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## JOINT PLANNING POLICY COMMITTEE 30/09/19

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**Present:** Gareth Wyn Griffith (Chair)  
Councillor Richard Dew (Vice-Chair)

**Isle of Anglesey County Council**

Cllr John Griffith  
Cllr Kenneth P Hughes  
Cllr Robin Williams

**Gwynedd Council**

Cllr Gareth A Roberts  
Cllr Paul Rowlinson  
Cllr Owain Williams

**Officers:**

Gareth Jones	Chief Planning Officer (GC)
Dewi Francis Jones	Chief Planning Officer (IACC)
Rhun ap Gareth	Senior Solicitor (GC)
Rebeca Jones	JPPU Manager – (JPPU)
Linda Lee	Senior Planning Officer (JPPU)

**1. APOLOGIES**

Apologies were received from Cllr Anne Lloyd Jones (GC), Cllr Berwyn Parry Jones (GC), Cllr John Pughe Roberts (GC) and Cllr Bryan Owen (IACC)

**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 6 September 2019 were accepted as a true record.

**5. ANNUAL MONITORING REPORT**

Presentation from Rebeca Jones on the AMR of the Joint Local Development Plan. Rebeca outlined the purpose of the AMR and explained that the AMR included 69

indicators that provided an overview of the plan's performance. A performance analysis of the indicators was provided and any actions raised following the analysis were highlighted.

As part of the report, Rebeca presented the observations of the Communities Scrutiny Committee on the AMR which had been submitted at the Communities Scrutiny Committee on 26 September 2019.

Matters raised:

- A discussion was held on 1 indicator that had been marked in red, namely approving the conversion of an unit into a house in a flood risk zone.
- A councillor identified errors in some Welsh words in the document.
- A request was made for an analysis of appeals over the plan period so far.
- A question was raised about the Wylfa Newydd planning permission period and how much public money had been spent on the Wylfa Newydd proposed development and its associated developments so far.

Response:

- Agreed to amend the Welsh language
- Agreed to send a table that had been created to provide an overview/analysis of appeals
- She explained that the period would be the same as any other permission if Wylfa Newydd would be granted permission. In terms of how much money had been spent, this was irrelevant to the report that was being submitted.

**Decision - To accept the recommendation to accept the Annual Monitoring Report.**

## **6. RECOMMENDATIONS OF THE COMMUNITIES SCRUTINY COMMITTEE - PLANNING AND THE WELSH LANGUAGE**

Presentation from Gareth Jones offering a response to the recommendations stemming from the Planning and the Welsh Language Scrutiny investigation report which had been submitted at the Communities Scrutiny Committee on 4 July 2019. The background to the scrutiny investigation was provided and Gareth explained that the Communities Scrutiny Committee had five additional recommendations for the Joint Planning Policy Committee.

Matters raised:

- A question was raised regarding an unsuccessful appeal on a housing development in Bangor. Who made the decisions within the Inspectorate and was there a way for Councils to question appeal decisions?
- A concern was raised regarding the cumulative impact on the Welsh language with housing developments in Bangor.

Response:

- The Planning Inspector appointed to hear the appeal made the decisions by utilising policies from the current Development Plan. It was explained that the situation with the appeal which related to constructing 366 houses in Penyffridd, Bangor was unique. When the application had been submitted, land had been designated for housing in the former Unitary Development Plan (Gwynedd) but when the appeal was determined the planning policy context had changed with the Joint Local Development Plan superseding the former Unitary Development Plan. The housing strategy in the Joint Local Development Plan was completely different and the Penyffridd site had not been designated for housing with much of the site now located outside the development boundary. Furthermore, the Plan was introducing the PS1 policy which related to how to give consideration to the Welsh language with relevant developments. The appeal was refused on the grounds of a lack of evidence regarding impact on the Welsh language and because the development was not in line with relevant housing policies. This was a significant decision in terms of the use of policy PS1 and the robustness of the Plan's strategy.
- Therefore, he explained that Bangor had a sub-regional role in the Plan area and that there was evidence of need for housing; however, the housing strategy in terms of Bangor had moved away from designating major developments on one or two sites. It was also noted that the Supplementary Planning Guidance, Maintaining and Creating Distinctive and Sustainable Communities, which had recently been adopted, provided detailed guidance to ensure appropriate consideration of the Welsh language when relevant.

**Decision - To accept the recommendation to receive a response to the recommendations stemming from the Planning and the Welsh Language Scrutiny investigation report.**

The meeting commenced at 10.00 am and concluded at 12.00 pm

**CHAIRMAN**