

## **Local Development Plan Advisory Panel**

**November 9 2017 – Carmarthen – 2pm**

### **1 In attendance**

*Councillors:* Mair Stephens (Chair), Tyssul Evans, Ken Howell, Alun Lenny, Darren Price, John James, Sue Allen and Ieuan Wyn Davies.

*Officers:* Llinos Quelch: Head of Planning, Ian Llewelyn: Forward Planning Manager, Bethan Lovering, Robert Neil Bateman and Owain Enoch: Forward Planning Officers and Steven P Murphy: Senior Solicitor.

*Other:* Translator

### **2 Welcome and Introductions**

Cllr Mair Stephens welcomed all present to the meeting.

### **3 Apologies for absence**

Cllr Kevin Madge

### **4 Approval of Terms of Reference**

4.1 Consideration was given to the draft Terms of Reference (ToR) provided to Members in advance of the meeting. Reference was made to the fact that confirmed minutes of the Panel will be reported to the Executive Board as part of the LDP's reporting regime.

#### **4.2 It was resolved:**

- (a) That the ToR be ratified as presented;
- (b) That it be noted that Panel Members are happy to receive papers in English, however any published material will be translated in accordance with the language standards;
- (c) That it be noted that Panel Members are happy to receive electronic copies of papers, with the case for paper copies reviewed on a case by case basis;
- (d) That Cllr A Lenny be authorised to sit on any Key Stakeholder Forum;
- (e) That Cllr A Lenny be the nominated Deputy for chairing of any Key Stakeholder Forum.

### **5 Role of the Panel**

5.1 In elaborating upon the content of the ToR, Ian Llewelyn provided a verbal overview of the intended role of the Panel. The Panel is seen as a platform for reaching a consensus (if at all practically possible) on key issues of policy, as well as informing emerging plan proposals through to the adoption of the LDP. The role of the Panel post LDP adoption in terms of monitoring was also noted.

5.2 It was resolved to note this item.

### **6 Content and findings of Annual Monitoring Report (AMR) 2**

6.1 Consideration was given to the report which was provided to Members in advance of the meeting. This AMR covers the period of 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017. The report concludes that whilst it is considered that progress has been made in implementing many of the Plan's policies and objectives, and that the broad strategy remains sound, there are elements and components which are not delivering as intended. As a result of the findings of this AMR, the report recommends that an early review of the Carmarthenshire LDP be

commenced. It was noted that this has already been subject to a resolution by Council on the 20 September 2017 and work is ongoing on the review report.

6.2 Members were keen to stress the importance of a locally distinctive approach to Plan making being promoted, both in terms of key strategy components (e.g. housing requirements) and specific policies (e.g. renewable energy). Reference was given to the revised Technical Advice Note 20 (para1.4.3) in terms of the importance of a locally distinctive approach. It was noted that there is likely to be a heightened understanding of the plan making process amongst stakeholders and the general public which could provide a strong starting point. There was discussion on some of the key aspects of the existing Adopted LDP, most notably its housing requirements. It was confirmed that there has been no comment from the Welsh Government to those AMRs submitted to date by the Council. Whilst officers acknowledged that the timeframe for preparing a revised LDP is challenging, there was experience within the forward planning team and it was stressed that aspects of the existing LDP would not require any notable revision.

6.3 There was a discussion on the potential role of Place Plans, with officers confirming that the emerging draft Delivery Agreement does make specific reference to them. Members were concerned that the promotion of Place Plans needs to acknowledge the varying capacity / budgets and local circumstances across the County. Officers advised that whilst Place Plans are framed within the auspices of the positive planning white paper / Planning Act 2015, there is no prescriptive format to their content. It is anticipated that they should be community led documents and therefore they can ultimately be what the community wants them to be. It is understood however that if a Place Plan is to have weight in planning decisions it needs to reflect an LDP (and be adopted as Supplementary Planning Guidance). It is envisaged that Place Plans can also inform future development plans and their evidence base – e.g. areas for development, land owner information, localised flooding, audit of facilities and localised infrastructural needs. Reference was drawn to the position in England, where this is a statutory tool available in the form of neighbourhood plans that can be adopted following examination and a referendum.

#### 6.4 It was resolved:

- (a) That the report be noted;
- (b) That officers update the Panel on to the extent that the Council can input into the appointment of the LDP Inspector (particularly given the County's social cultural and geographical characteristics) and whether discussions could be undertaken with the Welsh Government in this regard;
- (c) That officers update the Panel in relation to the production of any guidance by the Council in relation to Place Plans.

## **7 Outline of the LDP and preparatory process**

7.1 Consideration was given to the report which was provided to Members in advance of the meeting. The report provided an overview of the process, including the requirement for a Council to undertake a statutory full review of its LDP at intervals not longer than every 4 years from initial adoption of the Plan, unless AMR outcomes indicate otherwise. Members noted that a resolution has already been made by Council to undertake an early review.

7.2 There was discussion on the status of those sites currently allocated. It was confirmed that such sites (where there was limited evidence of deliverability) will be subject to appraisal by the Council. It is anticipated that the invitation for candidate sites will last for a 12 week period in early 2018. In noting relativity in terms of size of proposals, the Council is likely to require robust evidence to be submitted so as to support a site's allocation. Further information will be made available via the site assessment methodology.

7.3 It was resolved to note this item and that a page on the process of LDP be included on the corporate website as soon as practicable in order to raise awareness.

## **8 Review and revision process and timetable**

8.1 Consideration was given to a schematic drawing which was provided to Members in advance of the meeting. It was confirmed that the emerging Site Assessment Methodology, Review Report and draft Delivery Agreement will be provided to Members ahead of the second meeting of the Panel. These papers will be proceeding through the reporting process over the coming months with a view to being reported to Council in January 2018. As such, the input of Panel Members is important with comments welcomed.

8.2 Whilst there has not yet been a formal resolution to prepare a revised LDP, Members were keen that an awareness raising exercise be commenced. It was agreed that there is scope on the review report section of the website to accommodate this, albeit there is a need to acknowledge that the decision to prepare a revised LDP (and initiate candidate sites etc) is still subject to the resolution of the Council.

### 8.3 It was resolved:

- (a) That the report be noted;
- (b) That awareness raising / information dissemination on the likelihood that a revised LDP is to be prepared (and sites to be called for in early 2018) be undertaken forthwith (as also referred to in 7.3 above).

## **9 Date of next meeting**

The date of the next meeting will be Friday November 17 2017. Members were advised of a change of time to 12.30pm and potentially a change of venue to Carmarthen. Confirmation of time/date and supporting Papers will be provided by officers via e mail as soon as practically possible.

### **The meeting terminated at 15.45pm**