



JOINT LOCAL DEVELOPMENT PLAN

Joint Planning Policy Committee

10.00am 6 September 2019

Siambwr Hywel Dda, Caernarfon

Present:

Isle of Anglesey County Council

CLlr Richard Dew
CLlr John Griffith
CLlr Kenneth P Hughes
CLlr Robin Williams

Gwynedd Council's

CLlr Anne Lloyd Jones
CLlr Berwyn Parry Jones
CLlr Gareth Griffith
CLlr Gareth A Roberts
CLlr Paul Rowlinson
CLlr Owain Williams

Officers:

Gareth Jones	Senior Manager, Planning and Public Protection Service (GC)
Dewi Francis Jones	Chief Planning Officer (IACC)
Robyn Jones	Legal Services Manager (IACC)
Rebeca Jones	Planning Policy Manager (JPPU)
Bob Thomas	Team Leader – (JPPU)
Heledd Jones	Team Leader – (JPPU)

Apologies:

CLlr Richard Owain Jones (IACC)
CLlr Bryan Owen (IACC)
CLlr John Pughe Roberts (GC)

1. APOLOGIES

Apologies as noted above.

2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

3. URGENT ITEMS

No urgent items were received.

4. MINUTES

The minutes of the Committee held on 17 July 2019 were accepted as a true record.

5. SUPPLEMENTARY PLANNING GUIDANCE (SPG) FOR ADOPTION: PLANNING OBLIGATIONS

Bob Thomas gave a brief presentation highlighting the observations received during the public consultation period for this draft SPG.

In the context of the SPG in question, it was noted that a public consultation period had taken place between February and April 2019.

During the public consultation period, 11 individual observations were received (these can be seen in Appendix 1 of the report). It was noted that a full copy of the Guidance had been included in Appendix 2, that had incorporated the amendments suggested following public consultation.

The Committee did not raise any matters in relation to the SPG.

Decision - The Joint Planning Policy Committee accepted the recommendation:-

- i) To approve the proposed response to the observations on the Supplementary Planning Guidance and adopt the Planning Obligations Guidance;**
- ii) That the Joint Planning Policy Unit be given the power to undertake final administrative amendments to the Guidance to ensure that all cross-referenced matters within it are correct.**

6. SUPPLEMENTARY PLANNING GUIDANCE (SPG) FOR ADOPTION: REPLACEMENT DWELLINGS AND CONVERSIONS IN THE COUNTRYSIDE

A brief presentation was given by Heledd Jones highlighting the observations received during the public consultation period for this draft SPG.

In the context of the SPG in question, it was noted that a public consultation period had taken place between February and April 2019.

During the public consultation period, 9 individual observations were received (these can be seen in Appendix 1 of the report). It was noted that a full copy of the Guidance had been included in Appendix 2, that had incorporated the amendments suggested following public consultation.

Matters raised:

- It allows buildings in the countryside to be converted into holiday units only, but in England it is permitted to change use to residential use. Have there been any discussions about this matter with Welsh Government?
- Large agricultural units can have an extra dwelling; yet, smaller units cannot gain permission (lack of justification/need for a rural enterprise house). The nature of the work in rural areas has changed and there is need to ensure that new jobs give people the opportunity to live in their communities.

- Would a surplus of holiday units in an area mean that there is no need to prove that their use is economically viable?
- What would prevent anyone preparing a business plan stating that an enterprise is viable?
- Are there specific areas where it would not be possible to have any more holiday homes due to over provision?

Response:

- It was explained that it would be possible to have an affordable local need house by converting a building in an area defined as countryside if evidence is submitted that the employment use of the building is not viable in accordance with the criteria set out in Policy TAI 7.
- If smaller agricultural units do not prove the need for an additional house (rural enterprise house) then there are still opportunities for an affordable local need house.
- Holiday use is only one type of employment use, and it would have to be proved that other types of employment use were not viable.
- The SPG gives guidance on the type of information expected relating to viable economic use for the unit intended for conversion. Any information received in a Business Plan is checked as part of the planning application assessment process, and it would be possible to receive as needed input/guidance from the Councils' Economic Development departments.
- The wording of the relevant Policy (Policy TWR 2) refers to ensuring that no application would lead to an over-concentration of holiday accommodation. The definition of 'over-concentration' is expanded upon in the explanation to the Policy, and it notes the need to present a Business Plan in order to assess the market and similar provision in the area. As part of assessing the provision, it is also possible for the unit to assess council tax information. A separate SPG for Holiday Accommodation is in the process of being adopted.

Decision - The Joint Planning Policy Committee accepted the recommendation:-

- i) To approve the proposed response to the observations on the Supplementary Planning Guidance and adopt the Replacement Dwellings and Conversions in the Countryside;**
- ii) That the Joint Planning Policy Unit be given the power to undertake final administrative amendments to the Guidance to ensure that all cross-referenced matters within it are correct.**

End