



JOINT LOCAL DEVELOPMENT PLAN

Joint Planning Policy Committee

10:00am 4th September 2020

Virtual Meeting

Present:

Isle of Anglesey County Council

Cllr Richard Dew
Cllr John Griffith
Cllr Kenneth P Hughes
Cllr Bryan Owen

Gwynedd Council

Cllr Gareth Griffith
Cllr Paul Rowlinson
Cllr Owain Williams
Cllr Anne Lloyd Jones
Cllr Berwyn Parry Jones
Cllr John Pughe Roberts

Officers:

Gareth Jones	Assistant Head of Department (GC)
Dewi Francis Jones	Chief Planning Officer (IOACC)
Rhun ap Gareth	Senior Solicitor (GC)
Rebeca Jones	JPPU Manager – (JPPU)
Heledd Jones	Team Leader (JPPU)
Ffion Madog Evans	Senior Finance Manager (CG)

Apologies:

Cllr Robin Williams (IOACC)
Cllr Gareth A Roberts (GC)

1. APOLOGIES

Apologies as noted above.

2. DECLARATION OF PERSONAL INTEREST

- Cllr. Anne Lloyd Jones - Personal and Prejudicial - The discussion around the Tourist Facilities and Accommodation Supplementary Planning Guidance and their personal interest in that area.

- Cllr. Richard Dew - Personal and Prejudicial - The discussion around the Tourist Facilities and Accommodation Supplementary Planning Guidance and their personal interest in that area.
- Cllr. Owain Williams - Personal and Prejudicial - The discussion around the Tourist Facilities and Accommodation Supplementary Planning Guidance and their personal interest in that area.

3. URGENT ITEMS

No urgent items were received.

4. MINUTES

The minutes of the Committee held on 30 September 2019 were accepted as a true record.

5. THE JOINT COMMITTEE'S FINAL ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2020

A report was presented by Ffion Madog Evans (Senior Finance Manager), which responded to a statutory requirement under Section 12 of the Public Audit (Wales) Act 2004, to report specifically on accounting and audit of Joint Committees' accounts.

It was explained that the Official Annual Return for 2019/2020 had been duly completed and certified by the Responsible Financial Officer, following certification the Joint Planning Policy Committee was required to approve and publish the Annual return by 15th June 2020. Although it was published on the Gwynedd Council website due to the Covid-19 outbreak it was not possible for the body to approve the annual return before 15 June 2020.

It was explained that the accounts and return had been subject to audit by Deloitte and no matters arose as part of the Audit.

It was explained that due to the current situation with the pandemic it would be necessary for the Chairman to sign the Accounts using an electronic signature.

Matters raised

- A Question was raised regarding what the 'other staff costs' in Appendix A were.

Response

- It was explained that these costs were related to a member of staff who had left the service and these were costs were on off costs relating to 19/20 only.

Decision - The 'Revenue Income and Expenditure Account 2018/2019' and the 'Annual Return' for the year ending 31 March 2020 were received and approved. The Chairman agreed to sign the accounts using an electronic signature, confirming that it has been jointly approved by the Planning Policy Committee.

6. SUPPLEMENTARY PLANNING GUIDANCE - TOURIST FACILITIES AND ACCOMMODATION

* Resolved to change the order of the agenda and to discuss item 7 before item 6. *

Heledd Jones gave a short presentation explaining the SPG's journey so far. The reasons for the amendments to the SPG and the minor amendments proposed were explained. It was explained that the changes related to defining what is considered by over provision of holiday accommodation and the rationale for those changes. It was highlighted that only the changes shown in bold and underlined in section 4.6 and para 6.2.1 would be subject to public consultation.

Matters raised:

- It was asked if any new development (where appropriate) could be tied to the agricultural Holding Number
- Need to look at the wording of para 4.6.2 in the English version the word 'idle' may not be appropriate in this context'
- Clarification sought on what is meant by 'robust justification' in paragraph 3.1.3
- Clarification sought on what is meant by 'defence buildings' in paragraph 4.4.1

Response:

- It was explained that the SPG gives guidance on this in para 4.6.6, any new development is subject to a condition where appropriate.
- It was agreed that this word was not appropriate and would be changed and the amendments would be proof read and any amendments would be made before releasing for public consultation.
- It was explained that this paragraph was not subject to public consultation
- It was explained that this wording comes directly from Planning Policy Wales

Decision To approve the amendments proposed in part 4.6 and paragraph 6.2.1 of the Guidance and to approve the publication of the Supplementary Planning Guidance for a public consultation period that is specifically relevant to those parts.

7. SUPPLEMENTARY PLANNING GUIDANCE - CHANGE OF USE OF COMMUNITY FACILITIES AND SERVICES, EMPLOYMENT SITES AND RETAIL UNITS

Heledd Jones gave a presentation giving the context of the SPG and setting out the next steps. The process of preparing the SPG was explained, and that revisions had been made following the introduction of the initial draft of the SPG to the Panel. It was highlighted that these changes had been made following internal discussions. The revisions were set out as below.

- Revise sections that refer to the relevant policies included within the JLDP in order to ensure consistency and accuracy between the Guidance and the Policies;

- Add some clarity with regard to the loss of use of a non-commercial community facility and the information that is expected to be submitted;
- Clarify what information is expected to be submitted for considering the suitability of applications for ancillary uses on employment sites.

Matters raised:

- It was asked why para 4.5 (Town Centers) required that the property had been on the market at a reasonable selling price or rental price for a period of six months but para 4.6 (in villages) the requirement was twelve months

Response

- It was explained that this requirement derives from the policies in the LDP and that this cannot be changed through the SPG.

Decision - To approve the publication of the Supplementary Planning Guidance for the public consultation period.

Ends