

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	County Council
Date:	31 July 2017
Subject:	Joint Local Development Plan – Inspector’s Report and adoption of the Plan
Portfolio Holder(s):	Cllr. Richard A. Dew
Head of Service:	Dylan J Williams – Head of Service (Regulation and Economic Development)
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Local Members:	N/a

A – Recommendation/s and reason/s
<p>1 That the Council:</p> <ul style="list-style-type: none"> i. Adopt the Anglesey and Gwynedd Joint Local Development Plan 2011 to 2026 as amended by the changes recommended by the Inspector in his report about the Examination (dated 30 June 2017); ii. Publish the adopted Plan, the Adoption Statement, the final SA/ SEA and the HRA report; iii. Gives delegated powers to officers to correct any typing and grammatical errors, deal with any minor matters or errors, as well as any other necessary presentational matters and consequential changes (which are required in response to recommended changes in accordance with paragraph 1.10 in the Inspector’s report), before publishing the final Anglesey and Gwynedd Joint Local Development Plan; iv. That the Supplementary Planning Guidance, which were adopted to support policies in the existing development plans, continue to remain as material planning consideration in determining planning applications, until they are superseded or are withdrawn. <p>Local planning authorities in Wales are required under the Planning and Compulsory Purchase Act 2004 to prepare local development plans. Regulations require that a number of steps are undertaken before a local development plan can be adopted, which includes a Public Examination by an independent Planning Inspector. The Inspector’s Report represents the penultimate step in the process of preparing this statutory Plan.</p> <p>The Councils cannot reject the Inspector’s recommendations and amend the Plan</p>

themselves. The Councils cannot agree to adopt parts of the Plan. The Councils' decision is limited to adopting the Plan or not adopting the Plan. Both Councils must adopt the Plan in order for it to become the statutory development plan.

Appendix 1 to this paper provides a more detailed description of the Plan preparation process, the Examination process, the Inspector's binding report, issues relating to a decision not to adopt the Plan, as well as other requirements associated with the Plan's adoption.

The following highlights some of the issues related to a decision not to adopt the Plan.

A decision not to adopt the Plan could lead to the Welsh Government deciding to use its discretionary powers to intervene and adopt the Plan, which has cost implications for the Councils. A decision not to adopt the Plan and a decision by Welsh Government not to use its discretionary powers would require the Councils to prepare a new/ alternative Plan in order for it to comply with statutory requirements. This would have cost implications in that the Councils would have to spend in the region of £1,000,000 to undertake the work (excluding staff costs) on its own or in the region of £500,000 (excluding staff costs) if the work is undertaken jointly with Gwynedd Council.

B – What other options did you consider and why did you reject them?

Development of the Plan's Strategy involved consideration of a number of growth and spatial options, which were subject to scrutiny during a public consultation period. The Plan's preferred strategy including the general distribution of growth was considered to be soundly based and consistent with national planning policy and the Wales Spatial Plan. The Plan's strategy has been subject to several public consultations and a Public Examination and on that basis it was found to be sound.

The Council could choose not to adopt the Joint Local Development Plan. However, this could mean that we will lose control over where development takes place and that the infrastructure required to support development is not provided – see paragraphs 24 - 30 in the report included at Appendix 1.

C – Why is this decision for the Executive?

Not applicable

CH – Is this decision consistent with policy approved by the full Council?

The Local Development Plan reflects the Council's priorities.

D – Is this decision within the budget approved by the Council?

The Isle of Anglesey County Council's contribution to costs associated with the Plan's preparation and adoption of the Plan are covered by the Regulatory and Economic Development Department's budget. If the Council decides not to adopt the Plan, this could result in considerable financial and resource implications for the Council, both in relation to:

- i. the cost of defending decisions to refuse planning permission at appeal that result from the Council not having an up to date Plan, and
- ii. having to refresh and update the evidence base to support the preparation of a new/ alternative Plan (as described in section A and in Appendix 1).

DD – Who did you consult?**What did they say?**

	DD – Who did you consult?	What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	

1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

F – Appendices:

Appendix 1 – report that provides an overview of the process, the Examination, the Inspector's report, the risks associated with a decision not to adopt the Plan, and requirements associated with the Plan's adoption;
Appendix 1A – Members' role;
Appendix 1B – [Inspector's report](#);

Appendix 1C – Local Development Plan incorporating the Inspector’s binding recommendations;
Appendix 1Ch – Draft Adoption Statement;
Appendix 1D – Final Sustainability Appraisal Report
Appendix 1Dd – Final Habitat Regulations Assessment Report

FF - Background papers (please contact the author of the Report for any further information):