

MINUTES OF A MEETING OF THE LOCAL DEVELOPMENT PLAN WORKING GROUP HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON MONDAY, 9 APRIL 2018

PRESENT

County Councillor M Weale (Chair)

County Councillors H Lewis, D O Evans, J Evans, H Hulme, K Laurie-Parry, M J Jones and R Williams

1.	APOLOGIES
-----------	------------------

Apologies for absence were received from County Councillor G Williams who was on other Council business. County Councillors J Evans and K Laurie-Parry advised that they would be arriving late. It was noted that as County Councillor J Wilkinson was no longer a member of the Cabinet, he was not a member of the Working Group.

2.	MINUTES OF THE LAST MEETING
-----------	------------------------------------

The Chair was authorised to sign the minutes of the last meeting held on 11 December, 2017 as a correct record.

3.	DECLARATIONS OF INTEREST
-----------	---------------------------------

There were no declarations of interest.

4.	LOCAL DEVELOPMENT PLAN INSPECTOR'S REPORT AND ADOPTION PROCESS
-----------	---

The Working Group received the Planning Inspector's report and noted that she had concluded that the Powys LDP, as amended by the Matters Arising Changes set out in the appendices to the report, was sound and provides an appropriate basis for the planning of the LDP area up to 2026. The Professional Lead - Planning Policy advised that the Inspector had proposed additional binding changes:

- Deletion of the housing allocation in Llangynog.
- Amendments to policies on:
 - Development in Welsh Speaking Strongholds – this clarifies when and where a Welsh Language Impact Assessment is required.
 - Natural Environment – this removes references to Local Wildlife Sites and Sites of Interest for Nature Conservation.
 - Renewable Energy – this introduces a revised policy.
 - Safeguarding of Strategic Resources and Assets, Design and Resources – this removes the reference to Historic Assets of Special Local Interest.

In response to questions the Professional Lead - Planning Policy advised that if the LDP is adopted by Council on 17 April, 2018 there will be a six week period in which a challenge can be made to the High Court. The Working Group noted that a challenge can only be made in respect of the process followed in developing the LDP and not its content. The Professional Lead - Planning Policy advised that the Inspector's report addresses all issues raised by objectors.

The Professional Lead - Planning Policy advised that a Joint Housing Land Availability Study [JHLAS] would take place in April 2019 with a report being available in October 2019. Officers would be contacting all developers to establish when they intended to develop sites, which would have an impact on deliverability. It was noted that the Welsh Government was introducing a tax on land that developers do not develop and that there were ongoing discussions regarding the possibility of charging council tax where technical starts had been made to developments.

County Councillors J. Evans and K Laurie-Parry arrived at the meeting.

5.	POST ADOPTION REQUIREMENTS
-----------	-----------------------------------

The Working Group was advised that even if a challenge was made to the High Court the LDP, if adopted by the Council, would still be used when considering planning applications. In respect of wind turbines 10 megawatts and above the Council would need to produce a local impact report for submission to the Welsh Government.

The Professional Lead - Planning Policy advised that when adopted, all respondents and town and community councils would be advised by email and a press release to this effect would be published. The Working Group noted that the Plan would be monitored on an annual basis, with the first Annual Monitoring Report (AMR) published in October 2019.

6.	SUPPLEMENTARY PLANNING GUIDANCE AND PREPARATION PROTOCOL
-----------	---

The Working Group considered the preparation and adoption protocol in respect of the Supplementary Planning Guidance [SPG]. Officers advised that most of the Powys Unitary Development Plan [UDP] SPG or Interim Development Control Guidance was now obsolete but it is being recommended to Council to carry forward the following SPGs as material planning considerations to the LDP until these are superseded by new guidance:

- Affordable Housing for Local Needs SPG, 2010 (updated in 2011) and
- Residential Design Guide, 2004.

The Working Group noted the process for developing SPGs and the timetable and were asked to forward any comments to officers on the protocol. Once the LDP had been adopted by Council the Protocol would be agreed by the Portfolio Holder.

It was noted that some town and community councils are considering the development of Place Plans and that Planning Aid Wales had provided seminars for community and town councils. Officers had met with Castle Caereion Community Council and were due to meet with Newtown Town Council.

**County Councillor M Weale
Chair**