

MINUTES OF A MEETING OF THE LOCAL DEVELOPMENT PLAN WORKING GROUP HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON FRIDAY, 22 JUNE 2018

PRESENT

County Councillor M Weale (Chair)

County Councillors D O Evans, J Evans, H Hulme, H Lewis and R Williams

Apologies for absence were received from County Councillors P Davies, M J Jones, K Laurie-Parry and G I S Williams (Scrutiny Committee Observer)

1. APOLOGIES

Apologies were received from County Councillor P. Davies and K Laurie-Parry and County Councillor M.J. Jones who was on other Council business. The Committee noted that County Councillor J. Evans would arrive late.

2. MINUTES OF THE LAST MEETING

The Chair was authorised to sign the minutes of the previous meeting as a correct record.

The Working Group noted that the Local Development Plan [LDP] had been adopted by the Council. Upon approval of the LDP by the Planning Inspector there was a six week period in which a challenge could be made to the High Court, but to date nothing had been received. Development Management and the Planning Committee were now using the LDP when determining applications.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. WORKING DRAFT SUPPLEMENTARY GUIDANCE
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The Professional Lead - Planning Policy advised that the protocol for developing the Supplementary Planning Guidance [SPG] was being considered and would be a Portfolio Holder or Cabinet decision.

Each SPG would undergo a six week consultation period. SPGs would provide detail to the LDP and would be considered as material planning considerations in the determination of planning applications.

4.1. Affordable Housing

The following issues were raised:

- There was a need for affordable houses for rent and purchase. It was noted that Powys needs 75% social rent and more support needs to be given to this area.
- The cost of building houses in south Powys are no lower than in other areas but house prices etc are lower.
- House prices were increasing by 6% compared to a Welsh average of 4%.
- The size of affordable housing had been reduced from a maximum of 130sqm to 115sqm and there needed to be a mix of housing.
- Development Management was moving away from using S106 agreements to conditions in respect of affordable housing.
- The issue of affordable housing was not just a problem in Powys. This should be raised with the Welsh Local Government Association [WLGA] and/or the Local Government Association [LGA].

County Councillor J Evans joined the meeting.

4.2. Biodiversity and Geodiversity

The Working Group noted that the draft had been developed by a Reference Group. County Councillor R Williams declared a personal interest as he is a member of Brecknock and Radnorshire Wildlife Trusts.

The following was noted:

- European Law regarding the protection of species had been transferred into UK law and so it was unlikely that these would change after Brexit.
- Depending on the nature of habitats affected by proposed developments, developers would have to pay for the replacement of habitats based on an agreed replacement ratio.
- The Welsh Government was reviewing the development and location of intensive farming units and it was agreed that officers would make contact with Welsh Government officers due to the large number of intensive farming units in Powys.

4.3. Planning Obligations

The Working Group noted the draft document and that the LDP annual monitoring would report on a range of indicators.

It was agreed that Planning Guidance should not be a disincentive to development.

5.	WORKING DRAFT SUPPLEMENTARY GUIDANCE - CONSULTATION ARRANGEMENTS
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The Professional Lead - Planning Policy asked that the Working Group forward any further comments on the draft SPGs to officers. The drafts would be sent to the LDP contact list as part of the six week consultation process. Issues raised

from the consultation would be collated into themes for the Working Group to consider.

6.	ANY OTHER BUSINESS
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There was no other business.

County Councillor M Weale (Chair)