

JOINT PLANNING POLICY COMMITTEE FRIDAY, 25 JANUARY 2019

Present:

Isle of Anglesey County Council

Cllr Richard Dew (Chair)
Cllr John Griffith
Cllr Kenneth P Hughes

Gwynedd Council

Cllr Dafydd Meurig
Cllr Paul Rowlinson
Cllr John Brynmor Hughes
Cllr Owain Williams
Cllr Gareth Roberts

Officers:

Nia Haf Davies	Manager – JPPU
Gareth Jones	Senior Manager, Planning and Public Protection Service (GC)
Nia Jones	Development Control Manger (CSYM)
Rhun ap Gareth	Senior Solicitor (GC)
Heledd Jones	Team Leader - JPPU
Linda Lee	Senior Planning Officer – JPPU
Rhodri Owen	Senior Planning Officer – JPPU

1. APOLOGIES

Apologies were received by Cllr John Pughe Roberts (GC), Cllr Berwyn Parry Jones (GC), Cllr Robin Williams (IACC) and Cllr Richard Owain Jones (AIACC)

2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

3. URGENT BUSINESS

No urgent items were received.

4. MINUTES

The minutes of the Committee held on 16 November 2018, were accepted as a true record.

5. SUPPLEMENTARY PLANNING GUIDANCE

i) Supplementary Planning Guidance: Converting buildings and re-building houses in the countryside

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Presentation by Heledd Jones explaining the changes to the guidance since its introduction to the Joint Local Development Plan Panel on 16 November 2018, and requesting approval to publish the guidance for public consultation.

Matters raised:

- Need explanation why buildings built pre 1919 are considered as traditional?
- What is meant by the term 'close to' an Area of Outstanding Natural Beauty i.e. when considering the impact of any proposal on the AONB?
- Need to add the word 'No' between two boxes in the flow chart.
- In terms of demolition and re-building, does the guidance identify poor quality buildings?
- Concern regarding re-use of farm buildings in the countryside. It is easier for large farms to show that the business is viable compared to small farms, which means that large farms can get a house for a family member who works on the farm or for a farm worker via TAN6. However, it appears that the policy does not recognise that other workers are important for rural areas. Policies allow the conversion of outbuildings into holiday accommodation but not for a house for local residents.
- Is affordable housing affordable for local residents, particularly in places such as Abersoch?
- The guidance prevents rather than facilitates developments in the countryside,

Response:

- Following 1919, more modern methods of construction were introduced e.g. cavity walls and building foundations. It was explained that the date was not prescriptive but was included in the guidance in order to give an idea of what is defined as a traditional building.
- What exactly is meant by 'close to' the AONB cannot be defined. Each case has to be considered individually in terms of the proposal's impact on the AONB setting. Every proposal is different in terms of what is proposed and the type of landscape within the AONB that needs to be considered. The effect of an individual development on views into and out of the AONB are therefore based on an analysis of the evidence about the visual impact of the development.
- Section 13 of the guidance deals with the suitability of buildings and supports policy TAI 13 in terms of a requirement for a structural report and a financial viability report that indicates that the building is not economically viable for re-use. This does not exclude re-building housing of poor quality, as long as the building conforms to all the relevant requirements in the policy and guidance.
- With a proposal to convert buildings in the countryside, it is necessary to comply with national policies that give priority to conversion for economic use. The direction of national policy has started to shift and identifies the change in the rural economy e.e reference to rural enterprises rather than only farming and agriculture. Whilst priority is given to employment use, if evidence shows that this is not viable then planning permission can be granted to convert a building for an affordable house for a local person.

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Section 5 of the guidance, 'Priority to employment use', highlights the evidence required to prove that it is not possible to have suitable viable employment use of the buildings e.g. marketing for a period of 12 months, relevant evidence from an estate agent.

- The prices of medium affordable housing are a percentage of the price of open market housing. In settlements where the price of a house on the open market is high, such as in Abersoch, the difference between the price of an affordable house and the price a similar house on the open market, i.e. the discount, would be more. The Supplementary Planning Guidance on Affordable Housing, which is out for public consultation, gives more information on this subject.
- Note the comment.

Resolution - Accept the recommendation to approve the publication of the Guidance for public consultation.

ii) Supplementary Planning Guidance: Planning Obligations

Presentation by Nia Davies explaining the changes to the guidance since its introduction to the Joint Local Development Plan Panel on 16 November 2018, and requesting approval to publish the guidance for public consultation.

Matters raised:

- Need to harmonize the broadband / wideband terminology on page 74 - in Welsh and English.
- Page 85 - refer to the 'Council' and not the 'Councils'

Response

- Note the points.

Resolution - Accept the recommendation to approve the publication of the Guidance for public consultation.

The meeting commenced at Time Not Specified and concluded at Time Not Specified

CHAIRMAN