

# PLANNING POLICY COMMITTEE

## Minutes of the hybrid meeting held on 19 October 2023

- PRESENT:** Councillor John Ifan Jones (Chair)  
Councillor Ieuan Williams (Vice-Chair)
- Councillors T LI Hughes MBE, Jackie Lewis, Llio Angharad Owen,  
Nicola Roberts, Ken Taylor and Robin Williams
- IN ATTENDANCE:** Head of Regulation & Economic Development,  
Chief Planning Officer (DFJ),  
Planning Policy Manager (JIW),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillors Pip O'Neill and Liz Wood
- ALSO PRESENT:** None
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Due to technical issues, the Committee agreed that the start time of the meeting be delayed by thirty minutes. The Committee commenced at 10.30 a.m.

### 1 APOLOGIES

As noted above.

### 2 DECLARATION OF INTEREST

None received.

### 3 MINUTES

The minutes of the previous meeting held on 12 July, 2023 were confirmed as correct.

### 4 UPDATE ON ESTABLISHING A NEW PLANNING POLICY TEAM AND THE PREPARATION OF A NEW LOCAL DEVELOPMENT PLAN

Submitted – a report by the Head of Regulation and Economic Development for the Committee's consideration.

The Planning Policy Manager reported that the report focuses on the Annual Monitoring Report; Terms of Reference for this Committee; Recruitment of a new Planning Policy Team; Delivery Agreement and Community Involvement Scheme; Article 4 and Training for Members.

- **Annual Monitoring Report**

The Planning Policy Manager reported that the Local Development Plan is required to be monitored annually and must be submitted to the Welsh Office by 31<sup>st</sup> October each year. The Annual Monitoring Report has been compiled by Officers of the former Joint

Planning Policy Unit employed by Gwynedd Council given that joint working arrangements were in place over the monitoring period. A copy of the report was attached as Appendix 1. The Annual Monitoring Report lists 15 key findings as highlighted within the report to the Committee. The information presented in the report will provide useful evidence to inform future policy development particularly in the context of the preparation of a new Local Development Plan for Anglesey that will reflect the Island's needs from an environmental, economic and social perspectives.

**It was RESOLVED to accept the Annual Monitoring Report.**

- **Terms of Reference of the Planning Policy Committee**

The Terms of Reference of the Planning Policy Committee was highlighted within Appendix 2 of the report. It was suggested that the Committee shall meet monthly. In terms of reports that may be required to be submitted to the Executive Committee, the feedback and opinion of this Committee will be included in such reports.

**It was RESOLVED to accept the Terms of Reference of the Planning Policy Committee.**

- **Recruitment of a new Planning Policy Team**

The Planning Policy Manager reported that new recruitment packages have been prepared with a view to generating greater interest in the vacant post within the Planning Policy Team. The 4 posts were advertised on 22 September, 2023 with a closing date of 9 October, 2023. He noted that the process had been successful with a number of applicants having applied for the posts; interviews for the 4 posts will be undertaken in due course.

**It was RESOLVED to note the update on the recruitment of a new Planning Policy Team.**

- **Delivery Agreement and Community Involvement Scheme**

The Planning Policy Manager reported that the preparatory stages of completing the Local Development Plan will be subject to stringent timetable for the stages that needs to be completed in a formal Delivery Agreement which must be agreed with Welsh Government and the full Council. A Community Involvement Strategy will need to be undertaken which afford opportunity for the local communities, landowners, developers, businesses, statutory consultees, and interest stakeholders to assist and contribute effectively in the shaping the Local Development Plan. Consultation with relevant Officers within the Council will be key throughout the preparation period and it is intended to establish a specialist Officers' Group representing different services within the Council and Chaired by the Chief Executive. Members ascertained whether Betsi Cadwaladr University Health Board was one of the stakeholders that will be consulted as regards to the Community Involvement Strategy as they do not respond as statutory consultees to planning applications. The Planning Policy Manager responded that Betsi Cadwaladr University Health Board will be one of the stakeholders that will be consulted.

**It was RESOLVED to note the update as regards to the Delivery Agreement and the Community Involvement Scheme.**

- **Article 4 Direction**

The Planning Policy Manager reported that in response to pressures facing local residents in their attempts to buy or rent homes in their communities due to second and holiday homes, Welsh Government has introduced changes to planning legislation giving Local Planning Authorities powers to address such concerns by tailoring the control measures to local circumstances which include:-

- The amendment of the Town and Country Planning (Use Classes) Order 1987 to create new use classes for Main Homes (Use Class C3), Secondary Homes (Use Class C5) and Short-term Holiday Accommodation (Use Class C6);
- The amendment to the Town and Country Planning (General Permitted Development) Order 1995 to allow permitted changes between the new use classes for Main Houses, Secondary Homes and Short-term Holiday Accommodation;
- The amendment of Planning Policy Wales to make it clear, when relevant, that the number of second homes and short-term holiday accommodation in a local area must be considered when considering the housing requirements and policies in Local Development Plans.

Given the pressures placed upon the local property market through the demand for second homes or holiday lets on Anglesey and the provisions recently introduced by Welsh Government, the County Council will have to undertake work to consider whether such a direction should be issued on the Island. Such work will be within the remit of the Housing Challenge Co-ordinator whose post is being advertised in the ongoing recruitment process. Gwynedd Council has resolved to issue an Article 4 Direction and this Authority has responded to their consultation process. In response to questions whether feedback has been received by Gwynedd Council due to their Article 4 Direction, the Planning Policy Manager said that it is understood that there has been considerable response in opposition to the Article 4 Direction consultation in Gwynedd. He noted that Officers from this Council recently attended an event hosted by Gwynedd Council and it was evident that considerable work will need to be undertaken if this Authority was to introduce the Article 4 Direction.

Reference was raised as regard to the pilot scheme undertaken by Gwynedd in the Dwyfor Area and the financial resources received from Welsh Government. Members said that residents on the island are concerned that the process in moving forward the Article 4 Direction has not been undertaken. The Head of Regulation & Economic Development responded that it is important that lessons can be learnt from Gwynedd Council experiences and the complexity of the work undertaken as regards to Article 4 Direction.

**It was RESOLVED to note the update on the Article 4 Direction.**

- **Training**

The Planning Policy Manager reported that a training programme for members is being prepared and will consist of an overview of the development plan preparation process supplemented by more detailed sessions looking at specific elements of the process focusing on individual work areas. He noted that as some elements of the Local Development Plan will need full Council approval it would be advantageous for all Elected Members to receive training. Councillor Nicola Roberts, and Portfolio Member for Planning, Public Protection and Climate Change expressed that it was important that all Elected Member be afforded the opportunity to receive training. The Head of Regulation & Economic Development responded that a clear timetable needs to be established to ensure that support and guidance is available to Members whilst preparing the Local Development Plan. It was considered that training sessions could

be afforded following meetings of this Committee when different elements of the Local Development Plan are discussed.

**It was RESOLVED to the note the update on the Training Programme.**

The meeting concluded at 11.00 am

**COUNCILLOR JOHN I JONES  
CHAIR**