**MINUTES OF A MEETING OF THE LOCAL DEVELOPMENT PLAN (LDP) WORKING GROUP HELD AT COUNTY HALL, LLANDRINDOD WELLS ON 3RD SEPTEMBER, 2015**

**PRESENT** County Councillor A. York (Chair)
County Councillors P.J. Ashton, D.O. Evans, W.J. Evans, W.J. Powell and J.G. Shearer

Peter Morris, Professional Lead – Planning Policy

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| **1.** | **APOLOGIES** | **LDP42 - 2015** |

Apologies for absence were received from County Councillor G.M. Jones and County Councillor P.C. Pritchard who was on other Council business.

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| **2.** | **MINUTES** | **LDP43 - 2015** |

The Chair was authorised to sign the minutes of the last meeting held on 11 May, 2015 as a correct record.

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| **3.** | **DECLARATIONS OF INTEREST** | **LDP44 - 2015** |

There were no declarations of interest.

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| **4.** | **DELIVERY AGREEMENT – LDP AGREEMENT** | **LDP45 - 2015** |

The Professional Lead – Planning Policy advised that the previous week the Welsh Government had published amendments to the Local Development Plan Regulations. He was still assessing the changes but there were implications for the Council's LDP process. The main changes noted so far were:

- Removal of the alternative site stage from the process – the Council will need to revise the Delivery Agreement, due to this change. However, the Professional Lead – Planning Policy advised he did not think this would affect the previously agreed timescale
- Partial reviews of adopted LDPs can be undertaken
- No requirement to advertise the LDP process in the press
- Formalises candidate sites and a candidate site register needs to be created when documents are submitted to the Welsh Government
- Advice on what should be in the consultation report
- The LDP's end date needs to be on the front cover of the plan
- Network Rail Infrastructure Limited named as a consultation body – officers would check that this was already a consultee.

The Working Group noted that the removal of the alternative site stage would require a change to the Delivery Agreement which would need be reported and considered at the Council meeting on 21st October, 2015. Questions were raised as to how the public would know the LDP process if there was no requirement to advertise this in the local press. In response the Professional Lead – Planning Policy advised that this information would as a minimum be placed on the Council

website, they could use the contact database of approx. 2000 contacts and also make press releases, but the latter would depend on the press using them. Officers would need to consider the options and bring this to the next Working Group meeting.

The Working Group noted that the LDP Manual had been revised and Chapter 2 Planning Policy Wales had been revised. It was agreed that links to the revised Regulations and Manual would be emailed to the Working Group.

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| **5.** | **UPDATE ON THE DEPOSIT LDP – REPRESENTATION AND MEETINGS** | **LDP46 - 2015** |

The Professional Lead – Planning Policy advised that the consultation finished on 20th July. To date 796 representations had been logged including 425 regarding policies and 349 regarding sites and maps. It was noted that some representations were duplicates and that officers need to validate and analyse these. Representations were logged against maps via LDP Sync. Approximately 600 responses had been received at the consultation on the Deposit Plan last year.

The Working Group noted that officers have met with other bodies and meet regularly with Welsh Government Officers. The Welsh Government has made representations and a copy of its letter can be seen on the Welsh Government's website. Its representations was categorised – A) being more fundamental concerns to D) being less fundamental. The representations received include:

- Category A - only one category A in respect of housing deliverability and viability
- Category B - strategy, affordable housing, gypsy and travellers, employment sites, natural environment, renewable energy, welsh language policy and policy wording
- Category C – deliverability, waste, flooding, monitoring framework.

Officers met with Welsh Government Officers on 10th August and worked through the representations received and further work may be required. Concerns were raised regarding the five year supply of land for housing and the deliverability of this. A consultant was working with officers to review the information provided and the viability work and developers would also be contacted to establish their intentions and constraints on them in bringing forward developments. Members noted that there was a balance between the constraints on sites and their profitability.

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| **6.** | **FORWARD WORK PROGRAMME** | **LDP47 - 2015** |

The Professional Lead – Planning Policy advised that even with the removal of the alternative site stage the timetable was to deliver the LDP to the Welsh Government by the end of 2015. Any responses to consultation representations and Focused Changes would be considered by the Working Group and then approved by the Cabinet. It is intended to report these to the Cabinet on 24th November, 2015.

In addition to analysing the consultation responses in respect of housing and seeking developers' intentions the same analysis would be completed regarding employment sites. The majority of such sites were owned and managed by the

Welsh Government and the intentions of the latter would be sought. The Portfolio Holder advised that the focus of the Regeneration service on businesses and job creation was very important.

It was noted that the Portfolio Holder, Strategic Director and Head of Regeneration Property & Commissioning met with the Professional Lead – Planning Policy every two weeks to review the resources and support required to deliver the LDP within the agreed timescale. Staff had been recruited to the team and support would be sought from consultants as required to undertake any further work which cannot be undertaken by the team. Regular contact was also kept with officers at the Welsh Government.

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| **7.** | **MEMBER INVOLVEMENT IN SITE REPRESENTATIONS** | **LDP48 - 2015** |

It was agreed that information would be included in the Members' Bulletin on how to engage with the LDP over the next few months and how to access the consultation responses via LDP Sync. It was agreed that where possible officers should have discussions with Members where issues had been raised during the consultation period. The Working Group Members agreed to update their Groups of changes etc.

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| **8.** | **PROGRAMME OFFICER** | **LDP49 - 2015** |

The Professional Lead – Planning Policy advised that Tracy Smith had been appointed as the Programme Officer, a position which was required under the LDP process. She was an experienced officer, would manage the Inspection process and be the intermediary between the Authority and the Inspector.

To facilitate a Members' Seminar on 12th October, 2015 the next meeting was provisionally set to 19th October, 2015 at 10.00 a.m.

County Councillor A. York
(Chair)