

PLANNING POLICY COMMITTEE

Minutes of the hybrid meeting held on 10 September 2025

PRESENT:	Councillor Ieuan Williams (Chair) Councillor Ken Taylor (Vice-Chair)
	Councillors Jeff M Evans, Kenneth P Hughes, Jackie Lewis, Llio Angharad Owen, Nicola Roberts and Robin Williams
IN ATTENDANCE:	Planning Policy Manager (JIW), Planning Policy Team Leader (LW), Committee Officer (MEH), Webcasting Committee Services Officer (FT)
APOLOGIES:	Councillors John Ifan Jones, Robert LI Jones and Pip O'Neill
ALSO PRESENT:	None

1 DECLARATION OF INTEREST

None received.

2 MINUTES

The minutes of the previous meeting held on 11 June, 2025 were confirmed as correct.

3 OVERVIEW OF THE CALL FOR SITES PROCESS OUTCOME

Submitted – a report by the Head of Regulation and Economic Development.

The Planning Policy Team Leader reported that the Call for Sites process was opened on 12 May, 2025 for an initial period of six-weeks, concluding on 23 June, 2025. Due to the relatively low submissions during this initial process, the period was extended for a further six weeks, with a closing date on 4 August, 2025. In total, 280 sites were submitted covering a wide range of proposed uses including housing, employment/retail and renewable energy sites. The methods of submission were 85% via the Council's online submission portal; 10% via email; and 5% paper submission. The Call for Sites has now formally closed and any submissions received following the closing date will be stored in a late submission folder. The late submissions will not automatically be considered as part of the Plan process, but should there be a shortfall of appropriate sites following the validation and assessment processes, the sites may be considered as a means of making any deficiencies. She further noted that the sites submitted on time are currently undergoing a validation process to ensure completeness and compliance with submission requirements. A draft Candidate Site Register will be published and the results of the Initial filtering exercise will be submitted to the December 2025 meeting prior to being published on the Council's website. This register will provide a comprehensive list of all sites submitted. Following the validation and initial filtering of Candidate Sites, a gap analysis will be undertaken to identify any shortfalls in the emerging site register. This will assess whether sufficient and appropriate land has been identified to meet the Local Development Plan's strategic objectives. Where gaps are identified, the Council may take further action,

including targeted engagement with stakeholders, reconsideration of filtered sites (subject to new evidence), or additional calls for sites to address specific needs.

It was **RESOLVED** to accept the report.

4 CONSULTATION SUMMARY: INTEGRATED SUSTAINABILITY APPRAISAL AND HABITATS' REGULATIONS ASSESSMENT SCOPING REPORTS

Submitted – a report by the Head of Regulation and Economic Development.

The Planning Policy Manager referred to the statutory requirement for sustainable development to be at the heart of the development plan process and the need to undertake Sustainability Appraisals (SA) and Strategic Environmental Assessments (SEA) of Local Development Plans. These requirements are set out in s39 (2) of the Planning and Compulsory Purchase Act 2024 and SEA Regulations 5 (2) and 5 (4) respectively. The Development Plan Manual advocates an integrated approach to these requirements through the undertaking of an ISA given that it enables a more transparent, holistic and rounded assessment of the sustainability implications of growth options, objectives, policies and proposals. The ISA Scoping Report provides the context for and determines the scope of the ISA of the Local Development Plan and sets out the framework for undertaking the later stages of the ISA. The Development Plan Manual advises consulting on the ISA Scoping Report with statutory authorities (NRW and CADW) over a period of 5 weeks, whilst it is considered to be best practice to make the scoping report publicly available also. As such, a commitment was made in the Delivery Agreement to publish the Scoping Report for public consultation. NRW's response made observations about flood risk, protected sites, water quality and designated landscapes whereas CADW's response referred to certain omissions in relation to historic environment documentation, the updated legislative position and a need to provide appropriate assessment criteria to assess the protection and enhancement of historic landscapes. Outside of the statutory consultees, the response of Heneb made observations relating to legislative changes, a key omission in relation to the Beaumaris World Heritage Site and suggested amendments to certain sections of the scoping report to more accurately reflect the Welsh context of the subject matter. Copies of the responses received in relation to ISA consultation was attached as Appendix 1 to the report.

The Planning Policy Manager further referred to the requirements to undertake a HRA of development plans confirmed by the amendments to the Habitats Regulations 2007; the currently applicable version being the Habitats Regulations 2017, as amended. Given the content and technical nature of the HRA, consultation on the Scoping Report was limited to NRW. NRW responded to the consultation in a letter dated 22 August (which was attached to the report) which stated that they agreed that the proposed approach to the HRA was reasonable and that the correct sites and sensitivities had been identified in most cases but provided further advice that should be considered further prior to the preparation of a HRA screening report and appropriate assessment where required.

He further reported that overall, the responses received to both the ISA and HRA Scoping Report consultations are generally supportive of the approach outlined, except for making minor amendments considering the observations received, the scoping reports are considered robust and fit for purpose.

It was **RESOLVED** to accept the report.

5 ANNUAL MONITORING REPORT

Submitted – the Annual Monitoring Report 2024/2025.

The Planning Policy Manager reported that Local Development Plans are required to be monitored annually and a report summarising such monitoring must be submitted to Welsh Government by 31 October each year. The purpose of this report is to present a draft of the seventh Annual Monitoring Report, which reports on the period 1 April, 2024 to 31 March, 2025. The Annual Monitoring Report provides important evidence base for the review of the Joint Local Development Plan and over time the Annual Monitoring Reports can show trends, clarify which policies are delivering or otherwise and highlights whether there are any voids or omissions in policy provision . The Annual Monitoring Report listed the key findings as was noted within the report. The key findings demonstrate that house completions for the period exceed those of previous years, but overall completion remains lower in comparison with the target figures set out in the Plan. He further said that the building of residential units is lower than the target within the Joint Local Development Plan which may be a result of the Wylfa development having not been developed at present. In terms of diversifying the rural economy, the policies are facilitating a variety of small businesses to establish. In considering the planning appeals, the policies appear to be performing well with almost 70% of appeals being dismissed. This year's Annual Monitoring Report reports on the data from Anglesey only given the termination of the joint working arrangements with Gwynedd Council on planning policy matters in April 2023. It follows the same format as previous reports and documents the performance of the Joint Local Development Plan relative to Anglesey.

Councillor Jeff Evans ascertained as to the percentage of planning appeals that have been rejected and approved as it highlights in the report that 1 in every 3 appeals have been allowed. The Planning Policy Manager responded that it is difficult to comment as to the appeals that have been allowed without having the details of those proposed developments. It was noted that the decisions on all planning appeals are provided Elected Members.

Councillor Nicola Roberts said that each planning application is considered on its own merit and when an appeal is allowed Planning Officer's scrutinised the decision taken by the Planning Inspectorate.

Councillor Jackie Lewis ascertained as to the reasons why affordable housing with regards to tenure is not monitored within the Monitoring Report.

The Planning Policy Manager responded that it is the type of units that is reported within the Monitoring Report rather than the type of tenure. However, he agreed that the affordable housing element as regards to the type of tenure i.e. shared equity or rented properties, should be included in the new Local Development Plan.

Councillor Kenneth P Hughes referred that the North Wales Corporate Joint Committee (CJC) will need to publish a Regional Plan by 2030. He ascertained whether the CJC's Regional Plan, when published, will have priority over local authorities Local Development Plans.

The Planning Policy Manager responded that there is a hierarchy as regards to the National Plans, Regional Plans and Local Development Plans. He noted that if the Local Development Plan is published before the Regional Plan there will be a need to review the planning policies within the Local Development Plan to conform with the Regional Plan.

Councillor Nicola Roberts said that the Council has a representative on the CJC, and it is anticipated that both the Regional and Local Plans will coincide.

It was RESOLVED to endorse the Annual Monitoring Report 2024/2025 for submission to Welsh Government by 31 October, 2025.

The meeting concluded at 2.40 pm

COUNCILLOR IEUAN WILLIAMS
CHAIR