 gyflwyno gwybodaeth sydd un ai yn anwiredd mewn modd sylweddol neu'n gamarweiniol.
- 3 beidio a rhoddi rhybydd er mwyn - diwedddaru gwybodaeth a roddir yn y rhybudd hwn; datgan diddoreb a gaf ar ol dyddiad y rhybydd hwn a hwnnw'n ddiddordeb y mae'n rhaid imi ei ddatgan

- 1 omit information that ought to be given in this notice.
- 2 Provide information that is materially false or misleading
- 3 fail to bring notices in order to - bring up to date information given in this notice; declare an interest that I acquire after the date of this notice and have to declare.

Arwyddwyd _____ Signed

Dyddiad 10th JUNE 2004 Date

Derbyniwyd Received

Arwyddwyd _____ Signed Dyddiad 18/6/04 Date
(Swyddog Priodol) (Proper Officer)

Enw'r Awdurdod Amg Le 3007 Cerau Council Name of Authority

LOCAL DEVELOPMENT PLAN

notes of meeting held on Tuesday, 18 April, 2006
at 10.00 a.m. at the Council Chamber, Llangefni

PRESENT: Councillors Hefin Thomas - in the Chair,
WJ Williams MBE, GW Roberts OBE,
J Arthur Jones, D Lewis Roberts

The contents of a letter submitted on behalf of the three remaining political groups was noted.

1. HOUSING DEVELOPMENT CRITERIA

Submitted and accepted the notes on the Panel meeting held on 24 March, 2006.

2. It was AGREED that the Portfolio Holder (Planning) and the Vice Chair of the Planning Committee discuss with the Corporate Director for the Environment and Transport the following issues:

2.1 **Cooling off period** - the parameter of criterion of planning applications that should be brought back to subsequent meetings for determination (currently all planning applications that are decided upon contrary to officer recommendation are brought back for further determination)

2.2 **Affordable housing** - the lifespan of a Section 106 Agreement (at present "in perpetuity"); the definition of an 'affordable home', and to discuss the revision of the current SPG on affordable housing

2.3 **Development boundaries:** further consideration should be given to development boundaries identified in the stopped UDP

3. PLANNING APPLICATIONS BY MEMBERS/OFFICERS

It was felt that officers should NOT determine current planning applications, retrospective applications nor certificates of lawful use submitted by members/officers nor their relatives as defined under 3.5.3.15 of the Council's Constitution, and it was AGREED that members at point 2 of this report discuss this with the Corporate Director for the Environment and Transport and the Council Solicitor.

It was AGREED that a copy of these notes be circulated to all the political group leaders.

The next meeting will be held on the rising of the Executive Committee to be held on 24 April, 2006.

LOCAL DEVELOPMENT PLAN

notes on meeting held on Friday, 28 April, 2006
at 10.30 a.m. at the Council Chamber, Llangefni

PRESENT: Councillors Hefin Thomas - Chair
J Arthur Jones, D Lewis-Roberts
GW Roberts OBE, WJ Williams MBE

Corporate Director (Environment & Technical Services)
Head of Planning Services
Planning Policy Manager
Principal Planning Officer (MD)

1. Received - presentation by the Planning Policy Manager on
 - Local Development Plan preparation process
 - draft delivery agreement timetable
 - community involvement scheme - consultation stages
 - SEA and the LDP
2. It was noted that :
 - the LDP Panel comprise two members from each of the Authority's political groups plus the Portfolio Holder for Planning;
 - The Authority's Delivery Agreement ("business plan") should be approved by full Council prior to submission to the WAG by July of this year;
 - consultation with stakeholders would commence forthwith in order to meet this deadline;
 - the LDP process will differ from the previous UDP in that the plan also has to comply with the European Directive on Strategic Environmental Assessment.
3. It was AGREED that:-
 - the Panel's recommendations be submitted to the Scrutiny Overview Committee in the first instance prior to submission to the Executive and on to full Council
 - that consultation with stakeholders should commence immediately
 - the Portfolio Holder for Planning together with the Chair and Vice-Chair of the Planning and Orders Committee and relevant officers to consider the result of the consultation and ways to reduce the timescale in the draft timetable for consideration by this Panel.

LOCAL DEVELOPMENT PLAN

Notes of a meeting held on Thursday, 1 June, 2006
at 11.00 a.m., Committee Room 1, Llangefni

PRESENT: Councillors Hefin Thomas (Chair)
J Arthur Jones, D Lewis-Roberts
WJ Williams MBE

Corporate Director (Environment & Technical Services)
Planning Policy Manager
Admin Assistant (CWP)

1. The notes of the previous meeting held on 28 April, 2006 was circulated with the agenda for this meeting and confirmed as being a true record of proceedings.

It was noted that those present were in receipt of notes on an LDP Briefing Session held on 26 May, 2006 attended by members of the Authority's remaining political groups. The members of the LDP Panel thought that conducting two separate sessions on the same topic was an unacceptable waste of valuable resources, particularly taking into account the fact each of the Council's political groups were invited to nominate two representatives to participate in these proceedings.

The Corporate Director (Environment & Technical Services) confirmed that the LDP Panel was formally set up and agreed upon by the full Council. Officers had been invited by the remaining political groups to attend the above Briefing Session to provide an up-date on proceedings. Officers had attended in accordance with the provisions of the constitution. The Corporate Director added that legal advice would be sought and the situation discussed with the Council's Managing Director the following Monday.

1.1 Timetable

The following dates were noted:-

- Development, Infrastructure & Resources Policy Overview Committee - 8 June, 2006
- Executive Committee- 26 June, 2006
- Special meeting of the County Council 13 July, 2006 to consider the delivery agreement and agree the submission to WAG.

1.2 Consultation

The Planning Policy Manager stated that the draft timetable and consultation arrangements had now been widely circulated with an invitation to respond to this by 16 June, 2006. The response received would be reported upon to the meeting of the Executive on 26 June, 2006.

1.3 **Timescale**

It was noted that the timetable this would be discussed at the meeting between officers and the Portfolio Holder for Planning on Tuesday, 6 June, 2006.

2. **STRATEGIC ENVIRONMENTAL ASSESSMENT**

The Planning Policy Manager gave a brief outline on matters that need to be considered and taken into account i.e. scoping, context and submission of the Delivery Agreement as noted in 1.1 above. He stressed that as this work was now being prepared it provided an opportunity for members to contribute ideas. It was noted the paper covered national, Wales, North Wales and Local strategies including the spatial plan, economic regeneration, social and environmental issues.

3. **EVIDENCE BASE FOR THE LDP**

The general consensus of the meeting was that, as far as possible, the LDP should be kept short and simple as it would be easier to manage and less confusing to all concerned.

Key topics transpiring from the various national and local strategies/policies would be identified and brought for discussion by Panel meetings. It was agreed that an early topic for consideration by the Panel would be housing.

4. **LOCAL DEVELOPMENT PLANS: AN INTRODUCTION FOR ELECTED MEMBERS"**

Copies of the report published by the WLGA was circulated with the agenda and copies will be given to other elected members of the Council.

5. **DATE OF NEXT MEETING**

Committee Room 1, Tuesday, 20 June, 2006 at 11. a.m.

LOCAL DEVELOPMENT PLAN

Minutes of the meeting held on 20 June, 2006

PRESENT: Councillors Hefin Thomas - Chair
J Arthur Jones, D Lewis-Roberts,
G Winston Roberts OBE, WJ Williams MBE

IN ATTENDANCE: Head of Planning Services
Planning Policies Manager
Principal Planning Officer (MD)
Admin Assistant (CWP)

APOLOGIES:

ALSO PRESENT:

1 DECLARATION OF INTEREST

No declarations of interest were received in respect of any item on the agenda

2 APOLOGIES

No apologies for absence were received.

3 MINUTES

The report of the Panel meeting held on 1 June, 2006 was circulated with the agenda and confirmed to be a true record.

ARISING THEREON:

3.1 MEMBERSHIP OF THE PANEL

Concern was expressed that the Council's remaining political groups were not represented at the Panel meeting taking into account the importance of the issues under discussion. The Portfolio Holder (Planning) confirmed that he had written to the other groups urging their attendance.

3.2 DEVELOPMENT INFRASTRUCTURE RESOURCES POLICY OVERVIEW COMMITTEE

The draft timetable and consultation arrangements for the LDP was submitted to the above Committee meeting held on 8 June, 2006. The Head of Service (Planning) and Chairman of the Overview Committee confirmed that its contents had been noted.

4 REPORT OF THE HEAD OF PLANNING SERVICES

4.1 TIMETABLE

A copy of a project plan showing progress to date was tabled at the meeting. The project plan would form an appendix to the Delivery Agreement. The formal Order from the Welsh Assembly Government remained outstanding although officers understood that this was imminently awaited.

It was **RESOLVED** that the Planning Portfolio Holder write to the WAG expressing concern at the delay in issuing the Local Order requested in December 2005.

The Planning Policy Manager stated that by the time of the Panel six formal submissions were to hand with no specific issue raised about the details of the timetable. However two community councils indicated that they would like more time to respond to the consultation. The Head of Planning Services explained that this would not be practical due to the time constraint for submitting the draft delivery agreement in July. More work would be undertaken with stakeholders when the delivery agreement is signed off by the Welsh Assembly Government.

The Chairman had arranged meetings with the Chair and Vice-Chair of the Planning Committee and officers and this group concluded that there was no scope for making significant cuts in the proposed timetable.

Resolved : To recommend that the Executive Committee approve the Delivery Agreement and then submit it to full Council on 13th July for submission to the Welsh Assembly Government.

4.2 EVIDENCE BASE - POPULATION & HOUSING

The Planning Policy Manager explained that the work of the Panel would now turn to planning and policy issues, rather than the procedural matters like the delivery agreement considered in meetings so far. The report set out the sort of evidence that would be anticipated to underpin the LDP including population and household projections, land availability, housing need and housing market assessments. The first matter to consider was population and household projections.

The Principal Planning Officer gave a presentation on the above, details of which were circulated with the agenda for the meeting. Key factors were

- the Island's population level had not declined as feared in previous projections,
- out migration continued to have a marked effect, but in terms of absolute numbers was being offset by inward migration,
- the Island's population had aged significantly over the last twenty years with implications for services like schools and social care,
- the population of working age was projected to decline over the coming years,
- The officer emphasised that the figures were trend-based and intended to inform policy, they were not in themselves policy based.

In discussion members noted

- clear link to economic issues as past population growth seemed linked to projects like Wylfa and Anglesey Aluminium,
- The projections had clear implications for key services like schools, health and social services,
- A suggestion that Ceredigion was coping far better and retaining population - could we try and understand the differences with Anglesey, do we have a different, less attractive, image of Anglesey ?
- That the implications of the projections were very worrying and needed radical responses to make the Island more attractive. Business support / taxation measures were suggested.
- Small local steps could be taken like the recent decision on Construction Line in order to help local companies.

A second short presentation was given by the Planning Policy Manager on the housing completion rates over the last fifteen years, including the five year period of the UDP. Over the longer period it showed an average completion rate of 175 units per annum, although this had been higher on windfall sites in recent years due to local housing market pressures.

The members said that in reviewing policies consideration should be given to

- future housing development being more flexible and policies having a simpler approach,
- looking at the balance between different options balancing the needs of the local community need and demand led growth,
- growth could be on a percentage basis within broad boundaries for villages - rather than on land earmarked for development,
- review use of Section 106 Agreements in general and their implication in obtaining mortgages,
- revision of local members' role in determining planning applications

The Planning Portfolio Holder reminded the Panel that it was important to prepare a Plan that looked forward and ensure that it was not dated when completed.

The Planning Policy Manager reminded members that the LDP was a new style of plan and would therefore be more strategic and less detailed in nature. However the broad options had to be addressed as the new plan was developed.

The Vice Chair of Planning asked for clarification on the environmental obligations of the plan. The Planning Policy Manager confirmed that a sustainability appraisal was required that should include the the work to prepare a Strategic Environmental Assessment. This work must be carried out to assess the economic, social and environmental implications of the Plan, with a specific environmental report to be published for public comment.

5 ANY OTHER BUSINESS

Nothing was discussed.

6 DATE OF NEXT MEETING

Monday, 17 July, 2006 at Committee Room 1, Council Offices at 2 00 p.m. or on the rising of the Executive Committee as the case may be

The meeting started at 11 00 a.m. and was drawn to a close at 12 15 p.m.

LOCAL DEVELOPMENT PLAN

Minutes of the meeting held on 28 July, 2006

- PRESENT:** Councillors Hefin Thomas - Chair
J Arthur Jones, D Lewis-Roberts,
G Winston Roberts OBE,
- IN ATTENDANCE:** Corporate Director (Environment & Technical Services)
Principal Planning Officer (MD)
Senior Planning Officer (RWT)
Admin Assistant (CWP)
- APOLOGIES:** Councillor WJ Williams MBE

ALSO PRESENT:

1 DECLARATION OF INTEREST

No declarations of interest were received in respect of any item on the agenda

2 APOLOGIES

No apologies for absence were received

3 MINUTES

The report of the Panel meeting held on 20 June, 2006 was circulated with the agenda and confirmed to be a true record.

4 UP-DATE

It was noted that the formal Order from the Welsh Assembly Government was received at the beginning of this month which enabled the LDP process to start. The Delivery Agreement had now been presented to WAG and their response was expected within four weeks of presentation.

5 SCOPING REPORT

The Principal Planning Officer explained that the next step would be to prepare and publish a Scoping Report. Main issues to be addressed together with the level of detail required should be identified. Sustainability was identified as the key theme.

Evidence base requirements to underpin the LDP were identified by considering the scope of national planning guidance i.e. PPW, TANs, MPW, together with a review of Council documents e.g. community strategy, housing strategy and economic regeneration strategy together with other strategic policy documents such as the Wales Spatial Plan and North Wales sub regional documents.

Evidence would be gathered on three main objectives and how these interact with one another viz:

Social

- demographic changes
- house numbers and development rates
- housing need
- poverty index
- health changes

Economic:

- patterns of employment/unemployment
- inactivity rates
- spatial differences (north / south Anglesey)

Environmental

- landscape
- biodiversity
- historic environment
- flood risk

The Scoping Report would then provide evidence base to form a Strategic Environmental Assessment (SEA) which is required to meet EU regulations. Good practice guidance identifies a five stage process:

- setting the context and objectives, establishing the baseline and deciding on scope
- developing and refining alternatives and analysing effects
- preparing an Environmental Report
- consulting on the draft plan and Environmental Report
- monitoring the significant effects of implementing the Plan

Members expressed concern and requested further information regarding some aspects of the Wales Spatial Plan and its failure to include the north and north-east of the Island. It was understood that Gwynedd Council has similar concerns regarding some parts of Gwynedd.

A request was made that the Panel's views on the Spatial Plan be made known to Ministers, and pressure put upon them to include the A5025 up to the Amlwch/Cemaes area within the growth zone. The A55 corridor to Holyhead should also be included. Improvements to the A5025 to Amlwch, together with a link road to Beaumaris should be supported in the Wales Transport Strategy. The Wales Transport Strategy (consultation draft) does acknowledge difficulties encountered by people living in the more rural areas like the north of the Island.

It was also mentioned that the "North West Wales Economic Futures" draft document has drawn attention to some growing differences between urban and rural areas, in terms of the affordability of houses and distances that commuters travel to work. The Panel felt that the needs of more remote and rural areas should be taken into account. It was understood that the Executive would receive a presentation on this and it was RESOLVED that the LDP Panel should attend such a presentation.

It was noted that a workshop entitled "Planning Aid" would be arranged for 12th September (t.b.c.)

6 DATE OF NEXT MEETING

Thursday, 24 August, 2006 at 10.00 a.m.

Friday, 22 September, 2006 at 10.00 a.m.

LOCAL DEVELOPMENT PLAN

Minutes of the meeting held on 24 August, 2006

PRESENT:	Councillors Hefin Thomas - Chair J Arthur Jones, D Lewis-Roberts,
IN ATTENDANCE:	Head of Service (Planning) Planning Policy Manager (ME)
APOLOGIES:	Councillors G Winston Roberts OBE, WJ Williams MBE
ALSO PRESENT:	

1 DECLARATION OF INTEREST

No declarations of interest were received in respect of any item on the agenda

2 MINUTES

The report of the Panel meeting held on 28 July, 2006 was circulated with the agenda and confirmed to be a true record.

3 UP-DATE "EVIDENCE BASE" FOR THE LDP

Members had no further comments on the requirements for the economic, social and environmental evidence upon which the LDP would be based. It was confirmed that no observations had been received from Panel Members not present at the last meeting

The report on the evidence base for the plan is now being finalised for the Seminar on 12th September, 2006.

4 STRATEGIC ENVIRONMENTAL ASSESSMENT

The Planning Policy Manager gave a short presentation about how it was proposed to integrate the three processes of:

- Sustainability Appraisal (SA)
- Strategic Environmental Assessment (SEA)
- Appropriate Assessment

into the LDP plan-making process. This was supported by the Panel as it would help ensure the plan met the tests of "soundness".

5 LDP SEMINAR - 12 SEPTEMBER, 2006

This has been arranged to provide an introduction to the LDP for the local stakeholders and consultation bodies. Assistance will be given by Planning Aid (Wales). The Evidence Base and scoping report for the SEA will also be launched. The consultation bodies will have 5 weeks to respond on the scope of the plan and the evidence base.

6 ANY OTHER BUSINESS

(a) Auditor's Report

It was confirmed that the auditors report on the Planning and Orders Committee is expected to be finalised at the end of September.

(b) Integrated Assessment Framework

Paper copies of the assessment framework were distributed and it would be an agenda item at the next meeting.

7 NEXT MEETING

Items should include:

- Feedback from the LDP Seminar
- Discussion on the Assessment Document
- Initial consideration of development options
- Progress on the Project Plan
- Political engagement in the process (this has been included as a risk in the Delivery Agreement).

8 DATE OF NEXT MEETING

Friday 22 September, 2006 at 10.00am.

LOCAL DEVELOPMENT PLAN

Minutes of the meeting held on 22 September, 2006

PRESENT:	Councillors Hefin Thomas - Chair J Arthur Jones, D Lewis-Roberts, J Arwel Roberts
IN ATTENDANCE:	Head of Service (Planning) Planning Policy Manager (ME) Admin Assistant (CWP)
APOLOGIES:	Councillor WJ Williams MBE
ALSO PRESENT:	

It was noted that due to other commitments the Councillor Leader would be replaced by Councillor J Arwel Roberts who was welcomed to his first meeting of the Panel. The Chairman expressed disappointment that representatives from the remaining political groups were not present at the meeting.

1 DECLARATION OF INTEREST

No declarations of interest were received in respect of any item on the agenda.

2 APOLOGIES

Apologies for absence were as noted above.

3 MINUTES

The report of the Panel meeting held on 24 August, 2006 was circulated with the agenda and confirmed to be a true record.

4 DELIVERY AGREEMENT

A copy of the WAG's letter dated 8 September, 2006 was circulated with the agenda. This letter allowed the LDP process to proceed and it was noted that there had been a slight delay in the receiving the response from WAG's Department for Environment, Planning & Countryside.

In response to a query from Councillor J A Jones the Planning Policy Manager confirmed that discussion had taken place with the Planning Inspectorate and the Service was not aware of any concerns on the part of the Inspectorate.

5 LDP SEMINAR - 12 SEPTEMBER, 2006

Feedback received on the above was circulated with the agenda. Members were encouraged with the interest shown and that 57 people had attended the seminar representing various groups and organisations. The Planning Policy Manager informed members that a more detailed report of proceedings would follow and that would assess whether the matters raised in the seminar were covered in the Evidence Base of the plan. The Chairman expressed his congratulations to officers for the professional manner in which the seminar was arranged. It was noted that the next seminar would be held on 7 November, 2006.

6 DEVELOPMENT OPTIONS

A paper had been circulated late to help supplement this item and to start discussion on options, it was also tabled at the meeting. This showed the different effects that various types of policies might have, and offered some views on the pros and cons of formulating the various strategies. The LDP would require a broad strategy to help shape the direction of future development.

These options were drawn up to encourage initial dialogue with elected members and stakeholders and the paper provided a baseline for discussion. This would eventually lead to the preferred strategy. This procedure has to be carried out to comply with Regulation 14 of the LDP Regulations to ensure that consultation bodies and other stakeholders have an opportunity to help shape the strategic direction of the plan.

The following comments were received from the floor

- **general market housing development:** suggest offering each community a general percentage increase per community based on current number of households, with any surplus to requirements being returned to a central 'pot' for distribution elsewhere, it was felt that this would be more flexible and would respond to growth demand.
- **proportioning development** to population levels with additional supply for any new demands.
- **housing requirements** be reviewed annually
- **That specific sites** should not always be earmarked for development but rather stipulate that development should take place within broad criteria and in some cases identify the limits of development (e.g. to avoid ribbon development),
- **what about growth areas** ?- (e.g. Môn Menai area, A55 corridor - Spatial Plan "hubs") - these areas are being identified in advance of the LDP and will need to be considered accordingly.
- **exception housing** (i.e. affordable and agricultural dwellings) - a material consideration that development should take place within or adjacent to other dwellings.

The Head of Planning Service stressed that before discussion takes place on too much local detail there is a need to work out the overall direction of travel (strategic issues) and discuss the main strategy that will shape the new plan. The detail should fit within the strategy.

It was **agreed** that a workshop would be arranged and all elected members invited to put forward their views on the strategy.

7 SOUNDNESS

A copy of extracts from the WAG's guidance was circulated with the agenda. The Local Development Plan Wales (LDPW) requires that the LDP is subject to independent examination to determine whether it is sound. The Planning Policies Manager referred to 10 criteria which need to be taken into consideration in assessing for soundness, these fall into three categories: procedural, consistency, coherence and effectiveness

Procedural Tests:

- P1: has been prepared in accordance with the Delivery Agreement including the CIS*
- P2: the plan and its policies have been subjected to sustainability appraisal including strategic environmental assessment*

Consistency Tests:

- C1: it is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas*
- C2: it has regard to national policy*
- C3: it has regard to the Wales Spatial Plan*
- C4: it has regard to the relevant community strategy/ies*

Coherence & Effectiveness Tests:

- CE1: the plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities*

CE2: the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base

CE3: there are clear mechanisms for implementation and monitoring

CE4: it is reasonably flexible to enable it to deal with changing circumstances"

8 COMMUNICATION STRATEGY & THE COMMUNITY INVOLVEMENT SCHEME

It was suggested that publicity/up-dates be given to the process via up-dates in the press, etc. It was also felt that the style should be jargon free. The Planning Policy Manager explained that the importance of this had become very clear during the initial consultation events over the previous two weeks.

It was **agreed** that officers give attention to the communication strategy with information/adverts placed in the local press to help explain the LDP.

9 PROGRESS ON PROJECT PLAN

Tracking of progress to date was tabled at the meeting and it was encouraging to learn that progress is in accordance with the timescale and some aspects of the work ahead of schedule.

10 SCOPING REPORT

A copy of Scoping Reports Volumes I (Policy context for SEA) and Volume II (Baseline Data for SEA) was circulated with the agenda. The Planning Policy Manager stated that these had now been published and were subject to consultation with statutory bodies i.e. CCW, CADW during the next five weeks. They are also available to other stakeholders for them to offer comments or additional evidence.

11 ANY OTHER MATTER

It was **AGREED** that members' appreciation be extended to members of staff involved in the process for the professional and efficient manner in which they have carried out their tasks.

12 DATE OF NEXT MEETING

Friday, 6 October, 2006 at 9.30 a.m. at Committee Room 1.

LOCAL DEVELOPMENT PLAN

Minutes of the meeting held on 6 October, 2006

PRESENT:	Councillors Hefin Thomas - Chair D Lewis-Roberts
IN ATTENDANCE:	Planning Policy Manager (ME) Principal Planning Officer (GMD) Admin Assistant (CWP)
APOLOGIES:	Councillor J Arthur Jones, J Arwel Roberts WJ Williams MBE

1 DECLARATION OF INTEREST

No declarations of interest were received in respect of any item on the agenda.

2 APOLOGIES

Apologies for absence were as noted above.

It was noted that in spite of low turnout the Panel could proceed as it was not a decision making forum but existed to oversee the work programme on the new plan.

3 MINUTES

The report of the Panel meeting held on 22 September, 2006 was circulated with the agenda and confirmed to be a true record.

The Chair stated that some of the political groups felt left out of the LDP process and the clerk assured the meeting that each of the Political Group Leaders were notified of dates of Panel meetings and received correspondence in full.

4 LDP SEMINAR - 17 OCTOBER 2006

The Planning Policy Manager stated that this would be held at the Town Hall, Llangefnï and that all elected Members, in this instance, had now been invited to attend. The seminar will receive an update of proceedings to date and group discussions would focus on the vision and options for the Plan.

The Chair stated that the Executive Committee had resolved to convene the meeting between members of the Planning Committee and LDP Panel. He wished the Executive Committee's resolution to be acted upon as it was the formal decision about the LDP.

The Planning Policy Manager saw no conflict in holding two events for elected members if necessary and agreed to seek guidance on who should be invited to participate in the seminar.

5 DISCUSSION DOCUMENT - VISIONS AND OPTIONS FOR THE LDP

a) Discussion Document

The Planning Policy Manager gave background information on the above document which was circulated with the agenda for the meeting. He explained that this was at present in draft form and was being amended in the light of comments from various internal services. The document would then be launched for consultation at a workshop arranged for 7 November, 2006. Consultation would then continue until the end of January. The officer invited feedback and would welcome any comments on the draft document from elected members by Friday, 13 October, 2006. A letter would be issued to those members of the Panel not present at the meeting confirming this message.

b) Consultation Meetings

It was noted that the second stakeholder consultation meeting would launch the consultation. In addition and as part of the consultation, five community consultation meetings would be organised within each of the secondary school catchment areas. Publicity would be given in the press through adverts and press releases to raise awareness and encourage participation. In addition to this, meetings would also be arranged to target specific issues such as tourism, economic regeneration, environment etc.

c) Sites Register

The Panel was informed that after the seminar on 7 November a 'site register' would be opened and this will receive wide publicity. It will be open to allow landowners and others to submit sites/proposals for consideration in the LDP. P referred options will then be put forward by Spring 2007 and strategic land allocations considered.

The Members emphasised that clarity on the identification of hamlets, clusters and what constitutes a departure from planning policies was an issue that should be addressed.

6 ANY OTHER MATTER

Nothing to report

7 DATE OF NEXT MEETING

10.30 a.m. Friday, 20 October, 2006 at Committee Room 1.

The Chair, on behalf of the Panel, extended appreciation for the professional manner and support given by the officers and the clerk.

LOCAL DEVELOPMENT PLAN

Minutes of the meeting held on 20 October, 2006

PRESENT:	Councillors Hefin Thomas - Chair J Arthur Jones, D Lewis-Roberts, J Arwel Roberts
IN ATTENDANCE:	Head of Planning Services (JW) Principal Planning Officer (GMD) Admin Assistant (CWP)
APOLOGIES:	Councillor WJ Williams MBE Corporate Director (Environment & Technical Services) Planning Policy Manager (ME)

1 DECLARATION OF INTEREST

No declarations of interest were received in respect of any item on the agenda.

2 APOLOGIES

Apologies for absence were as noted above.

3 MINUTES

The report of the Panel meeting held on 6 October, 2006 was circulated with the agenda and confirmed to be a true record.

4 LDP SEMINAR - 17 OCTOBER 2006

The Chair stated that the evening had been a success with about 18 members in attendance.

The Principal Planning Officer stated that information was given on various options that could be taken forward i.e:

- business as usual
- Wales Spatial Plan (incorporating the Môn Menai Partnership also more rural communities)
- environment led
- sustainable communities

Community meetings had been arranged for each of the secondary school catchment areas during November, these would be conducted in the form of informal drop-in sessions to encourage participation from the wider community. The officer agreed to provide Panel members with details of the dates and venues. It was noted that the preferred options would be put forward during March, 2007.

One member felt the options do not truly reflect nor address local needs and added that he would be contacting the relevant Portfolio Holder to raise these concerns in attempt to promote and raise the Island's profile as regards the tourism industry, particularly on its coastline and the boating industry.

The Principal Planning Officer stated that other strategies (e.g. Wales Spatial Plan, Ynys Môn Community Plan) would be taken into consideration. It was noted that the Authority's Economic Department were currently leading on a "Coastal and Maritime Study", being carried out by Consultants. The findings of which would be submitted to the Executive Committee and relevant Overview Committee for consideration.

The officer invited written observations from Panel members on the various options

The Chair informed the Panel that a meeting had been arranged between the Designated Head of Paid Services, the remaining Political Group Leaders and himself (in his capacity as Portfolio Holder) the following week in an attempt to encourage participation in the LDP process from all Political Groups.

5 ENVIRONMENTAL FORUM - 20 OCTOBER, 2006

It was reported that this had been a success with in the region of 25 persons in attendance, this was an open informal meeting giving members of the public an opportunity to participate. Discussions were based on issues of importance to individuals and an invitation was extended for ideas that could be put forward for further discussion.

6 UPDATE

A progress report was tabled at the meeting. As well as topics mentioned at items 4 & 5 of these minutes the following was noted:

- A Sustainability Appraisal Group had been set up at officer level.
- The Corporate Regeneration Group has been consulted and is investigating the employment situation and making connections.
- The Anglesey Economic Regeneration Partnership had been consulted

The following would be the next steps in the process:

- meeting with Menter Iaith officers
- briefing sessions arranged between the Authority's Departments
- Head of Service to give evidence to Committee of the Assembly at Colwyn Bay on 26 October, 2006
- meeting with the tourism sector - it was suggested that an invitation should be extended to representatives of the tourism sector aiming to encourage improvement in standard of provision and marketing strategies
- preparing for launch of LDP's Vision and Strategic Options for public consultation on 7 November, 2006 at the Town Hall, Llangefni
- A series of community meetings

The Portfolio Holder once again thanked the staff for the excellent work over the last few weeks in making significant progress

7 ANY OTHER MATTER

Nothing to report

8 DATE OF NEXT MEETING

10.00 a.m. Friday, 17 November, 2006 at the Council Chamber

LOCAL DEVELOPMENT PLAN

Minutes of the meeting held on 17 November, 2006

PRESENT:	Councillors Hefin Thomas - Chair J Arthur Jones, D Lewis-Roberts, WJ Williams MBE
IN ATTENDANCE:	Head of Planning Services (JW) Principal Planning Officer (GMD) Admin Assistant (CWP)
APOLOGIES:	Councillor J Arwel Roberts Corporate Director (Environment & Technical Services) Planning Policy Manager (ME)

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1 DECLARATION OF INTEREST

No declarations of interest were received in respect of any item on the agenda.

2 APOLOGIES

Apologies for absence were as noted above.

3 MINUTES

The report of the Panel meeting held on 20 October, 2006 was circulated with the agenda and confirmed to be a true record.

4 PROGRESS TO DATE

An update was given on the following:

4.1 Scoping Report

It was noted that the above was generally well received by consultees, CCW's comments were received within the prescribed time and a copy circulated with the agenda for the meeting; late response from the Environment Agency and CADW were tabled at the meeting. All observations received will be taken into account in forming evidence base for the Plan.

4.2 Elected Members' Workshop

It was noted that a successful workshop was had on 17 October when a preview was given of public consultation material. It was encouraging to see the high turnout.

4.3 Environmental Forum

It was reported that this was considered to be a successful event on 20 October, with a good number in attendance when a progress report was given on the Local Development Plan together with workshops on environmental issues important to the Plan.

Details of issues raised during the workshops, their role in the LDP, adequacy of scoping report/baseline, potential gaps in evidence or policies which were identified were reported upon in the report circulated with the agenda.

4.4 Launch of consultation on 'Vision, Objectives and Options'

A copy of a consultation paper on the Vision, Objectives and Options for the LDP was circulated with the agenda. Details of six options put forward for consideration were:

- **Option 1 - No Plan** - no development would take place. This is a requirement to comply with EU rules and regulations on SEA etc and the intention is that this should be used as a baseline for comparison purposes;
- **Option 2 - Business as usual** - (not unlike the Gwynedd Structure Plan, Ynys Môn Local Plan and the stopped UDP) with proportionate development i.e. of new housing roughly in relation to existing population numbers, hierarchy, main centres, secondary centres, villages, hamlets/clusters
- **Option 3 - New strategy** - Wales Spatial Plan which suggests the Môn Menai hub gives a new focus on the eastern end of the A55 in comparison to existing plans, regeneration of Llangefni and development of Gaerwen, it continues to focus on Holyhead, responds to Wylfa and the needs of northern Anglesey and outlying rural areas, prestige employment sites;

It was noted that this Option would incorporate more emphasis on improving all modes of transport links, and the present congestion experienced on the Britannia Bridge.

The Wales Spatial Plan is the forum that promotes "making connections" which encourages partnership working on a regional level - the question was raised as to how this could be done when all the North Wales Authorities were working to different timescales - it was noted that some Authorities were ahead of Anglesey whilst Gwynedd continued with the UDP process

It was agreed that a report would be prepared to the next meeting on strategies and preferred options of other North Wales Authorities. The Head of Planning Services stated that the different character, nature and needs unique to individual local authorities across the region should be borne in mind when deciding on the way forward.

- **Option 4 - Environment** - Environment strategy led by environmental enhancement/protection and sustainability
- **Option 5 - Market led regeneration** - allow market to have more say and respond to local problems

One member felt that specific sites should not be earmarked, but rather development should take place according to need within natural development boundaries. It was also felt that the Plan should respond to improved economic development growth

- **Option 6 - Stronger Communities model** - focus on planned development of a smaller number of settlements to strengthen their role in support of primary schools and local services. This was found to be similar to that which exists at present with the exclusion of hamlets and clusters.

It was noted that the above Options would continue to be consulted upon until early in the new year, the preferred Option and Strategy to be taken forward should be chosen by the end of March 2007.

A Candidate Site Register would be set up and candidates invited to register potential land available for assessment for development - this would neither commit a landowner nor would it

automatically guarantee planning permission; evidence of need would have to be provided and that development would be sustainable.

The former Forodo site in Caernarfon was likely to be developed in the near future - it should be ensured that this Authority is fully consulted on any proposal and its impact on the Menai Straits area.

The Head of Planning Services stated that Gwynedd Council was leading a research into population/housing and economic requirements.

5 ANY OTHER MATTER

Items for inclusion on next agenda:

- Member representation on this Panel
- other Authorities' strategies
- feedback on meeting with Tourism sector

6 DATE OF NEXT MEETING

10 00 a.m. Friday, 15 December, 2006 at the Council Chamber.

LOCAL DEVELOPMENT PLAN

Minutes of the meeting held on 15 December, 2006.

PRESENT: Councillor Hefin W Thomas - Chairman
Councillors J. Arthur Jones, D.A. Lewis Roberts, W.J. Williams
MBE
Councillor John Roberts - Member of the Planning and Orders
Committee

IN ATTENDANCE: Managing Director,
Corporate Director (Environment & Technical Services),
Planning Policy Manager (ME),
Principal Planning Officer (GMD),
Committee Officer (MEH)

APOLOGIES: Councillor W.J. Chorlton

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• The Chairman noted that the Members of the Planning and Orders Committee had been invited to attend the meeting. He wished to express his disappointment that only one member of the Planning and Orders Committee had attended.

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• The Chairman also welcomed the Managing Director to the meeting.

1 DECLARATION OF INTEREST

No declarations of interest was received in respect of any item on the agenda

2 APOLOGIES

Apologies for absence were as noted above.

3 MINUTES

The report of the Panel meeting held on 17 November, 2006 was circulated with the agenda and confirmed to be a true record.

4 LOCAL DEVELOPMENT PLAN - UPDATE

The Planning Policy Manager gave a short presentation to the meeting on the current position regarding the Local Development Plan and on areas requiring joint work with other councils.

It was reported that the County Council is preparing a new style Local Development Plan in line with the provisions of the Planning and Compulsory Purchase Act 2004 with associated guidance from the Welsh Assembly Government. The new plan will provide strategic guidance to control the location of major development for the period 20010/2020 and replace the existing plans. In preparing the new Local Development Plan the Council will have to consult with stakeholders and the work programme is set out in a delivery agreement with the Welsh Assembly Government.

The Council was carrying out pre-deposit work on the plan and had published the evidence base and an initial consultation paper on options for the future. This was aimed at building participation in the LDP process.

After initial discussion on vision, objectives and options then objectives would be set for the plan and these can be developed by adapting the overall aims of the Wales Spatial Plan and community strategy to reflect the specific role of the land use plan (LDP).

The Officer reported that the LDP is being prepared at a critical time for Anglesey. With the planned closure of Wylfa Power Station, the associated impact on the local economy and challenges as European funding tails off a number of important issues which have to be addressed. It was further noted that the Wales Spatial Plan is the forum that promotes 'making connections' which encourages partnership working on a regional level. Current areas of joint working include examples like

Waste, minerals, transport, population and housing, the environment (e.g SAC) regional economic development and the work of Wales Spatial Plan sub groups

It is expected that this joint working will influence the LDP which must "have regard" to the Wales spatial plan and the officer explained that senior managers and elected members could usefully engage with neighbouring authorities on these matters. It was noted that Gwynedd and Flintshire are still working on UDPs, while Denbighshire and Conwy have already published preferred strategies for LDP, Mon, Wrexham and Parc Eryri are working on participation stage documents.

The Chairman reported that five community consultation meetings have taken place at Holyhead, Amlwch, Beaumaris, Llangefni and Bodedern. Particular emphasis on involving all sections of the community is essential from the very early stages, in an attempt to reach as much consensus as possible on the strategies and policies to be embodied in the plan. The officer reported that meetings were also being held with secondary school councils and seldom heard voices to try and reach those whose views are not always heard in consultation events.

Members expressed views and made comments during the course of the presentation and some of the key points made were

- Need to see the links between population levels and economic issues to build for future success for Anglesey,
- that the Local Development Plan should not simply be seen as an updating of the Unitary Development Plan and **it was agreed** that all elected members could usefully be invited to comment on existing planning policies on housing,
- a discussion about the candidate sites register and whether hopes were being falsely raised amongst stakeholders as the council was yet to decide on the level of detail to be included in the LDP. The portfolio holder said he felt it had been important to invite the ideas early on to help further work on the plan.
- Town and community councils interest may well vary depending on current issues in their areas,
- The plan must consider demand and supply issues for housing and what degree of control is required through development boundaries etc,
- The Corporate Director reminded members that the purpose of the LDP will be to set the framework for planning control decisions but he had noted the comments made regarding the need for more flexibility in rural areas,
- there was a lack of rural policy in the Assembly and there is need to meet the needs of such areas,
- price of building plots for sale has escalated with plot selling for over £100,000
- young local people are unable to even consider being able to afford plots for sale

- **it was agreed** that consultation should take place with other local authorities in North Wales in respect of joint issues and the Corporate Director, Managing Director and portfolio holder should consider this issue.
- the policy framework needs to be flexible to assist local communities

Following the question and answer session it was **RESOLVED** :-

- to thank the Officers for their work to date on the Local Development Plan.
- to reaffirm that the notes from the Panel meetings be distributed to all the Political Groups of the County Council.

**COUNCILLOR HEFIN W. THOMAS
CHAIRMAN**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 19 January 2007 with an invitation extended to representatives of the Tourism Sector

- PRESENT:**
- Councillor Hefin Thomas - Chair
- Councillor J Arwel Roberts
- Messrs: Andrew Forfar - Tourism Partnership North Wales
Andrew M Bate - British Home & Holiday Parks
Peter Hoyland - British Home & Holiday Parks
Robert Roberts - British Home & Holiday Parks
Chris Wright - Snowdonia Active
- IN ATTENDANCE:**
- Gethin Morgan - Principal Tourism Officer
Jim Woodcock - Head of Planning Services
Martin Eaglestone - Planning Policies Manager
Meirion Davies - Principal Planning Officer
Cath Wynne-Pari - clerk
- APOLOGIES:**
- Corporate Director (Environment & Technical Services)
Councillor J Arthur Jones
Dewi Davies - Tourism Partnership North Wales
J Blakely Anglesey - Tourism Association
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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2 APOLOGIES

Apologies for absence were as noted above.

3 MINUTES

The minutes of the Panel meeting held on 15 December, 2006 were circulated with the agenda and confirmed to be a true record.

4 TOURISM REPRESENTATION

A report of the meeting held with tourism representatives on 17 November, 2006 was circulated with the agenda and confirmed to be a true record.

5 THE LOCAL DEVELOPMENT PLAN AND TOURISM

The Chair welcomed everyone to the meeting to participate in the consultation process prior to drawing up the new land use development plan, known as the Local Development Plan (LDP). It was expected that the LDP would adopt the best way forward to address the Island's needs for the next 12 - 15 years. The tourism sector's views were invited along with other stakeholders' representations.

The Planning Policies Manager referred to a meeting (item 4 of these minutes refer) during which a preliminary and broad overview of the LDP process was given and an opportunity given to tourism sector representatives to participate in discussions on future needs.

Attached to the agenda was a report on the outcome of findings of a study undertaken by Glasgow Caledonian University on behalf of the Tourism Partnership North Wales (TPNW) entitled "Interim Review of Consultation and Strategic Priorities" into TPNW's Tourism Strategy for North Wales for 2003 - 2008 entitled "Planning Tomorrow's Tourism Today". The study looked at current activities and identified future needs in the context of global visitor agenda. Andrew Forfar of TPNW gave an overview of influencing market trends, demographic changes etc. The report would be submitted to Council's Executive in the near future.

Anglesey's Principal Tourism Officer gave some background information on the way the review was undertaken and emphasised that the findings were for advice purposes and suggested the way forward in line with local and national strategies. 'Snowdonia and Anglesey' was identified as 'a key iconic destination'. Visitor numbers for 2005 was 1 077m of which 24% were from overseas and 76% from the UK. Visitors generated in excess of £110m which equated to 18 - 20% of the Island's economy. It was found that only 4% of visitors stayed overnight on Anglesey, tourism spend had been static over the past six years contrary to the trend for the remainder of the UK - unless we do something it would decline. In 2005 Wales realised a total of £3b from the tourism industry we need to investigate ways to change this trend, Pembroke being the most visited place in Wales. The key element is to work with neighbouring authorities. The vision is to establish Anglesey as an outstanding tourism & leisure destination with exceptional outdoor activities, maritime pursuits, heritage and culture and an unspoilt natural habitat. The Tourism Plan recognised four main objectives to realise this.

- partnership working - need to strengthen position on a local and regional level
- product development - tourism and leisure product, e.g. championship level golf course with four star hotel accommodation to enable attracting and hosting major events and forge international links
- market Anglesey as a quality destination
- customer servicing - that meets and exceeds expectation of tourists

The following comments were received from the floor:

- "Bangor University could develop facilities to carry out such a study instead of commissioning the Moffat Centre in Glasgow - to procure services locally". Whilst the University of Wales Bangor offers tourism courses, the meeting was informed that the Moffat Centre was the only centre of excellence in this field in the UK"
- encouraging to note "Snowdonia and Anglesey identified as a key iconic destination"
- consensus of opinion was that tourism should be marketed on a regional level (i.e. Conwy, Gwynedd and Anglesey) rather than individually on a parochial basis, it would strengthen marketing power, offer a wider variety of holiday destination and make more effective and efficient use of resources at no extra cost to the consumer. The Planning Policy Manager added that the Wales Spatial Plan encourages more Partnership working across the board.
- current trend show that demand for B & B was on the decline whilst various self catering type accommodation on the increase
- one caravan & camping site operator felt that, generally, sites on Anglesey were of a high quality and fulfilled core market requirement, however it was felt that planners were prejudiced against such activities, the Authority should be more flexible in its approach to modest expansion or product development
- proactive approach towards man made wet weather tourism and leisure attractions to refresh existing attractions, introduce new and innovative attractions and extend opening season
- noted that 'shopping' was high on the list of holidaymakers' priorities and that some felt there was insufficient shopping facilities here
- with the likely emergence of decommissioning of Wylfa and its impact on Anglesey Aluminium and the local economy - a future key challenge would be to replace jobs
- the coastal paths, cycle tracks and public footpaths should be further developed and promoted

- berthing facilities are being developed in Liverpool to accommodate larger cruise ships and another proposed for Holyhead at an estimated £9m. The Principal Tourism Officer stated that developing such facilities at Holyhead would complement the facility due to the diverse heritage, culture and landscape and onshore experience of Liverpool and Holyhead
- it was felt that there was insufficient number of public conveniences, opening hours and out-of-season access. To this end it was felt that local businesses should be encouraged to offer the public the use of their facilities which could in turn improve their business profits.
- built environment - through planning control encourage high standard quality, design and layout with emphasis on improving overall appearance
- ensure that the A55 main route is kept free from roadworks during the holiday season
- local road infrastructure should not be developed as they form part of the character of the Island

Information on progress to date and participation in the process was appreciated by the tourism representatives

6 LDP PROJECT PLAN

The Planning Policies Manager gave an update on the Project Plan showing progress on the timetable for the Delivery Agreement a copy of which was tabled at the meeting

7 DATES FOR FUTURE MEETINGS

The following dates were agreed upon for further meetings of the Panel.

Friday, 16 February, 2007

Friday, 30 March, 2007

**HEFIN THOMAS
CHAIRMAN**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 16 February, 2007

PRESENT:	Councillor Hefin Thomas - Chair Councillors J Arthur Jones, WJ Williams MBE
IN ATTENDANCE:	Jim Woodcock - Head of Planning Services Meirion Davies - Principal Planning Officer Cath Wynne-Parri - clerk
APOLOGIES:	Corporate Director (Environment & Technical Services) Councillors D Lewis-Roberts, J Arwel Roberts

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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda

2 APOLOGIES

Apologies for absence were as noted above.

3 MINUTES

The minutes of the Panel meeting held on 19 January, 2007 was circulated with the agenda and confirmed to be a true record.

4 MEETINGS AND WORKSHOPS

A copy of a summary of discussions which took place on the consultation paper on LDP objectives, visions and options was circulated with the agenda for the meeting. Participants included:

Local members' Seminar - 17 October, 2006
Environment Forum - 20 October, 2006
Stakeholders' Seminar - 7 November, 2006
Five community Seminars during November, 2006
Seldom Heard Groups
Secondary Schools
Regeneration Group - 1 February, 2007

The following key elements were considered to be components of a preferred strategy:

- employment/economy/small business focus
- tourism potential with focus on coastline/water sports
- housing (affordability/design/appropriateness)
- environmental conservation/climate change issues as base
- focus on regeneration of main centres such as Llangefnï, Holyhead, Amlwch (uncertainty over role of Amlwch with Wylfa decommissioning and workforce changes - should it be part of the rural strategy or focus on tourism potential?)
- role of Menai Hub defined (i.e. housing focused or prestige employment, role of settlements within the hub including Menai Bridge, Llanfairpwll, Gaerwen, Llangefnï)

- centralise facilities in larger settlements
- rural areas would be "business as usual" in terms of incremental growth of small settlements and protection of the countryside/role of tourism/implementation of rural strategy

Option 3 - the New Strategy was, generally, the preferred option and seen to take a proactive approach to issues the Island is facing regarding employment and the needs of rural communities. It was accepted that different areas of the Island require different approaches to planning policy. Llangefní should continue to have an important role as a "focal centre", and the economic status of Holyhead must also be recognised. It is acknowledged that the economy is stronger in the southern part of the Island, but there were concerns that too much development might be forced into the Menai Hub where the infrastructure lacks capacity and the location of a new high quality 'prestige' business sites. Holyhead requires an independent focus to take advantage of its maritime strength. The ferry links to Ireland, and the potential for further marina developments, offer opportunities for economic growth. Retention of young people and safeguarding the language and culture will be prioritised. Rural areas will need a different strategy, with an action plan or strategy for agriculture, economic diversification, and community development. Tourism and small business development opportunities can sustain the economy of the rural parts, while the future of transport requires careful consideration. Planning for new employment in response to the decommissioning of Wylfa should focus on developing a new range of skills, especially in preparation for the knowledge economy. It was generally accepted that south Anglesey and the A55 corridor are linked to a wider housing market that extends to Gwynedd and the North Wales coast. Housing and employment opportunities were closely linked issues.

The following comments were made:

- disappointment at number of attendees/response to wide consultation
- more emphasis should be placed on tourism/economy
- the Plan should include clearer guidance on restriction of development in certain conservation areas, AONB designation was considered to be out of date and should be revised. It was noted that the Countryside Council for Wales is the responsible body for designating AONBs.

The Head of Planning Services stated that the next step would be to publish the preferred strategy ("Pre Deposit Plan") to comply with the requirements of Regulation 15. The Pre Deposit Plan would be considered by the Executive Committee of the Council prior to adoption by the full Council.

5 VISION, OBJECTIVES AND OPTIONS

A copy of a letter from the WAG's Department for Environment, Planning and Countryside in response to this Authority's Vision, Objectives and Options Paper was circulated with the agenda for the meeting. The consensus of opinion was that of disappointment in the response received from WAG with particular reference to the **soundness test** and that it will need to be "**coherent and integrated**" - it should reflect collaborative regional working.

Taking into account the fact that local authorities across the region were at different stages in the LDP process and with Gwynedd Council continuing with the UDP, it was felt that it would not be practical and would slow progress on the LDP process, it would also increase the workload.

The Head of Planning Services stated that a meeting between North Wales Planning officers and WAG was due to take place the following week and that dissatisfaction at the response received would be expressed to WAG.

As part of the consultation process, it was agreed that an invitation should be extended to Carwyn Jones, the Minister for Environment, Planning and Countryside, to a meeting to discuss points

raised in his Department's letter. It was further agreed that a letter from the Portfolio Holder for Planning should be sent to express this Authority's disappointment at WAG's response.

6 PLANNING FOR CLIMATE CHANGE

A copy of WAG's Department for Environment, Planning and Countryside's consultation paper on how the planning system should respond to climate change together with the draft Ministerial Interim Planning Policy Statement (MIPPS) and draft compendium on climate change was circulated with the agenda. Views were invited by 30 March, 2007.

The Principal Planning Officer stated that local planning authorities were expected to take account of the draft MIPPS in developing the LDP. Development control should focus on reducing the distance in travelling to work/living, there was also the commitment to reduce carbon emissions by 10%.

It will become a requirement in future for planning applications to be accompanied by a "Design Statement" on sustainability. In response to this a suggestion was made that WAG should introduce a "model" for developers to comply with rather than each individual commissioning Design Statements.

7 DATE FOR NEXT MEETING

Friday, 30 March, 2007

**HEFIN THOMAS
CHAIRMAN**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 30 March, 2007

PRESENT:	Councillor Hefin Thomas - Chair Councillor J Arwel Roberts
IN ATTENDANCE:	Jim Woodcock - Head of Planning Services Martin Eaglestone - Planning Policies Manager Meirion Davies - Principal Planning Officer Cath Wynne-Pari - clerk
APOLOGIES:	Councillors J Arthur Jones, D Lewis-Roberts,

1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda

2 APOLOGIES

Apologies for absence were as noted above

3 MINUTES

The minutes of the Panel meeting held on 16 February, 2007 was circulated with the agenda and confirmed to be a true record

4 MEMBERS SEMINAR

The Planning Policies Manager reported on a seminar arranged for Members on 13 March, 2007. The seminar gave an update on progress to date including responses to the initial consultation period. The key message from WAG's Planning Division is that the Plan should be based on evidence gathered on tourism, statistics/reports, language profile, environmental information, waste situation, ecological footprint and climate change. Much emphasis should be placed on the Wales Spatial Plan (including potential impact on neighbouring authorities and collaborative activity), the Mon Eryri, Mon Menai, North West Wales Spatial Development Strategy and the community strategy's visions on local land use.

A 'skeleton' plan showing the preferred strategy was circulated with the agenda. The Planning Policies Manager stated that this would be used as a starting point for discussion

5 CANDIDATE SITE REGISTER

It was reported that it was encouraging that approximately 360 bids were received at stage one of the register. The sites would be assessed and categorised and it was anticipated that officers would be in a position to submit further information to the next meeting of this Panel.

6 REGIONAL / SPATIAL POLICY

The Planning Policies Manager gave a powerpoint presentation on progress to date and key issues that will need to be considered. The next workshop arranged for 3 April, 2007 would discuss integrated policies and rural settlement strategy.

National, regional and local policies and strategies will need to be incorporated into the framework to ensure a sound Plan. The North West Wales Spatial Plan has a vision for a *"high quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language"*. To realise this Vision the Spatial Plan recognises the importance of the cluster of larger towns located either side of the Menai Straits (Menai Hub) as a strong focal point for economic activity.

The LDP should put the Spatial Plan and the community strategy's visions into local land use context, to this end the Mon Eryri Hub should be investigated. The relationship/links between different parts of the Island and whether they complement one another will need to be considered. The needs of the more rural areas will have to be identified and defined, together with the rate of change for other settlements.

Transport links - both local and regional is a major factor for consideration

Population and housing - projections show static but ageing population; the officer advised of the need for a more balanced age population, what action needs to be taken to change these trends? he detailed the following ten year options as a starting point for discussion with stakeholders for a 15 year Plan period from 2006 (the base date for the stopped UDP) to 2021

- low growth - 1,100 units
- medium growth (business as usual) $1,500 + 15 = 1,650$
- accelerated growth $2,000 + 200 = 2,200$
- more radical $3,000 + 300 = 3,300$

Officers were in discussion with statutory advisors, i.e. Environment Agency, CADW etc in an attempt to identify potential infrastructure issues that could affect the Plan, e.g. capacity of water supply, waste water disposal, EU & UK regulations and the financial implications. Housing types not numbers will need to be considered.

The Chair thanked the officer for his presentation. He expressed concern that there had been insufficient dialogue with Cyngor Gwynedd to agree a strategic framework for work on the LDP and would be taking this up with the Leader.

7 DELIVERY AGREEMENT

It was reported and noted that progress was in accordance with the agreed timetable, however it was considered ambitious that the 'preferred strategy' would be ready for publication by June, although officers were already in the process of preparing the next stage of developments.

8 DATE OF NEXT MEETING

Friday, 20 April, 2007 at the Planning Department's Conference Room.

9 ANY OTHER BUSINESS

Item 5, minutes of 16 February. The Chair, in his capacity as Portfolio Holder for Planning, stated that he responded to WAG's Department for Environment, Planning and Countryside's response to this Authority's Vision, Objectives and Options Paper. The Chair read the reply received.

from the Minister for Environment, Planning and Countryside. It was noted that there was no conflict with work undertaken by this Authority to date and comments made were intended to be used as advice and guidance to ensure a coherent and transparent LDP Plan is achieved. Due to time constraints it would be difficult to arrange a meeting between the Minister and interested parties taking into account the May Assembly Elections.

**HEFIN THOMAS
CHAIR**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 20 April, 2007

PRESENT: Councillor Hefin Thomas - Chair
Councillors J Arthur Jones, D Lewis-Roberts

IN ATTENDANCE: Martin Eaglestone - Planning Policies Manager
Meirion Davies - Principal Planning Officer
Bob Thomas - Senior Planning Officer
Cath Wynne-Pari - clerk

APOLOGIES:

1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2 APOLOGIES

No apologies for absence were received.

3 MINUTES

The minutes of the Panel meeting held on 30 March, 2007 was circulated with the agenda and confirmed to be a true record.

4 PROGRESS UPDATE

The Principal Planning Officer stated that good progress was being made in a number of areas. The LDP was discussed by the Regeneration Group meeting the previous day with interesting feedback, also preliminary discussions had taken place with Gwynedd Council and other North Wales Authorities.

It was expected that the pre-deposit draft plan would be published by September, and this would be subject to consultation for a period of 6 weeks in accordance with Regulation 15.

5 CANDIDATES SITE REGISTER

The Senior Planning Officer stated that officers were currently inputting the 350 registered sites onto the GIS system. An example was shown on the OHP, the officer showed sites in Holyhead that had been included at stage one of the register, these included land in the ownership of Stena, Anglesey Aluminium, the local authority as well as other smaller and individual plots of land.

Each site would be assessed and categorised as part of the process. Sites would be identified for a range of use e.g. housing, employment, amenity, other issues that would be taken into consideration include site location, planning history, flood risk, whether it is a greenfield/brownfield site, water and sewerage infrastructure, biodiversity and its impact on AONB/listed buildings. A summary of the findings will be published on completion of the assessment and this will form part of the evidence base. The Council is expected to show that identified land meets the soundness test.

In response to a question raised, it was noted that sites within an AONB would not necessarily be excluded from the sites register should they meet other criterion, however it would be a consideration.

The Planning Policies Manager agreed that a copy of the checklist of the necessary criteria to be met for inclusion on the sites register would be circulated to members.

6 STAKEHOLDERS' WORKSHOP

The seminar held on 3 April, 2007 gave an update to stakeholders on the consultation on the vision and main options for the LDP leading to a preferred strategy. In the region of 60 persons attended the seminar and numerous, interesting and valuable feedback received, details of which was circulated with the agenda for the meeting. The focus would now be on developing a preferred strategy.

7 PREFERRED STRATEGY

The following is a response to the Planning Policies Manager invitation for observations on a preferred strategy:

- too much emphasis on "travelling to work" distance
- too much emphasis on the "hub";
- villages, hamlets, clusters should be allowed to grow naturally dependent on requirement
- strategy should give weight to sustainability
- not in favour of defined development boundaries
- preferred strategies should not preclude AONBs
- desire to adopt elements from the different strategies.

Officers agreed to prepare a progress report to the informal Executive on 14 May, thereafter to the scheduled meeting 21 May and that a further seminar be arranged before the end of May.

8 DATE OF NEXT MEETING

Friday, 1 June, 2007 at the Council Chamber.

9 ANY OTHER BUSINESS

Nothing to report.

**HEFIN THOMAS
CHAIR**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 1 June, 2007

PRESENT: Councillor Hefin Thomas - Chair
Councillors J Arthur Jones, RLI Jones, D Lewis-Roberts,
WJ Williams MBE

IN ATTENDANCE: A Owen - Corporate Director (Environment & Technical
Services)
Martin Eaglestone - Planning Policy Manager
Cath Wynne-Pari - clerk

APOLOGIES:

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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2 APOLOGIES

No apologies for absence were received.

3 MINUTES

The minutes of the Panel meeting held on 20 April, 2007 was circulated with the agenda and confirmed to be a true record.

4 PROGRESS UPDATE

The Planning Policy Manager stated that a progress report on the preparatory work and discussions held with stakeholders over the past few months was reported to the Executive Committee on 21 May, 2007 who were also in broad agreement on the preferred strategy.

The timetable in the delivery agreement would require a draft pre deposit Plan to be presented to the Executive in July and thereafter to the full Council in September prior to its launch for public consultation for a six week period.

It was noted that the next Stakeholders' meeting had been arranged for 12 June, 2007. Discussions on the LDP had taken place at officer level with Gwynedd Council and other Authorities across North Wales. The Chair reported that he was seeking a joint meeting between the Managing Director, Leader and Portfolio Holder for this Council and corresponding representatives from Gwynedd.

5 PREFERRED STRATEGY

The Planning Policy Manager explained that having established the broad framework of the preferred strategy it was now time to start addressing some of the key issues involved with all development plans including house building rates and strategic employment/housing sites.

There were some minor issues for the Panel to initially address.

a) Plan Period

It was recommended that the LDP cover the 15 year period from 2006 - 2021 and this would meet with observations made by the Welsh Assembly Government during initial consultation.

The timetable was for the Plan to be adopted by 2010. The Plan would be subject to Annual Monitoring Reports in accordance with statutory requirements.

Resolved To recommend that the Plan period be 2006-2021

b) Proposed Vision and Objectives

The Planning Policy Manager Officer reported that in light of the consultation carried out so far the Panel needed to start firming up the vision and objectives for the plan. Proposals had been included in the report and the officer invited feedback before the next meeting of this Panel. The officer confirmed that the Spatial Plan would be a major influence on the LDP.

c) Infrastructure

The Planning Policy Manager drew members attention to the section of the report on infrastructure. He emphasised that the discussions to be held about sites and future development must be set in the context of significant infrastructure concerns in many parts of the island. Discussions with Dwr Cymru were ongoing about infrastructure issues.

The Corporate Director (Environment and Technical Services) highlighted the importance of utilities infrastructure capacity that would have to be taken into consideration. There was an expectation for local authorities to seek European funding towards developing these and Welsh Water would be asking developers for a contribution to build on present capacity.

Cllr W J Williams wondered what effect the Spatial Plan would have and the Corporate Director explained that the work on the Spatial Plan was being used to seek the investment necessary to help improve infrastructure. This was true for the hub around Bangor, Caernarfon and Llangefni and sub hubs in the Plan.

d) Strategic Employment Sites

The Planning Policy Manager asked members to address issues around the strategic employment sites to be identified in the pre deposit plan. Reference was made to emerging recommendations by the consultants BE Group who had been asked to review employment land and premises on Anglesey. The Panel were shown a number of key quotations in the draft report that all emphasised the importance of improving the quality of employment site offered on Anglesey. The recommendations seemed to reinforce work previously undertaken by Esys consultants on the future of economic sectors, the Tribal consultants report on the Wylfa/Anglesey Aluminum issues and previous reports by Price Waterhouse Coopers for the former WDA.

Cllr J A Jones suggested that the Council could seek views on all these sites but in his view should state a clear preference for seeing the employment sites adjoining Llangefni and Gaerwen as they are the main centres for economic development and preferable to Ty Mawr, Llanfairpwll. However people could make their views known about the Llanfair site during the consultation to inform the decisions required before deposit of the plan.

Cllr H Thomas felt it important that all the sites were included and given equal weight so the public could comment on each possible option.

The Corporate Director commented that a number of the sites had been involved in debates around the UDP and had significant planning issues related to them. The reason why the sites needed examining again was the emphasis of the Wales Spatial Plan on the Menai hub and the ongoing advice of consultants that better quality employment sites should be offered.

Cllr J A Jones emphasised that the consultation should make it clear the sites in Llangefni and Gaerwen are the most important but comments on other sites would be welcome.

Cllr RLI Jones thought the sites helped respond to recommendations received on employment land and should be published for public comment and all being given equal weight.

Cllr D L Roberts thought that Gaerwen and Llangefni should be seen as the preferred sites for development as they are existing centres of employment.

On the casting vote of the chair the Panel **AGREED** to accept the following recommendations

Strategic Employment Sites that a wide range of employment sites in the Menai hub are published as part of the preferred strategy in order to allow full public debate over the merits of the sites in southern Anglesey which the Council's advisors suggest are in the area having the best potential to meet the economic challenges facing the Island.

The sites will be shown at the next meeting as part of master plans and strategic sites.

That views on the alternative options for strategic employment sites be invited. Should any of the site(s) then prove unacceptable they will all be assessed before the deposit version of the plan is prepared in Spring 2008. This could include the option of strengthening the role of Llangefni, Gaerwen and Llanfairpwll, and that is why sites around these centres should also be published as part of the consultation on the preferred strategy.

The following additional comments were also received.

Tourism - taking into account the Island's natural strengths and heritage more emphasis should be placed on developing the tourism industry rather than on attracting factory type industry

The Planning Policy Manager referred to meetings held by the Panel with representatives of the tourism sector, the Council's recent Tourism Action Plan and the emerging study on the Mon-Menai coastline. These will all help the LDP respond to the views expressed

Public amenities extending public toilets opening hours for was considered essential for the tourism sector

Global Warming it was noted that planning applications incorporate a carbon footprint emission assessment to address climate changes and sustainability.

The Planning Policy Manager referred to the draft Ministerial Statement of December 2006 on planning and climate change which the LDP would have to address in its sustainability appraisal.

e) Housing Land Requirement

The Panel received a report on the work of the North Wales planning authorities on dwelling apportionment for LDPs. This suggested a figure of some 2625 dwellings for Anglesey over the LDP period. As the figure was based on collaborative work it would be a "sound" basis for the LDP.

Cllr J A Jones asked that the Panel consider a figure based on say 4% growth for reach settlement for general housing changes and housing land additional to such a figure to be released for community needs etc.

Cllr R L Jones wished to emphasise the points made in the Members seminar that same week about affordable and social rented housing. He would wish to see some analysis of the suggestions being made about housing growth before decisions are made.

Consideration of **Housing Land Requirement** was therefore deferred until the next meeting and the officers asked to submit a report on the growth options suggested.

In response to concern raised at the shortage of houses available for rent, the Chair stated that he would bring the issue to the attention of the Executive Committee

Consideration of **Affordability policy for the LDP, Sustainable design and construction** issues were deferred.

Cllr R L Jones drew attention to the monthly committee reports before the planning committee and how they lacked any assessment on sustainability of new development. This would need to change.

f) Settlement Strategy

This issue had been briefly considered at the Members seminar that same week and would need further consideration as part of the housing debate. To consider once again after the debate on housing numbers has been completed.

g) Waste

The Planning Policy Manager briefly referred members to the need for the LDP to address waste issues. This would have to build upon recommendations made by SLR consultants in December 2005. Indeed some action was required in advance of the LDP and using the UDP policies for guidance.

Detailed discussion on **Waste** issues was also deferred. In the meantime, due to cessation of waste disposal at Penhesgyn and Cilgwyn, it was agreed that the Environment Agency's views on an acceptable means of alternative waste disposal should be sought.

6 DATE OF NEXT MEETING

Friday, 15 June, 2007 at the Managing Director's Conference Room

7 ANY OTHER BUSINESS

Nothing to report.

**HEFIN THOMAS
CHAIR**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 15 June, 2007

PRESENT:	Councillor Hefin Thomas - Chair Councillors J Arthur Jones, RLI Jones, Thomas Jones, D Lewis-Roberts, J Arwel Roberts
IN ATTENDANCE:	J Woodcock - Head of Planning Services Martin Eaglestone - Planning Policy Manager Cath Wynne-Pari - clerk
APOLOGIES:	Councillor WJ Williams MBE

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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2 APOLOGIES

An apology for absence was received and noted above.

3 MINUTES

The chair welcomed Cllr T Jones to his first meeting of the LDP panel.

The minutes of the Panel meeting held on 1 June, 2007 was circulated with the agenda and confirmed to be a true record.

4 STAKEHOLDERS WORKSHOP

The Planning Policy Manager tabled a short paper and gave a verbal report on the fourth workshop held on 12 June, 2007. Stakeholders had been updated on the Plan and then attended three workshops to discuss:

- prestige employment sites (A55) - stakeholders' evaluation of sites
- settlement and housing strategy - housing numbers and distribution
- master plans for Amlwch, Holyhead and Llangefnri

The evening was considered a success and active, and varied opinions and responses received from the 55 - 60 attendees.

Stakeholders had identified the need for a further opportunity to discuss housing numbers and settlement strategy. It was noted that the 5th stakeholder workshop would be held on 24 July, 2007.

Cllr J Arwel Roberts asked that records of those attending the workshops be provided so the Panel can be sure all sectors are having a voice in the process. The Planning Policy Manager confirmed a written report would be prepared on the workshop.

5 HOUSING DEVELOPMENT RATES FOR THE LDP PERIOD

The Planning Policy Manager explained that at the previous meeting the Panel had requested an analysis of what the effects would be of different growth rates for housing using 4%, 5% and the figure from the North Wales report as indicators of levels of change.

The Planning Policy Manager referred Members to the figures presented in the report as indicative numbers for various rates of development by town/community councils using the number of households in the 2001 census as a rough approximate for dwellings.

Collaborative work undertaken by the North Wales authorities, in conjunction with the Planning Portfolio Holder, recommended as a start point, apportioning a benchmark figure for Anglesey of 2625 over the fifteen year Plan period or 175 dwellings per annum.

The Planning Policies Manager reminded Members that national guidance given in the Ministerial Interim Planning Policy Statement - Housing June 2006 (MIPPS) stated that the LDP should meet the "soundness" test by:

- basing policy on evidence and an understanding of local housing markets
- taking account of Assembly household projections
- ensuring a five year supply of housing land
- devising a settlement strategy
- allocating land for housing by applying the sequential test
- addressing affordability issues
- ensuring the strategy and allocations are sustainable

A Discussion Paper for Stakeholder Involvement produced jointly by North Wales authorities and circulated with the agenda indicated broad compliance with MIPPS advice:

"The latest Assembly Government national and sub national household projections for Wales should form the starting point for assessing housing requirements. Within each region local planning authorities should work together collaboratively, and with appropriate stakeholders, to apportion to each authority the Assembly Government household projections, or agree their own regional policy-based projections"

The Officer stated that the Plan would have to be flexible to enable it to respond to changing trends e.g. Wylfa B, regeneration etc. He said the capacity of infrastructure (electricity, water, sewerage) and an area's ability to cope with additional development was also a major factor in deciding how new development should be distributed. Officers therefore found a straightforward apportionment across each settlement unsatisfactory as it would not take into account the role and function of individual settlements, the capacity of settlements, LDP strategy and securing allocations/development in desired locations also urban/rural differences. The recommendation was therefore to apportion the North Wales figure by LDP strategy and the capacity of settlements to absorb change.

The following comments were received:

- Councillor J Arthur Jones felt that level of growth for 'general' housing should be kept low i.e. 4% or 3% to allow flexibility for the remainder of any housing development to be utilised to ensure the needs of local people and communities were safeguarded

The officer reminded the Panel that in the UDP process the Inspector had endorsed a figure of 1800 for Anglesey, but such a figure was not accepted by the full Council. The Executive Committee had recently declined advice to control windfall housing development and it must be asked whether the suggested level was therefore realistic? He reminded the panel that as part of the test of 'soundness' any variation from the North Wales figure would have to be justified.

- Councillor J Arwel Roberts had concerns for the economy if the housing figure was too low. Councillor J A Jones said the Plan could include policies to ensure housing becomes available for key workers e.g. if Wylfa B was approved

In response to a question by Councillor RL Jones about the need for apartments and flats the officer stated that the emerging Local Housing Market Assessment is finding that units for single person occupancy are in increasingly high demand. This reflects a long term trend in population changes which is likely to continue in the period of the LDP.

- Councillor Thomas Jones requested more detail on type of housing unit requirement, e.g. house, flat, apartment. He saw the need for units to rent as well as for purchase.

- The Planning Policy Manager informed the Panel that based on local evidence the new Tan 2 and MIPPS on housing (June 2006) do allow the Council a stronger influence over the type and mix of housing.

- Councillor D L Roberts said that while there was a concern that affordable housing remained "affordable" in perpetuity it was proving impossible in some cases to obtain a mortgage with such a restriction. He felt that local conditions should be applied rather than entering into a legal Agreement for perpetuity.

The Head of Planning Services stated this topic could be raised for further debate at a future meeting

Councillor Thomas Jones referred to MIPPS on "Groups of Houses in the Countryside, March 2007" with particular reference to 5.4 which stipulates that the restriction remains in force for a period of five years.

In summarising the debate it was acknowledged that a five-year land supply should be maintained. However officers were asked to discuss an LDP policy that builds upon an option which

- provide an element of housing for the general market (say some 1500),
- provides additional housing for local people/affordable units.

It was agreed that figures on building land availability (i.e. undeveloped land with planning permission) be discussed at the next meeting to inform the debate, especially as officers felt that the restricted level of general market housing being discussed was probably already in the land bank.

Officers explained that further discussion about the Panel's ideas on "local people/affordable housing" would also need to be explored at the next meeting.

6 BROAD OPTIONS FOR THE MASTER PLAN

The Planning Policy Manager reported on the discussions which had started on the broad options for developing a "master plan" for each of the key centres identified in the preferred strategy - Amlwch, Holyhead and Llangefni. Members themselves were asked to identify key planning issues at the Panel meeting in order to help add value to the results of the recent workshops.

Based on this emerging process some broad zonal plans had been prepared for each place and Members were invited to make comments before the next LDP Panel. As the need for allocations approaches then the zonal plans would give a valuable insight to the role and function of different parts of each town, whether it was intended to change and its suitability for development allocations.

During July officers would extend the stakeholder consultation to include local groups in each master plan area. This would help ensure the key issues are discussed before the period of formal consultation on the pre deposit Plan.

7 DATE OF NEXT MEETING

Friday, 6 July, 2007 at 10.00 a.m.

8 ANY OTHER BUSINESS

Nothing to report.

**HEFIN THOMAS
CHAIR**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 6 July, 2007

- PRESENT:** Councillor Hefin Thomas - Chair
Councillors J Arthur Jones, RLI Jones, D Lewis-Roberts,
WJ Williams MBE
- IN ATTENDANCE:** AW Owen - Corporate Director (Environment & Technical
Services)
Martin Eaglestone - Planning Policy Manager
Meirion Davies - Principal Planning Officer
Cath Wynne-Pari - clerk
- APOLOGIES:** Councillor Thomas Jones
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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2 APOLOGIES

An apology for absence was received and noted above

3 MINUTES

The minutes of the Panel meeting held on 15 June, 2007 was circulated with the agenda and confirmed to be a true record

4 SETTLEMENT STRATEGY AND HOUSING DEVELOPMENT

The Planning Policy Manager referred to expectations of national planning guidances to help inform preparation of a sound Plan, including MIPPS on housing (June 2006), TAN 1 & 2 and the Affordable Housing Toolkit. Initial discussions took place at previous meetings on Anglesey's apportionment of development for the 15 year period of 2625.

At previous meetings the Panel considered constructing the LDP on a method that broadly provided general market housing with circa 5% or 1500 units to meet general housing requirements together with additional housing development to meet the requirements of residents in village/communities led by criteria based policy. Consideration was also given to apportioning development by capacity of settlements to accept further development, it was noted that national guidance allows for local variations, but these should be soundly based in the evidence of local circumstances.

The Panel was reminded of the need to secure a settlement strategy that would address the need for sustainable development and climate change.

There was evidence of demographic changes on Anglesey, i.e. outward migration of young people and in migration of older people leading to reduction in available workforce, however this had been partly offset through recent European immigration trends. The Panel was asked to consider the following issues for the next ten years:

- the need to create a more age balanced population
- potential impact of the loss of working age people on the local economy

- ongoing need to combat the out migration of young workforce
- need to increase the in migration of young people
- the impact of an ageing population on local services
- future viability of some services, e.g. small schools given the reduction in pupil numbers
- unknown impact of European work/migration patterns

As regards housing figures, the Planning Policy Manager stated that occupied household spaces had increased at a rate of 7.5% between 1991 and 2001, details of the various tenures were given in the report and it was noted that 175 units per annum were completed during the period 1996 - 2006 and that there was adequate land supply at present against the stopped UDP requirements. The following issues should be considered for the next ten years:

- decide the level of house building and housing type that best respond to Anglesey's situation
- ongoing challenge of making property more affordable
- should housing supply numbers move upwards to accommodate the need for a more age balanced community?
 - more focus on housing type to meet need of young/older person
 - need to ensure planning helps respond to housing need
 - does the retirement market require specific responses e.g. retirement villages?
 - helping to meet local and national objectives for housing

Members were asked to identify evidence that informs their deliberations to be included in the evidence base for examination by stakeholders and the Planning Inspectorate. Evidence to date included:

- the North Wales Dwelling Apportionment paper
- work on draft Local Housing Strategy
- work on draft LHMA for North West Wales
- next mid year estimate of population due in August 2007
- Affordable Housing Panel to explore potential role of residential mobile homes
- aspiration to provide local housing to meet need of smaller communities

Members were asked to identify any changes required to the following objectives relating to key issues:

- to provide an adequate supply of land for house building to accommodate a mix of new housing that is well designed and caters for the changing need of the population
 - to secure a supply of affordable housing of mixed design and tenure to enable people, especially the young to remain in sustained communities
 - wherever possible, to use previously developed land to provide new housing
 - to foster the Welsh language by assessing the impact of new development on the language and preventing significantly harmful development

The officer referred to policies applied elsewhere in the UK although it was noted that some issues may not be relevant to Anglesey. In particular it was reported that the English National Parks operated very strict policies with local/affordable obligations in perpetuity that did not seem consistent with the views now being expressed by Members of this Panel.

The Corporate Director stressed the importance of providing robust policies that would be implemented and delivered by the Planning Committee over the period of the LDP.

Following further discussion, the following comments were received:

local person condition should this be in perpetuity; definition of "local person" i.e. community, Anglesey etc

affordable housing should this condition be for a period of say five or ten years

Section 106's can be varied after 5 years through right to appeal

rate of development - the Corporate Director felt that 5% or 1500 was unsustainable, this would render anything above this rate of development "departures" from policy

infrastructure - can this support existing/new development?

services concern at demise of village shops, post offices - what can be done to reverse this trend?

It was **AGREED** that further consideration be given to the above issues at the Group Leaders' meeting on 13 July and a paper would be prepared by Members through the Chair of the Panel for a meeting of this Panel on the 20th July.

5 WASTE PLANNING

A copy of the stopped UDP Waste Policies and the Planning Inspectorate's advice on Waste together with the Executive Summary and Recommendations made by SLR consultants on "Planning for Future Waste Management and Disposal" (December 2005) was circulated with the agenda for the meeting. A copy of the evidence base for the LDP was tabled at the meeting which stressed the key principles of the waste management hierarchy - Reduce, Reuse, Recover and Recycle before disposal, along with the proximity and sustainability principle for Waste Management. Reference was made to this Council's current work, with other North Wales Authorities, in reviewing the North Wales Waste Management Strategy

The Corporate Director stated that one of the aims was to reduce the need to transport waste over long distances, however it was accepted this would have to be cost effective in the light of emerging waste technologies. Members were reminded that planning policy has to consider provision for all waste arisings, while the Council had other responsibilities for municipal waste which only formed a smaller part of the total waste stream. Investigations would take place to assess what can be processed locally, consideration would also be given to processing waste on a regional or cross-authority basis. The Director stressed that the LDP must identify deliverable sites and a copy of the sites recommended by SLR consultants had been included on the candidate sites register for further investigation. However he also noted that given the pressing timetable for waste management the Council might well need to take decisions about sites based on UDP policy if some of the financial consequences of failing to deal with waste were to be avoided.

A suggestion was made that quarries near Holyhead should be investigated as this was the main town on the Island generating the highest volume of waste. The question was raised as to why some of the criteria in UDP waste policies were so strict they limit opportunities.

It was **AGREED** to note the report and invite the Principal Waste Management Officer to address a future meeting of this Panel.

7 DATE OF NEXT MEETING

Friday, 20 July, 2007 at 10.00 a.m.

8 ANY OTHER BUSINESS

Other dates noted:

Members seminar 12 July, 2007; Group Leaders meeting 13 July, 2007;
Stakeholders meeting 24 July, 2007

**HEFIN THOMAS
CHAIR**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 20 July, 2007

- PRESENT:** Councillor Hefin Thomas - Chair
Councillors J Arthur Jones, RLI Jones, D Lewis-Roberts,
J Arwel Roberts, WJ Williams MBE
- IN ATTENDANCE:** Jim Woodcock - Head of Planning Services
Martin Eaglestone - Planning Policy Manager
Meirion Davies - Principal Planning Officer
Cath Wynne-Pari - clerk
- APOLOGIES:** Councillor Thomas Jones
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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2 APOLOGIES

An apology for absence was received as noted above

3 MINUTES

The minutes of the Panel meeting held on 13 July, 2007 was circulated with the agenda and confirmed to be a true record.

4 SETTLEMENT STRATEGY AND HOUSING DEVELOPMENT

A copy of notes from the Group Leaders meeting held on 13 July, 2007 was tabled at the meeting (a copy had already been forwarded separately to Members). Representatives from each of the political groups were in attendance on the 13th July with the exception of Partners for Progress. A copy of the Officers' response was also tabled. The Chair of the Panel expressed disappointment at the officers response.

In response the officers advised that they wished to separate the discussion on "policy" issues from the important "procedural" issues. They stated that in their professional opinion there would be a significant risk to the Authority should current development plan policies be replaced by some form of interim policies for a trial period of 18 months as suggested in paragraph 4 of the Members paper. The Head of Service (Planning) noted that whilst the elected members paper said this was subject to formal approval by full Council, the officers had to advise that this was outside the statutory procedure for preparing development plans. If elected members were insistent on following such a procedure then the Members were formally advised to seek legal advice on the procedure relating to their proposals.

Cllr J A Jones felt that the best place for collecting evidence was to test policies in practice and this could then inform the LDP.

Cllr H Thomas was concerned at the officers "knee jerk" reaction. The Director had invited ideas from the Members and did not expect such a negative reaction. The Officers rebutted these concerns stressing that their role was to offer professional advice to the Panel. The work should be taken forward in the context of the LDP.

Cllr R LI Jones stated it was important to listen to officers advice and added his views were not fully in accord with the Group Leaders paper.

Cllr J A Jones saw no point in pursuing policies like the Local Plan and stopped UDP - more radical steps were required. Existing policies restricted competition, made some people very rich and failed to help local people.

The Head of Service (Planning) highlighted inconsistencies in the detailed wording of the suggested policies with the current proposals for Interim Planning on hamlets and clusters going to the Executive Committee on 23rd July 2007.

Cllr JA Roberts asked the officers how the policy ideas presented by Members could be taken forward if the temporary or trial period being suggested was unacceptable. The Head of Service (Planning) advised that the correct mechanism was through the Local Development Plan, the preferred strategy document should include the members suggestions after further discussion and approval by the Executive Committee.

After further debate the Planning Policy Manager asked the Chair of the Panel to note, for the record, that he had been on the point of withdrawing from the Panel during the discussion due to the attitude being shown by certain members.

The Chair of the Panel said that the advice offered by officers would now be considered by members in a meeting of the Political Groups to be held that same afternoon. He asked that the policy issues therefore be looked at in more detail by the Panel with officers.

The Planning Policy Manager advised that the policy ideas could be discussed. However there may be a need to consider whether the existing consultation on the emerging preferred strategy adequately reflects the members views. The relationship between the members proposals and the Council's own objectives for regeneration would also have to be assessed.

It was discussed and comments noted about the key features of the members paper as follows:

1. *There will be no development boundaries around towns and villages.*

Noted: The idea to be tested with stakeholders.

2. *Each town/village/hamlet/cluster will be identified with a plan, and to limit ribbon development on all roads - a line will be drawn across such roads to provide certainty. All land immediately adjoining the developed part or any town or village will be considered capable of development unless material reasons supported by evidence show otherwise.*

Noted: Discussion about the potential volume of work in seeking discussions with members and stakeholders on the "lines" which will be required for towns, villages and hamlet/clusters. Local members would need to be involved in such decisions and this could be time consuming. The LDP should be more strategic and less involved in this detail.

3. *In order to provide an adequate supply of general housing within the Plan period each town/village will be set a provisional figure equal to 3% of its existing total number of homes. These homes may be single dwellings or groups. Note there are about 29,000 properties on Ynys Môn and 3% increase for the Plan period will provide 870 new homes. In addition to this figure there are approximately xxxx number of existing planning permissions that can be developed. The 3% figure does not include conversion of existing buildings which it is estimated can provide a further xx properties.*

Noted: The Council probably has enough existing consents to provide the 3% growth. A "reality check" against regeneration objectives, and the ability to deliver such a strict policy, would be required.

4. *In addition to the above general housing allocation each town or village will have an unrestricted allocation to cater for the housing needs of local persons in affordable housing need.*

Noted: Members to give further consideration to local and or affordable housing.

5. *A hamlet or cluster will be defined as either an existing named and recognised hamlet or an unnamed cluster of 5 or more residential dwellings. The cluster will be identified by having 5 or more residential dwellings within 100m of the identified centre of the cluster*

Noted - The suggested policy starts to make changes to the proposed Interim Policy. Is such change in a short period advisable ?

6. *There will be no restriction on the number of new dwellings within hamlets and clusters but all must be for occupation by local persons and subject to a Section 106 Agreement. The length of Agreement has not been decided.*

Noted - Members to give further consideration to the occupancy obligations.

7. *Outside hamlets and clusters there may be opportunities for sensitive in-filling of small gaps between two existing residential dwellings. The gap between the dwellings must be capable of accommodating one dwelling only*

Noted - This may not accord with national policy

Points 8 -10 of the Members paper - Detailed policy considerations not requiring attention at this time.

It was AGREED that discussions regarding policies HP6, HP8 & HP9 be deferred and considered at the detailed stage for the Plan.

Following a lengthy debate it was AGREED that the ideas be taken forward for consultation.

The Chair of the Panel asked for the ideas submitted by members to be introduced to the Stakeholders Workshop on 24th July and asked members of the Panel to be present to help the discussion about their emerging ideas.

5 HOUSING MARKETS

A short presentation was given by the Planning Policy Manager. Local authorities' planning and housing functions had to combine, in partnership with local stakeholders, including private housebuilders to produce Local Housing Market Assessments (MIPPS9.1 4). March 2006 Guidance requires evidence to be provided of 'need' and 'demand' - *"the area where the majority of households living or seeking to move in the private housing sector are willing to search for alternative accommodation"*

Joint work with Bangor University, Conwy, Denbigh, Gwynedd and the Snowdonia National Park demonstrated that Anglesey resident population had strong links with Gwynedd when it came to the relationship between place of work and home. 7,000 people (over 20.1% of the population) commute from Anglesey to Gwynedd whereas only 1,000 residents commute to Conwy and other areas. 70% of the residents live and work in Anglesey which was the lowest level of self containment in North West Wales (draft LHMA report)

It was stressed that national guidance placed emphasis on such evidence as providing a "sound" base for the LDP and the need to take account of cross boundary issues.

It was AGREED to note the report.

6 PARTICIPATION IN THE LDP

A copy of LDP stakeholder workshop participants was tabled at the meeting for the information of members and it was noted that the next workshop had been arranged for Tuesday, 24 July, 2007.

7 PRE DEPOSIT LDP

It was noted that there had been a slippage in progress against the "Delivery Agreement" and that this would be reported upon to a meeting of the Executive Committee meeting on 23 July, 2007. The Planning Policy Manager stated that feedback from Assembly officials suggested that this was not of great concern at this stage as it was felt that the Plan should have a sound foundation. However a formal exchange of correspondence with the Assembly would be required by September on the situation.

The Chair of the Panel suggested that stakeholders be informed of the slippage at the Workshop.

7 DATE OF NEXT MEETING

Friday, 27 July, 2007 at 10.00 a.m.

8 ANY OTHER BUSINESS

Nothing to report

**HEFIN THOMAS
CHAIR**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 27 July, 2007

- PRESENT:** Councillor Hefin Thomas - Chair
- Councillors J Arthur Jones, RLI Jones, D Lewis-Roberts,
WJ Williams MBE
- IN ATTENDANCE:** Jim Woodcock - Head of Planning Services
Martin Eaglestone - Planning Policy Manager
Meirion Davies - Principal Planning Officer
Cath Wynne-Pari - clerk
- APOLOGIES:** Councillor Thomas Jones, J Arwel Roberts,
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Cllr J A Jones stated that he had heard rumours of a grievance being submitted and asked for information. The Head of Service (Planning) stated it was not a matter for the Panel and the chair continued with the business.

1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2 APOLOGIES

Apologies for absence received were as noted above.

3 MINUTES

The minutes of the Panel meeting held on 20 July, 2007 was tabled at the meeting and confirmed to be a true record, a copy of which was also circulated to the remaining political groups.

4 SETTLEMENT STRATEGY AND HOUSING DEVELOPMENT

A copy of summary of feedback from the fifth Stakeholder Seminar held on 24 July, 2007 entitled "Housing and Settlement Strategy and Waste Management and the LDP" was tabled at the meeting. The Planning Policy Manager reported a successful evening with approximately 50 attendees.

Participants at the workshop were provided with proposals received from the Authority's Group Leaders meeting held on 13 July, 2007 on the above and submitted to this Panel meeting on 20 July, 2007 (as detailed in those minutes). The stakeholders were asked to provide comments on the strengths and weaknesses of ideas presented to this Panel on 20 July. In response to a question the Planning Policy Manager explained that the feedback from the three discussion groups had been combined so as to avoid repetition in the report.

For the record and to clarify the situation, Councillor J Arthur Jones stated that Councillor RG Parry did attend and participated in the Group Leaders meeting held on 13 July, 2007. It was the composite conclusion of that meeting which was presented to this Panel meeting held on 20 July. Plaid Cymru representatives "boycotted" meetings of the LDP Panel itself. Councillor Hefin Thomas expressed dissatisfaction with the word "boycotted". Councillor RLI Jones stated that the Partners for Progress Group was unable to be present at this group meeting and that he would find it easier to attend such meetings if there were officers in attendance.

The Planning Policy Manager emphasised that feedback from the Stakeholders Seminar represented elements of discussion across the spectrum of views expressed including those who disagreed with the views expressed by Members. It was unfortunate there was such dispute over the notes and the officer considered the only solution would be to produce a verbatim record of

discussions at such a seminar, however that would seem an excessive step. The Head of Planning Services added that no restriction was placed on comments received and therefore reported from the stakeholders.

The following comments were received from Members in response to the summary of feedback.

It was suggested that stakeholders should be given the opportunity to respond to the level of growth for general housing, i.e. whether this be 3%, 5% or 9%.

It was felt unfair and premature to state that the "Panel was not taking notice of people"

Councillor J Arthur Jones felt there was a lack of background information provided to stakeholders at the workshop and that they should now receive a presentation on the Members ideas and then be invited to reflect on such ideas.

The Planning Policy Manager reminded Members that the workshop had been organised in accordance with the wishes of the Panel at its previous meeting.

Councillor Hefin Thomas stated that he would like to see more elected member participation at such seminars and added it was an open invitation to attend such seminars. Councillor Hefin Thomas suggested that the stakeholders' feedback should be forwarded to community councils, builders etc for their observations. RLI Jones felt it only fair for stakeholders to receive information on precisely that which transpires from both the Group Leaders meeting and the LDP Panel meetings and that participants should freely express their opinion. Councillor RLI Jones added that all representations should be forward for consideration including those of the minority groups in the Council.

It was noted that a further Group Leader's meeting had been arranged for the following Friday, i.e. 3 August, 2007 when it was expected to discuss extant planning permissions and parcels of land identified for development.

The Planning Policy Manager agreed to provide a copy of an earlier paper by the Corporate Director on the definition of "local person" to the next meeting.

The Panel' Agreed that they wished to hold a 6th LDP Workshop in August at which their ideas could be explained to stakeholders. Officers confirmed that arrangements could be made for such a seminar and the Members would need to make the presentation. He asked Members of the Panel to confirm the information they wish to have circulated to stakeholders prior to the meeting.

It was also noted that the Executive Committee would be need to be formally updated on the situation in September.

It was AGREED to accept the report on the 5th Stakeholders Workshop.

5 NEXT STEPS

Submitted and noted, the Planning Policy Manager's notes on "areas requiring initial clarification from the Panel and Group Leaders" i.e.

- political engagement
- evidence and soundness
- strategy
- regeneration
- blanket approach
- allocations
- land bank
- local person housing
- infrastructure
- affordable housing policies
- sustainable appraisal and SEA

◦ stakeholders

7 DATE OF NEXT MEETING

Friday, 31 August, 2007 at 10.00 a.m.

8 ANY OTHER BUSINESS

Nothing to report

**HEFIN THOMAS
CHAIR**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 31 August, 2007

- PRESENT:** Councillor Hefin Thomas - Chair
Councillors J Arthur Jones, D Lewis-Roberts, J Arwel Roberts,
WJ Williams MBE
- IN ATTENDANCE:** Jim Woodcock - Head of Planning Services
Martin Eaglestone - Planning Policy Manager
Cath Wynne-Pari - clerk
- APOLOGIES:**
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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda

2 APOLOGIES

Apologies for absence were as noted above

3 MINUTES

The minutes of the Panel meeting held on 27 July, 2007 was tabled at the meeting and confirmed to be a true record.

The Planning Policy Manager reported that he was in receipt of three requests from members of the public for access to minutes of Panel meetings. It is not a statutory requirement to allow public access to such minutes but he invited the Panel's comments on the issue after the Chair's response to questions at the 6th stakeholder event.

It was unanimously RESOLVED to allow public access to Panel minutes and that these also be published on the website. It was the Panel's wishes that reports on Political Group Leaders' meetings on the LDP also be published. Furthermore they would welcome reports on the Stakeholders Workshops being published in the same manner

For the record, Councillor D Lewis-Roberts wished it be made known that all the Authority's political group leaders were invited to participate at meetings and were kept fully informed on developments.

4 6th STAKEHOLDERS' WORKSHOP

A copy of draft notes on the above was circulated with the agenda for the meeting. The Chairman reported a good attendance at this member led workshop on 21 August, 2007, details of attendees were attached to the report. Councillor Arthur Jones welcomed the feedback received and found this an ideal open forum for all to express their views on proposed housing policies; he added that he would welcome further discussion with those directly involved in the profession e.g. agents etc. The Head of Planning Services agreed that several ideas had been put forward for further consideration and development. It was noted that Mr Robyn Parri (*Cymuned Think Tank*) had presented a lengthy document which was in the process of being translated prior to circulation to Panel members for their information.

The Chairman informed the Panel that he'd written to Mr Gwyn Morris Jones asking whether he attended the workshop in a personal or professional capacity (i.e. whether or not representing CPRW). Those present requested that officers write to Mr Robyn Parri of Cymuned Think Tank requesting details of "Cymuned Think Tank" including its official registration, membership, Chairperson etc.

Topics of discussion included:

- whether or not there should be development boundaries for towns and villages and ribbon development
- rate of growth of development and fair opportunities for local persons in the housing market
- definition of a hamlet or cluster, rate of growth within these and whether these should be restricted to local persons
- single dwellings outside hamlets and clusters to cater for special and changing needs of businesses as well as agriculture and forestry

It was AGREED to approve the report of the 6th stakeholder workshop.

5 CANDIDATE SITE REGISTER

The Planning Policy Manager reported that officers were in the process of consulting on the Candidates Sites Register and especially "Prestige Employment Sites". However not all statutory consultees including Welsh Water, the Countryside Council for Wales nor CADW had yet responded to consultation and it was agreed that officers write to request an early response.

The Council's Economic Development Service commissioned BE Group to carry out a review of employment land and premises and their final report and recommendations ranked different employment sites, but identified Ty Mawr, Llanfairpwll as being the most attractive from an economic viewpoint. The Sustainable Development Group had carried out initial appraisal work and consider sites closest to Llangefnï as having the higher sustainability profile as they would strengthen the role of the town. It was noted that the Sustainability Development Group comprised officer representation from across the Authority's services/departments.

For the purpose of the minutes it was noted that both the Four Crosses and Ty Mawr sites had been wrongly identified on the map circulated with the agenda.

Councillor WJ Williams expressed the importance of early development in order to take advantage of the Convergence Fund which would cease by the year 2013.

RESOLVED That the consultees be given a deadline for comments on these sites and that a further update would be presented to the next meeting of this Panel before making a recommendation to the Council's Executive Committee.

6 NEXT STEPS

It was RESOLVED to request that the Legal Services Manager and the Corporate Director for Planning present legal and professional advice on the implications of introducing temporary planning policies to the next Panel meeting.

The Planning Policy Manager stated that a revised timetable would be submitted to the next Panel meeting.

7 DATE OF NEXT MEETING

Friday, 21 September, 2007 at 3.00 p.m.

8 ANY OTHER BUSINESS

Nothing to report.

**HEFIN THOMAS
CHAIR**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 21 September, 2007

PRESENT: Councillor Aled Morris Jones in the Chair
Councillors Eurfryn Davies, J Arwel Edwards, J Arthur Jones, RLI Jones, Thomas Jones, GO Parry MBE, D Lewis-Roberts, WJ Williams MBE

IN ATTENDANCE: Managing Director
Corporate Director (Environment & Technical Services)
Legal Services Manager
Planning Policy Manager
Principal Planning Officer (MD)
Strategic Development & Funding Manager
Admin Assistant (CWP)

APOLOGIES: Councillor Hefin Thomas

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- - Councillor Aled Morris Jones was elected to Chair the Panel meeting for the day
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 - Due to the fact that the Council's remaining political groups had agreed to become involved in the work of the LDP, some of those present found this to be a fresh start and felt that the Chairmanship of the Panel should be up for re-selection. A request was made for the Managing Director to arrange a political group leaders meeting to discuss this.
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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda

2 APOLOGIES

An apology for absence was received from Councillor Hefin Thomas. It was stated that Councillor Hefin Thomas' family had sustained a sudden bereavement and it was agreed that condolences be conveyed to Councillor Thomas and his family

3 MINUTES

The minutes of the Panel meeting held on 31 August, 2007 was tabled at the meeting and confirmed to be a true record.

1 As the Panel had been set up and met on a regular basis over the past two years, it was agreed that consideration of the remaining items be postponed and the Planning Policy Manager agreed to arrange a seminar for members at 1 00 p.m. on Tuesday 2 October, 2007.

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3 Those present were invited to compile a list of priorities in compiling the LDP for discussion and consideration.

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6 the meeting started and 3.00 p.m. and was drawn to a close at 3.30 p.m.

COUNCILLOR ALED MORRIS JONES

IN THE CHAIR

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 11 October, 2007

- PRESENT:** Councillor Hefin Thomas Chair
Councillors Eurfryn Davies, J Arwel Edwards, Aled Morris Jones,
J Arthur Jones, RLI Jones, Thomas Jones, GO Parry MBE,
D Lewis-Roberts,
- IN ATTENDANCE:** Head of Planning Services
Legal Services Manager
Planning Policy Manager
Principal Planning Officer (MD)
Admin Assistant (CWP)
- APOLOGIES:** Councillor WJ Williams MBE
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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda

2 APOLOGIES

An apology for absence was received as noted above.

3 MINUTES

The minutes of the Panel meeting held on 21 September, 2007 was tabled at the meeting and confirmed to be a true record

4 "TRIAL" POLICIES

Cllr Hefin Thomas introduced the copy of the notes on the Group Leaders meeting 13 July, 2007. The Planning Policy Manager reminded Members that the discussion about "trial" policies had begun in July and had been tested with stakeholders at the LDP workshops in August. The legal advice on the implications of introducing "trial" policies was circulated with the agenda. The advice was that it would be inappropriate to introduce policies on a trial basis. Policies should be based on sound evidence. Decisions on planning applications could be open to challenge unless local policies conform with national policies and are prepared following statutory plan making procedures. The Legal Services Manager reminded Members that they should focus on identifying their priorities for the LDP in order to provide the necessary guidance for officers who should then prepare draft policies for consideration by the Members.

Councillor J A Jones felt it was time consuming to proceed along these lines as policies would have to be submitted to and adopted by the County Council and thereafter examined by an inspector for the Welsh Assembly Government. In his opinion it was clear that Members of the Planning Committee were unhappy with current policies and the meeting of the political Group Leaders had been trying to address these concerns. What better evidence can an Inspector have than policies which have been tested by the Council ?

Cllr G Parry asked for an explanation of how Supplementary Planning Guidance would work alongside the LDP. He thanked officers for the legal advice on the trial policies and hoped to consider more evidence about changes affecting housing and population that would then inform Council policies.

The Planning Policy Manager reported that it was the Panel's key role to consider the strategic policies for the Plan which could be supported by more detailed SPGs on various elements of the Plan. WAG's advice was that the SPG should be developed "concurrently" with the Plan but officers were to seek more advice from WAG officials about the role of SPGs in the new system of plans.

The Head of Service (Planning) said there was a risk with the idea of 'trial' policies through creating more uncertainty in the policies which should inform decisions.

Cllr J A Jones did not agree as he saw the need for the Councillors to decide on the policies that matched the needs in their communities.

Cllr T Jones saw a problem in trial policies because decisions could not be reversed at the end of the so called trial period.

Cllr R L Jones said it was important the Council's policies were sustainable and quoted experience from Hawaii and housing pressure from Americans that, he said, showed many of the problems facing islands.

In response to a question from Cllr J A Jones the Legal Services Manager said a "trial" policy could be legal, but it would not be a wise way to propose policy.

Cllr J A Edwards said that the "trial policies" could be problematic in decision making.

Following this discussion it was AGREED not to recommend the introduction of "trial" policies to the County Council.

5 POLICY IDEAS -

5 HOUSING AND SETTLEMENT STRATEGY

A copy of a discussion paper on the above was circulated with the agenda. Discussion took place on the points 1 to 5 in the note of the Group Leaders meeting held on 3rd August.

1. Trial Policies

Discussed above

2. No Development Boundaries

Views were expressed about the advantages and disadvantages of using development boundaries in the LDP. There was a preference for a more flexible approach in rural areas but there might be good reason to keep boundaries in more urban areas in order to prevent urban sprawl etc.

The Planning Policy Manager pointed out that on 6 July, 2007 a paper was presented to the Panel suggesting a mixed approach which would reflect the capacity and role of settlements on the Island.

3. Limits on ribbon development

Similar to the discussion over development boundaries above

4. Level of Growth (3% etc)

The Planning Policy Manager explained that in reality the housing figures under discussion were relatively close together. The Elected Members idea was that the initial 3% open market growth (say 900 units) would take place over and above the land bank (say 1500 units). The Members paper did not however appear to include housing allocations

Meanwhile officers sought to estimate the number of units required over the Plan period (some 2600) and then remove the land bank from that figure (say 1500 units) to produce a residual number that the LDP would have to provide for. The officers stressed that making strategic housing allocations to help in this process would be vital to the tests of soundness and to provide certainty for developers and infrastructure provision.

5. Hamlets and Clusters

This could be considered again after the meeting of the County Council being held on the 18th October

After a lengthy discussion it was AGREED to ask for a further paper on this issue with a recognition of the different role played by the main centres and 'hubs' from the villages identified in the preferred strategy.

Further comments were received on Open market/Affordable/Local persons housing

It was AGREED that officers prepare a report on affordable housing provision for consideration by the next Panel meeting, furthermore a request was made to obtain such information from other Authorities including South Shropshire.

1 6.....CANDIDATE SITES REGISTER

The Planning Policy Manager reported that CADW had now responded to consultation, however Dwr Cymru's observations remained outstanding. This was very disappointing as Dwr Cymru's response was considered an important factor in taking into account the needs for new infrastructure. The agenda also included the advice of the BE Group consultants (Executive Summary of the report) on employment land and premises which had an emphasis on sites in the south of the Island near the A55 and Britannia Bridge.

The following comments were received:

- Cllr J A Jones said that sites in Holyhead, Llangefni and, to an extent, Amlwch should be the focus for regeneration but not Ty Mawr Llanfairpwll. It should be removed from the register and not considered for economic growth.
- Cllr T Jones said that Ty Mawr, Llanfairpwll was now important with potential links to the University and should remain on the register as part of the Môn Menai hub. Other Members agreed as they felt Ty Mawr had the potential to be developed and to entice high skilled employment

It was AGREED to include the site at Ty Mawr Llanfairpwll in the pre deposit Plan along with the other sites identified in the report.

A report was requested on the economic regeneration aspects of the LDP, including the relationship between the LDP and the Convergence Fund. Attention was drawn to the report on the agenda (Item 7) which addressed that point. However the item can be considered again at the next meeting.

2 7. LDP AND CONVERGENCE FUNDING

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4

See above.

5

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8. GROUPS OF HOUSES IN THE COUNTRYSIDE

It was AGREED that further consideration be given to this by the next Panel meeting.

7 9. NEXT STEPS

The Planning Policy Manager stated that a draft timetable and information on action required in the preparation of the pre-deposit Plan would be presented to the next meeting of the Panel prior to submission to the Executive Committee.

10. DATE OF NEXT MEETING

10.00 a.m. Friday, 26 October, 2007.

11 ANY OTHER BUSINESS

Nothing to report.

8 the meeting started and 10 a.m. and was drawn to a close at 12.00 p.m.

9

10 COUNCILLOR HEFIN THOMAS

11 CHAIR

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 26 October, 2007

- PRESENT:** Councillor Hefin Thomas Chair
Councillors Eurfryn Davies, J Arwel Edwards, Aled Morris Jones,
J Arthur Jones, RLI Jones, Thomas Jones, GO Parry MBE,
D Lewis-Roberts, J Arwel Roberts, WJ Williams MBE
- IN ATTENDANCE:** Head of Development Control
Planning Policy Manager
Principal Planning Officer (MD)
Strategic Development & Funding Manager (DW)
Admin Assistant (CWP)
- APOLOGIES:**
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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2 APOLOGIES

No apologies for absence were received.

3 MINUTES

The minutes of the Panel meeting held on 11 October, 2007 was tabled at the meeting and confirmed to be a true record.

4 HOUSING AND SETTLEMENT STRATEGY

A copy of officers report on the above was circulated with the agenda. Sample policies/proposals from other areas including Ceredigion (UDP), Lake District, Yorkshire Dales National Park, Mid Devon and South Shropshire was circulated prior to the meeting by the Planning Policy Manager.

The Planning Policy Manager reminded members of the published evidence and stated that whilst the overall population on Anglesey remained relatively static - it was an ageing population structure and it was anticipated that more houses would be needed due to smaller households and single occupancy - the situation was similar across North Wales. It was learnt that on Anglesey there was an increasing level of outmigration of young people and inward migration of older persons.

The officer stated that the Panel had already indicated the LDP should address ways of improving the age balance. It was noted that level of income was lower in Anglesey than the remainder of Wales and the UK, however it was estimated that in the region of 7,000 Anglesey residents worked on the mainland. The officer stated that Esys report had analysed the demographic patterns between north/south and east/west of the Island. The emerging Housing Market Assessment is identifying similar issues with the strong home to work links between south Anglesey and the Bangor area.

The officer drew attention to various examples of policies in other areas. The Planning Policy Manager noted that WAG had the Council to either delete many of the boundaries and use criteria to help determine where development was acceptable or to use tightly defined boundaries with land

allocations. It was an useful signal of Assembly policy in recent times. The officer noted that Ceredigion Council had stopped work on their UDP and moved to the new style of LDP.

Policies used in the Lake District and Yorkshire Dales National Park were considered, along with Mid Devon and South Shropshire. In these areas it was noted that Council generally had strict policies with boundaries and local connection criteria for development in villages.

The Planning Policy Manager referred to the four proposed objectives on housing policy for Anglesey viz:

- 1 to provide an adequate supply of land for house building, which will accommodate a mix of new housing that is well designed and caters for the changing needs of the population
- 2 to secure a supply of affordable housing, of mixed design and tenure, which will enable people, especially the young, to remain in sustained communities
- 3 wherever possible, to use previously developed land to provide opportunities for new housing
- 4 to foster the Welsh language by assessing the impact of new development on the language and prevent significantly harmful development

and reminded Members that the objectives should be checked as they will help decide the policies for the Plan.

The officer took Members through a series of key points as follows

Level of growth the officer drew attention to the appendix based on population and dwelling projections for North Wales. Based on this growth range 2,500-3,000 units were recommended for the LDP.

Councillor J Arthur Jones felt this figure should be 900 units (3% growth in dwellings) for general housing and that permission should be given to meet local need over and above this figure.

It was noted by the officer that the figures in the North Wales paper suggested some 2,600 dwellings. In reality the existing land bank plus the 3% growth suggested would provide a similar number of units. There seemed general agreement on the core figures for the range of house building being suggested for the LDP.

Members wished to see emphasis on housing for local communities as being additional to this figure.

Settlement Strategy The officer stated that the thinking on policies now seemed clear regarding the Main Centres and Villages but a clearer definition was required to identify the role of key local centres. These were called 'secondary centres' in the UDP and the LDP would need to be clear about the role of such centres in the Plan.

It was accepted that more work was needed on this. The consultation period on the pre deposit Plan would help clarify the need and scope for future development in these centres, taking into account their different character.

Villages In response to a query from the Planning Policy Manager the Members confirmed that applications in the 'village' level of the settlement hierarchy should normally be for single dwellings only.

Councillor Thomas Jones indicated that the majority of need was for single plots as opposed to allocations for multiple dwellings. Councillor Hefin Thomas indicated that land within a defined development boundary may be more valuable than land adjacent to a village where there is no defined boundary.

Councillor RLI Jones found there to be a shortage of employment opportunities in some villages and there was a tendency for houses to be sold as 'second homes'. Councillor Jones questioned what could be done to improve the situation.

Mix and type of dwellings The appendix contained information on the Assembly's recommended approach to affordable housing and a list of the schemes approved in Anglesey since the SPG of May, 2004.

Councillor RLI Jones questioned whether a restriction on the size of a dwelling could be incorporated in planning permissions due to inconsistencies. The Planning Policy Manager stated that the system allowed the Council to influence the size, type and design of dwellings but policies must be based in clear evidence about the mix required in local areas.

Local community housing it was agreed that permission should be given to develop sites to meet local housing requirements of village communities.

Councillor Arthur Jones would welcome defined development boundaries around the towns; he added that local people should have a stronger voice in defining where it would be acceptable to develop 'adjacent to' or 'within say 50m of built up part of a settlement'. Councillor Jones found the Lake District National Park Authority's Policy NE3 to be a negative response to the situation and would not support communities.

Councillor Goronwy Parry felt that all development should be sustainable; also further information should be available on essential infrastructures, including alternatives to connecting to mains sewers such as the effect of septic tanks, treatment plants etc. The Planning Policy Manager stated that the Planning Service had policy guidance and development should, where possible, be connected to the main public sewer, furthermore Welsh Water were looking at potential areas to invest in to improve its infrastructure.

Affordable housing The officer reminded Members that the new TAN2 allowed sites to be identified for 100% affordable housing.

Councillor Thomas Jones said it was important to obtain an element of affordable housing on open market sites. Councillor Arthur Jones said they should be dealt with separately from the open market housing. Other Members agreed that it was important to negotiate the affordable housing element as part of the open market sites.

5 PUBLIC SPEAKING AT PLANNING COMMITTEES

Submitted and noted the Head of Development Control's report on the above.

6 COUNCILLOR LOBBYING RULES FOR PLANNING COMMITTEE

Submitted - the Head of Development Control's report on the above. Those present felt that this issue was outside the Panel's remit and should be considered by the Scrutiny Committee in the first instance prior to submission to the Executive Committee.

2 7. LDP AND CONVERGENCE FUNDING

Submitted the report of the Planning Policy Manager on the above. The officer emphasised the importance of compiling baseline evidence on the future health and wellbeing of the local economy, such evidence was gathered by Esys consultants on future changes in economic sectors in North West Wales, Tribal Consultants' report on the potential impact of Wylfa decommissioning and Anglesey Aluminium, BE Group report on employment land and premises, Old Bell 3 report on spatial strategy in North West Wales. These reports influenced shaping the work of the Wales Spatial Plan, Mon-Eryri North West Wales element of the Wales Spatial Plan and the Môn-Menai Project Board.

The Sustainable Regeneration Framework for North West and North East Wales Spatial Plan areas will guide the delivery of Convergence Funding. Strategy and policy discussions for the LDP should reflect these processes in order to provide opportunities to invest in the improvement of the Island's economy.

The Strategic Development & Funding Manager stated that the Convergence Funding period had started on 01/10/2007. However a draft consultation document on the Spatial Plan in the context of Convergence Funding would be launched before Christmas. There was an expectation that WAG would fund projects which conformed with the Wales Spatial Plan and it was anticipated that work could commence around April/May 2008.

The Planning Policy Manager stressed the importance of expediting work on the LDP in order to be prepared when funding becomes available.

The following comments were made:

- In response to the question of slippage the officer stated that there would be less time to complete the projects although the same level of money would be available
- the Spatial Plan took into consideration the whole North Wales region and not selected areas such as the hubs
- The Convergence Fund would be administered by the WAG and superseded European Objective 1 Funding
- further consideration would have to be given to the infrastructure needs of the Island

Councillor Goronwy Parry requested that officers convey to the Assembly Member and relevant Minister for economy the concern of Members that WAG bureaucracy slowed down processes and funding for the Island's economy.

In response to questions on the Wales Spatial Plan the Planning Policy Manager informed the Panel that this Authority's representatives, in partnership with other Authorities lead by WAG, drew up the Spatial Plan framework which would lead the Convergence Fund.

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8. LDP TIMETABLE

A copy of the above was circulated to members. The Planning Policy Manager indicated that the six weeks public consultation on the pre deposit document was now likely to happen in the New Year. However to achieve that target, progress was required during November to ensure a document could be presented to the Executive Committee and full Council before Christmas.

4 9. NEXT STEPS

Members agreed that it was important a working version of the pre deposit Plan (Regulation 15 document) was prepared and should be the priority for the next meeting. It was requested that copies of the document be circulated in advance of the Panel.

10. DATE OF NEXT MEETING

10.00 a.m. Friday, 23 November, 2007.

ANY OTHER BUSINESS

Nothing to report.

5 the meeting started and 10 a.m. and was drawn to a close at 12.00 p.m.

6
7 COUNCILLOR HEFIN THOMAS
8 CHAIR

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 23 November, 2007

- PRESENT:** Councillor Hefin Thomas Chair
Councillors Eurfryn Davies, Aled Morris Jones, J Arthur Jones, RLI Jones, Thomas Jones, GO Parry MBE, D Lewis-Roberts, WJ Williams MBE
- IN ATTENDANCE:** Head of Planning Services
Planning Policy Manager
Principal Planning Officer (MD)
Admin Assistant (CWP)
- APOLOGIES:** Councillor J Arwel Edwards
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1 DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2 APOLOGIES

An apology for absence was received as recorded above.

3 MINUTES

Submitted and confirmed to be a true record, the minutes of the Panel meeting held on 26 October, 2007

4 PRE DEPOSIT PLAN

A copy of the working version of the pre deposit Plan (Regulation 15 document) was circulated to members in advance by the officers. No comments had been received in advance of the meeting. The Planning Policy Manager gave a brief presentation and invited members views. The following feedback was received:

Knowledge Based Economy (5.6) (quoted from the Wales Spatial Plan) - *"A high-quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh Language"*.

Councillor Thomas Jones expressed support for this and felt that opportunities arising from the proximity of the University College of Wales at Bangor should be used to Anglesey advantage.

Exceptional natural Environment (5.7) Councillor Goronwy Parry expressed his view that policies should protect countryside areas, particularly AONBs. The Planning Policy Manager stated that there was no need to be specific in this respect in the LDP as such areas would automatically be protected through national policies and guidelines. This would be discussed with Assembly Planning Officials as the Plan is drafted.

Môn Menai hub in response to a question regarding the inclusion of Mona in the 'hub' officers stated that spatial planning areas did not use specific boundaries so as to allow more flexibility. The Mona employment park could be seen as generally relating to the Llangefni part of the Môn Menai hub.

Rural Anglesey and the Rural Development Plan (RDP) (5.19) - the purpose of the emerging RDP was summarised "*increase the competitiveness of the agricultural sector, enhance the environment and countryside, enhance the quality of life in rural areas through a diversified economy and enhance community development measures*". Councillor Arthur Jones felt that the Plan should be more flexible to help people across Anglesey. Policies should focus on people and not designations. plainer language was also required.

Councillor Thomas Jones explained the purpose of the RDP was to help rural areas adjust to changes in agriculture so that the rural economy could be more varied.

It was noted that the RDP would determine EU funding in rural areas up to 2013 and beyond. A report on this had been presented to the meeting of the Council's Executive. A report on the Rural Development Plan (RDP) was requested by the next meeting.

It was felt that the Economic Department should be consulted upon to ensure maximum European Funding is realised. The Planning Policy Manager assured Members that there was ongoing dialogue about the LDP with the Economic Unit.

Councillor J Arthur Jones felt that the document was too restrictive in its current form and gave an example that it would be acceptable for a farmer to erect an agricultural shed in an AONB whilst other development would not be permitted. He felt that 'local need' should take first priority whether this be inside or outside the AONB.

Councillor R Llewelyn Jones referred to the Lake District's Policy NE3:

"Further development of the villages will be restricted to that which would:
(a) be well related to existing development, physical infrastructure and community services;
(b) protect, maintain or enhance the character of the village and its setting in the landscape; and
(c) be of a nature and scale appropriate to the needs of the local community."

Councillor Arthur Jones disagreed and emphasised that people's needs should come first and not controls to reduce flexibility.

Councillor Thomas Jones felt some control in areas such as the AONBs were important so as to control the impact of what is being built.

Councillor WJ Williams reported on young people he had recently met who clearly understood the importance of finding work and a home - we should reflect their needs.

The Planning Policy Manager emphasised that some consensus was required on the strategic framework to allow work on the Plan to continue.

It was AGREED that the draft papers presented provided an acceptable basis for the pre deposit Plan. The papers to be amended as required after initial internal consultation with services such as Economic Development.

5 GROUPS OF HOUSES IN THE COUNTRYSIDE

A copy of a report on the Task and Finish Group meeting 9 November, 2007 was circulated with the agenda. It was noted that a further meeting had been arranged and that a copy of members' recommendations would be submitted for consideration.

6 SETTLEMENT STRATEGY AND HOUSING

A report on the above was circulated with the agenda for the meeting. The Planning Policy Manager gave a brief overview of the situation which covered:

- key evidence
- key requirements for the pre deposit Plan
- demographic and housing profile
- population projections and population apportionment
- four level settlement strategy: main centres, secondary centres, villages and clusters
- merging settlement strategy with spatial strategy
- land supply, conversions and density
- working draft policies TAI 1 to TAI 9

and drew attention to proposed Policy TAI 1 - (Growth range for new dwellings) and that *"Provision will be made for a minimum of 2,500 to 3,000 dwellings over the period 2006 - 2021 along with further approvals that may be required to meet the housing requirements of Island communities. Delivery of the planned level of housing will depend on appropriate infrastructure being available to support the new housing development."*

The officer added that further work was needed on this including affordable housing. The officer invited members views on:

- the extent of use of defined boundaries for villages, density, design and affordability,
- whether members would want to transfer unused housing allocations identified in the UDP to the LDP (draft policy TAI 8)
- the recommendation that density of development should be increased from 30 to 35 per hectare on strategic housing sites and other sites in the main centres

Councillor R Llewelyn Jones found there to be a shortage of social housing stock. It was noted that in the region of 3,000 (or ½) of the Council's housing stock had been disposed of in the past. Councillor Jones felt that more homes for rent and purchase at an affordable price would encourage young persons to stay on the Island. Councillor R Llewelyn Jones felt that perhaps discussions should take place with Gwynedd Council members to seek their views

The Planning Policy Manager stated that publication of the Inspector's report on the Gwynedd Council's UDP was imminently awaited and that Gwynedd had not proceeded to the LDP system; the officer agreed in line with previous advice, that it would be appropriate to seek a joint meeting to share views on employment, strategic housing sites etc.

Councillor J Arthur Jones proposed that no boundaries be identified except in the main centres and that priority should be given to the need of the local person.

The Planning Policy Manager pointed out that, in line with the previous discussion, no development boundaries were proposed for villages and clusters. However, he understood that the Panel had already suggested using a mixed approach in secondary centres depending on the character and role of the centre. This needed clarification so other Members could be involved in discussions for their wards.

Councillor Arthur Jones repeated that each settlement should initially receive a 3% growth. He did not wish to see restrictive policies and reminded Members of the notes taken in the Group Leaders meetings over the Summer

The Head of Planning Service advised Members that current guidance and legal advice would make it difficult, if not impossible, to operate a locals only policy. Such obligations could be imposed as part of affordable housing policies where the needs of a person was proven. However, the policy context might change over time and careful attention was needed to ensure sound policies that helped to meet the need of local communities.

Councillor R Llewelyn Jones felt that local communities should be consulted on whether or not development boundaries should be defined, Councillor Eurfryn Davies agreed with this and added that he would wish to see more applications for single dwellings in Llandegfan which was categorised as a village in the draft Paper.

Councillor R Llewelyn Jones felt it important to have the necessary infrastructure, Councillor Goronwy Parry agreed with this and added that public service provision was another important factor to consider.

The Planning Policy Manager referred to proposed TAI 9 (Clusters) and the recommendation that *"single dwellings that meet the housing requirement of the cluster through sensitive infilling of small gaps or minor extensions to clusters of five/ten or more dwellings will be permitted. The decision should be based on the character of the cluster and its location with special care required in the Area of Outstanding Natural Beauty where protection of the landscape should take precedence"*.

It was queried whether Members saw applications in clusters as being for open market housing or for "local persons"? Members indicated that applications in clusters should relate to local persons. Such persons would be defined as having a connection with the Island and not just the cluster concerned.

Members did not feel the same restriction should apply in villages.

Councillor Goronwy Parry questioned whether the conversion of an outbuilding into five dwellings would comprise a cluster, and added that careful consideration should be given to local facilities, needs and infrastructure.

It was AGREED that further consideration of the definition of a local person for the LDP be deferred to the next meeting of the Panel.

Candidate Site Register The Planning Policy manager referred Members to the paper on site selection methodology and invited their views.

It was AGREED that the draft papers formed a suitable basis to inform the site selection process for the Strategic Housing Sites to be included in the pre deposit LDP.

7 PUBLIC SPEAKING AT PLANNING COMMITTEES

Submitted and noted the Head of Development Control's report on the above.

8 COUNCILLOR LOBBYING RULES FOR PLANNING COMMITTEE

Submitted and noted the Head of Development Control's report on the above.

1 9. NEXT STEPS

It was noted that in view of the continuing uncertainty over the content of the pre deposit Plan it would be premature to arrange a further Stakeholders meeting at present.

10. DATE OF NEXT MEETING

10.00 a.m. Friday, 7 December, 2007

ANY OTHER BUSINESS

Nothing to report.

2 the meeting started and 10 a.m. and was drawn to a close at 12.00 p.m.

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4 **COUNCILLOR HEFIN THOMAS**

5 **CHAIR**

LOCAL DEVELOPMENT PLAN

Minutes of the Panel Meeting held on 7th December 2007

PRESENT: Councillor Hefin Thomas – Chair

Councillors J. Arthur Jones, D. Lewis-Roberts, J. Arwel Roberts, Thomas Jones, J. Arwel Edwards, Aled Morris Jones, Goronwy Parry, Eurfryn Davies, W.J. Williams.

OFFICERS IN ATTENDANCE :

Head of Planning Services (JRW)
Planning Policy Manager (ME)
Principal Planning Officer (MD)

APOLOGIES: None received

1. DECLARATION OF INTEREST

No declaration of interest was received in respect of any item on the agenda.

2. APOLOGIES

No apologies for absence received

3. MINUTES

Submitted and confirmed to be a true record, the minutes of the Panel meeting held on 23rd November 2007.

4. PRE DEPOSIT PLAN – KEY HOUSING ISSUES - UPDATE

The Planning Policy Manager presented a paper on the key housing issues, with a particular focus on matters where agreement is felt to have already been reached, and those areas where more discussion is required to arrive at a consensus.

Soundness – emerging policy ideas for the LDP have to be sound, with regard to national policy and guidance, and the Wales Spatial Plan. It is a key message that the plan will require a stronger spatial (area) basis, rather than the topic based chapters of earlier plans. Therefore, the plan will have a spatial strategy based on 4 identified areas, which are **The Menai hub, The Holyhead hub, The Amlwch area, Rural Anglesey.**

Areas of Consensus – there will be 4 levels of **settlement strategy**, which are : Main Centres, Secondary Centres, Villages, and Clusters, all within the 4 spatial sectors. There will be **no development boundaries** for villages and clusters (only single plots subject to criteria). Villages will be named. Clusters will not be named (and will have a minimum of 5 existing dwellings, or possibly 10 or some other number to be agreed). Dwellings permitted within clusters will be subject to a **“Local person”** restriction. Members have indicated that the term “local person” should mean a 5 years home/work connection with the whole of Anglesey, but, for soundness, it still needs to be confirmed whether the restriction should apply to the needs of a particular cluster, or to the needs of the whole island. The centres of **Holyhead, Llangefni and Amlwch** will have defined development boundaries. Influence over the **Mix, Type and Design** of new dwellings will ensure that the needs of local communities can be catered for. Recommended **Densities** for development will be 35 dwellings per hectare (dph) in Main Centres, and 30 dph in other settlements. New dwellings will be single only in villages and clusters. Strategic housing sites (for 50 or more dwellings) will be identified through a selection methodology.

These Areas of Consensus were then discussed by the Panel members. Councillor Thomas Jones asked about the status of the Amlwch area, and the former Shell site at Rhosgoch in particular. The Planning Policy Manager explained that Amlwch will be a focus for development in the northern party of the island, and Rhosgoch has potential for development. Councillor J. Arthur Jones asked for Llangefni to be regarded as a stand-alone administrative and employment centre.

The panel resolved that Llangefni should remain as a main centre within the Menai hub.

General principles of the settlement strategy were agreed and accepted. Councillors J. Arthur Jones and D. Lewis-Roberts expressed concern over the use of the word “only” with reference to single plots.

The panel resolved to retain the use of the word “only” in relation to the villages and clusters.

Clusters will not be named. A discussion ensued about the criteria for defining a cluster. Alternative options were offered, including either a minimum of 5 or 10 dwellings within a minimum overall distance of 100 or 200 metres.

The panel resolved to accept a minimum of 10 dwellings within an overall distance of 100 metres from a centre point as the criteria for identifying a cluster. This will be for consultation purposes, and may be looked at again if negative responses are received.

The discussion then progressed to consider the matter of imposing "local person" restrictions on new permissions. Members debated whether such a restriction should only apply within clusters, or should it also be applied within villages.

The panel resolved to apply "local person" restrictions to permissions for new dwellings in the clusters (and not in the villages).

It was accepted that the LDP would need to exert influence over the mix, type and design of new dwellings, to match the needs of communities. Councillor J. Arthur Jones was concerned that controls would be too restrictive for individuals.

The panel resolved to accept that the LDP should include appropriate policies towards mix, type and design of dwellings.

Recommended densities were considered and accepted as guidelines, which could be adapted to suit the characteristics of surrounding areas in each particular case.

The Planning Policy Manager explained that Strategic Housing Sites will appear in the pre-deposit draft (preferred strategy) of the LDP. Ongoing work will identify these key sites. It was necessary to understand the roles that individual settlements will have during the LDP period, and to consider the need for development boundaries around some secondary centres (UDP term) but not for others.

The panel asked the officers to extend an invitation to all members of the Council to come and discuss any proposals for strategic allocations in their areas, and for these discussions to also include the merits of drawing development boundaries around any secondary centres falling within their wards.

Issues requiring confirmation – there are a number of outstanding housing issues which still require confirmation of some points of detail. The planning Policy Manager gave a briefing on these remaining issues.

Secondary Centres – a mixed approach is recommended towards the use of development boundaries, which may be appropriate for some places, but not for others. As noted above, the panel resolved to bring other members of the authority into the discussions before coming to any decisions. Pentraeth was mentioned as an example of a place requiring careful consideration.

The panel requested the officers to prepare a definition to guide the identification of secondary centres, and to prepare a list of Main and secondary centres, and villages as well, by the next panel meeting.

Affordable Housing – the debate opened when the Planning Policy Manager explained how national guidance could be applied locally (i.e. negotiated percentage on sites above a certain threshold, plus exception sites). Some members disagreed and felt that such an approach would be crippling for the authority. Payment in lieu could be appropriate for some sites and types of development. Input can be sought from the affordable housing panel.

The panel resolved to adhere to national policies for the purposes of securing affordable housing through the LDP.

Villages – confirmation is needed that single dwellings within named villages will be matched to the housing requirements of the communities (using criteria), but they will be open market (i.e. without restricted occupancy). This was accepted by the panel.

Matters requiring clarification – a few outstanding matters following the meeting on the 23rd November.

Amlwch – a strategic focus for the north of the island, but is unlikely to be a main centre for strategic housing allocations. Accepted.

Levels of Growth – the demographic evidence indicates a requirement for some 2,500/3,000 dwellings overall, but a fixed percentage (3% or x%) per settlement would fail the soundness test. The character and capacity of individual places is more important than a fixed percentage, but there was some disagreement.

The panel resolved not to adopt a fixed percentage (%) for growth of housing within individual settlements.

Clusters – should the minimum be 5 or 10 dwellings, or some other number. Already agreed should be 10, as minuted above.

Housing Requirement of the Community – Local Housing Needs for Market Housing – Planning Policy Manager explained how new housing could be provided for the open market, or as affordable housing to meet proven deficits (including some 100% affordable allocations if needed). The focus must be on helping local communities to satisfy their housing needs through a sound LDP. National guidance (MIPPS 01/2006) includes a reference to divergence from national policy to meet specific **local housing needs for market housing** (without occupancy restriction). Such divergence would need to be justified by robust evidence. The Assembly has been asked to clarify exactly what this means. Panel members liked this idea, and noted that the final decision would rest with an Inspector. A short-term occupancy obligation might provide an answer.

Gwynedd Unitary Development Plan (UDP)

It was noted that the Inspector's report for the Gwynedd UDP has been released, and that the Inspector has recommended a number of

fundamental changes to the Gwynedd plan. A written summary has been circulated. The panel noted that the issues were complex, particularly in respect of rural housing. The Chair remarked that this demonstrated what the Inspectors are looking for, and can be regarded as a Wake-Up call.

4. RURAL DEVELOPMENT PLAN

A report was tabled with information on progress with the Rural Development Plan. This needs to be taken into consideration for the LDP, and the preferred strategy must recognise this. However, it will have a limited direct influence, but supports bids for funding.

5. Groups of Houses in the Countryside

The Interim Planning Policy is to be considered by Full Council on 13.12.07 and the Chair indicated that this should become part of the LDP.

6. NEXT STEPS

The Planning Policy Manager indicated that the Council is on a very tight schedule to agree and publish the Pre-Deposit Plan prior to the May Elections

The LDP TEAM will discuss the proposals agreed above with Ward Councillors and report the results back to the Panel

Waste issue, plus any other relevant issues – to be agreed by mid-January 2008.

Date of next panel meeting : Thursday 20th December 2007, at 10:00 a.m. in Planning Conference room.

Meeting started at 10:00 a.m. and was drawn to a close at 12.00 p.m.

Councillor Hefin Thomas - Chair