

MINUTES OF A MEETING OF THE LOCAL DEVELOPMENT PLAN WORKING GROUP HELD AT COMMITTEE ROOM B - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON FRIDAY, 21 JUNE 2019

PRESENT

County Councillor M Weale (Chair)

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

1.	APOLOGIES
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Apologies for absence were received from County Councillors Phyl Davies and Heulwen Hulme.

2.	MINUTES OF THE LAST MEETING
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The Chair was authorised to sign the minutes of the last meeting held on 29 March 2019 as a correct record.

3.	DECLARATIONS OF INTEREST
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There were no declarations of interest reported.

4.	SUPPLEMENTARY PLANNING GUIDANCE - RESIDENTIAL DESIGN GUIDE
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The Supplementary Planning Guidance on Residential Design provided up-dated guidance on achieving high standards of design in residential development to support policy DM13 of the Powys Local Development Plan. The SPG was an aid to deliver successful place-making. By aligning the document to current national legislation and policy guidance, including the all Wales Model Design Guide for Residential Development, the Council was demonstrably sharing the government's aims of "driving up the standard of design in residential development regardless of the scale". To be acceptable, development proposals must seek to deliver development that addresses the national sustainable placemaking outcomes. Some members of the Working Group felt that too many obstacles were being put in the way of developers.

The Working Group agreed to give the Portfolio Holder for Economy and Planning delegated authority to approve any further amendments and that the revised draft be circulated to the group for further comment prior to being sent out for consultation.

5.	SUPPLEMENTARY PLANNING GUIDANCE - CONSERVATION AREAS
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The Powys LDP area has a total of 55 designated Conservation Areas. In order to meet the LDP's aims in terms of protecting the character and appearance of Conservation Areas and respecting local distinctiveness, an improved understanding of how character is assessed and how appropriate forms of development can be designed was needed. Conservation Area Character Appraisals had not to-date been undertaken and, where possible, the Council would work with local communities and history groups in the production of appraisals/characterisation studies. In the meantime, the guidance within the SPG was to be relied upon when assessing character to inform the design of

development proposals put forward through planning and other related applications.

It was agreed that the Conservation Area SPG should go out for consultation and the results of the consultation reported back to the LDP Working Group.

County Councillor James Evans left the meeting.

6.	SUPPLEMENTARY PLANNING GUIDANCE - OPEN SPACES
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The Open Space SPG had been prepared to provide information and guidance on how, through implementation of the policies of the LDP, development proposals should ensure that the provision of Open Space was considered, preserved, and where appropriate, enhanced. There would be a requirement for developers to carry out site specific open space assessments for any proposals involving 10 or more dwellings in locations other than Towns or Large Villages. It would remain a live document.

The Working Group agreed not to include target figures in Appendix 1 and that the amended draft be circulated to the members of the Working Group prior to being sent out for consultation.

County Councillor M Weale
Chair