

## ITEM 5

<b>MEETING</b>	<b>Joint Planning Policy Committee</b>
<b>DATE</b>	<b>25 January 2019</b>
<b>NAME</b>	<b>Supplementary Planning Guidance</b>
<b>PURPOSE</b>	<b>Consider the draft consultation Supplementary Planning Guidance included in Appendix 1 and 2 for a decision to publish them for public consultation</b>
<b>RECOMMENDATION</b>	<b>Approve the publication of the Supplementary Planning Guidance included in Appendix 1 and 2 for public consultation</b> <b>i. Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside</b> <b>ii. Supplementary Planning Guidance: Planning Obligations</b>
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### **1. Background**

1.1 The Planning Authorities have committed to prepare a range of Supplementary Planning Guidance to support the Joint Local Development Plan. This report presents a draft consultation version of two of the Guidance in Appendix 1 and 2 (which are the Replacement Dwellings and Conversion in the Countryside SPG and Planning Obligations SPG) along with information about next steps and timetable.

### **2. Purpose of Supplementary Planning Guidance**

2.1 Supplementary planning guidance are prepared in order to provide more detail about specific policies in the Joint Local Development Plan. Supplementary Planning Guidance help to ensure that policies are better understood, are implemented more effectively and implemented in a consistent manner.

2.2 In preparing the new Guidance it is important to keep in mind that Guidance must be consistent with the Joint Local Development Plan and national planning policy. No Guidance should include new policies nor change current policies.

2.3 Based on the above, only the Plan's policies and proposals have special status (priority) when making decisions on planning applications. However, after they have been adopted, and provided they have been subject to public consultation and have been adopted by the Authorities, the Guidance will be used as a material consideration in decision-making regarding relevant planning applications.

### **2 The process so far**

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- 3.1 So far, the process of preparing the Supplementary Planning Guidance in Appendix 1 and 2 has included:
- i. consideration of existing policies in the Local Development Plan;
  - ii. review of existing supplementary planning guidance
  - iii. discussions with a variety of officers within both Authorities and considered their responses about draft versions of the Guidance;
  - iv. consider the comments received by the Joint Local Development Plan Panel on 16/11/18 and additional internal ongoing discussions with various officers.
- 3.2 Following the discussions which took place during the meeting of the Joint Local Development Plan Panel (16/11/18) along with further internal discussions with officers in relation to the content of the SPG, here is a summary of the amendments which have been made to the content of the SPG:

### **Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (Appendix A)**

<b>Section</b>	<b>Amendment</b>
General	SPG (Welsh and English) have been proof read to ensure correctness and ensure that they are easy to read and understandable.
General	Following the last meeting of the Joint Local Development Plan Panel, Edition 10 of Planning Policy Wales has been published. Following publishing the document, it was necessary to amend the SPG so as to update any references made to PPW and ensuring that those references are correct.
Flow chart	Flow chart has been corrected in order to ensure that it complies with the text of the SPG along with the wording of Policy TAI 13.

### **Supplementary Planning Guidance: Planning Obligation (Appendix B)**

<b>Section</b>	<b>Amendment</b>
Paragraph 5.5	Amend the last sentence to refer to the 'Case Officer' rather than the 'Planning Authority'.
Paragraph 5.6	Include a sentence to refer to the pro forma contained in the Affordable Housing SPG to add clarity.
Paragraph 5.14	Amend the final sentence to read, "The choices made, <b>if it is not viable to provide all the obligations</b> , will reflect the site circumstances".
Table following paragraph 6.2	Delete the reference to Transport Assessments to add correctness.
New paragraph (4.8)	Include new paragraph (4.8) requiring seek justification from the applicant for proposals at a lower density to ensure that applications do not seek to avoid any specified development threshold noted in the SPG.

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Paragraph 13.3	Following enquiries with Local Health Board, amend to refer to consultation with Local Health Board regarding proposals for 100 + new dwellings: <b>“The Local Planning Authorities consult with the Health Board when proposals involve 100+ new houses.”</b>
General	Following the last meeting of the Joint Local Development Plan Panel, Edition 10 of Planning Policy Wales has been published. Following publishing the document, it was necessary to amend the SPG so as to update any references made to PPW and ensuring that those references are correct.

**4. Next steps and timetable**

4.1 The next table identifies the next steps and an indicative timetable for carrying out the actions. The final timetable will depend on the number of comments received during the public consultation period and the issues raised in those observations. A report will be presented to the meeting of the Joint Local Development Panel after the end of the public consultation period to provide an update, including a final timetable.

Table 1: Next steps and timetable

<b>Actions</b>	<b>Indicative timetable</b>
Public consultation	February – March 2019 for six weeks
Consider the comments and identify required proposed changes	March 2019
Public consultation report and revised final Supplementary Planning Guidance – Joint Local Development Plan Panel	April 2019
Public consultation report and revised final Supplementary Planning Guidance – Joint Local Development Plan Committee	May 2019
Publish the adopted Supplementary Planning Guidance and the consultation report on the Councils’ websites and apply them as material planning consideration.	May 2019

**5. Recommendation**

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5.1 That the Joint Planning Policy Committee approves the following consultation draft Supplementary Planning Guidance for public consultation:

- i. Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside
- ii. Supplementary Planning Guidance: Planning Obligations

### **Appendices**

Appendix A – Supplementary Planning Guidance: Replacement Dwellings and Conversions in the

Appendix B – Supplementary Planning Guidance: Planning Obligations