

# Revised Local 2018-2033 Development Plan



Volume 3  
January 2021

Minutes of the  
Advisory Panel

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The Advisory Panel is drawn up from Members of Carmarthenshire County Council. The primary purpose of the Panel is to take political ownership of the Revised LDP and ensure that the Revised LDP plan making process is managed in accordance with those relevant procedures and protocols. The Executive Board, at its meeting on the 31st July 2017, approved the composition of the Panel.

**Local Development Plan (LDP) Advisory Panel**  
**July 28 2020 – Virtual ‘Teams’ Meeting – 3.30pm**

**1 In attendance**

1.1 *Councillors:* Mair Stephens (Chairman), Sue Allen, Ieuan Davies, Tyssul Evans, Ken Howell, John James, Alun Lenny, Kevin Madge & Darren Price.

1.2 *Officers:* Llinos Quelch - Head of Planning, Ian Llewelyn - Forward Planning Manager, Simon Clement, Bethan Lovering, Robert Neil Bateman & Owain Enoch - Forward Planning Officers, Rhys T Evans - Graduate Trainee Forward Planning Officer, Llinos Jones – Forward Planning Assistant.

1.3 *Other:* Translator.

**2 Welcome and introductions**

2.1 Cllr Mair Stephens welcomed all to the meeting.

**3 Apologies for absence**

3.1 Ruth Mullen.

**4 Minutes**

4.1 The minutes of the Panel meeting held on September 24 2019 had been provided to Members in advance of the meeting for receiving and noting only (the minutes had already been approved by the Panel via email previously). These minutes had already been in the reporting cycle in accordance with the Terms of Reference of the Panel.

4.2 It was resolved to receive and note the minutes.

**5 Correspondence Received**

5.1 Members had been provided correspondence from the Chief Planner, Planning Directorate, Welsh Government (dated 18/3/20) in advance of the meeting.

5.2 Members had been provided with correspondence from Julie James MS, Minister for Housing and Local Government, Welsh Government (dated 7/7/20) in advance of the meeting.

5.3 It was resolved to receive and note the correspondence received.

**6 Revised LDP preparation**

6.1 Members had been provided with a written report in advance of the meeting which was suitably supplemented by a verbal overview by the Forward Planning Manager. Members were advised that a report is going through the Council reporting cycle. The report sought to provide members with an update in light of the impact arising from the Covid-19 outbreak, referencing the letters contained under 5.1 and 5.2 above. In noting the implications arising from the closure of the offices and public buildings as a result of the outbreak, Panel Members endorsed the undertaking of an additional ‘focused’ 3 week consultation on the content of the Deposit LDP and supporting documents. Members were informed that this would seek to address any future questions and challenges on the Plan making process.

6.2 The report detailed the future timetable which proposed a 7-month extension to the Delivery Agreement as well as evidential matters – e.g. impact on town centres, employment, projections etc. Aside from COVID-19, the implications of Brexit remain an issue for consideration. Members accepted the need to propose extend the timetable for Plan

preparation whilst recognising the need to ensure it is adopted at the earliest opportunity should circumstances allow.

6.3 The Panel discussed the contents of the report within the context of the correspondence received and considered (minute 5 refers). There was concern at a 'policy vacuum' in relation to the 'drop dead date' of the current LDP and determining planning applications. The Panel considered that the preferable option would be to give weight to the emerging Plan as a preferred option as it would be very advanced by that time. If that is not possible, then the current Adopted Plan should be used. The Panel had significant concerns over relying on national policy in the absence of any adopted local Plan.

6.4 With regard to the 2022 LG election, Panel Members noted that the Revised LDP Examination should have been completed before this in any event. Also, the Inspector's recommendations would be binding upon the Authority. In regards the length and nature of the Examination, the Panel stressed the importance of an Inspector being appointed that was aware of the County and of its key facets – e.g. a Welsh speaker.

6.5 With reference to the Plan's evidence base, the Panel advised that the position in relation to the Swansea Bay City Deal and the emerging proposals for the Metro require reviewing. Reference was also made to the importance of developing an understanding of the housing market and any resultant trends (eg people seeking to move out of urban areas). In regards to the highlighting of building as a means leading economic recovery, the Panel stressed that it was important that the implications of such a method should be understood and suitably managed.

6.6 With regard to the representations received to the deposit consultation, the Forward Planning Manager advised that these would be provided to Members in due course and broken down by policy / geographic area. It was noted that there was a healthy response to the consultation with many representations received.

6.7 It was resolved to receive the report and thank officers for their work.

6.8 Further resolved that the undertaking of an additional 'focused' 3 week consultation on the content of the Deposit LDP and supporting documents be endorsed by the Panel.

6.9. Further resolved that a 'lobbying' letter be sent to the Welsh Government from the Panel seeking that provision be made to address the 'drop dead date' issue (para 6.3 refers). It was noted that there are also other avenues being explored – including the WLGA and that the report to the full Council with regards the Revised LDP also set out a recommendation for such a letter to be sent.

6.10. Further resolved that a letter be sent to the Inspectorate from the Panel stressing the importance of an Inspector being appointed that was aware of the County and of its key facets – e.g. a Welsh speaker.

## **7 Terms of Reference**

7.1 Panel Members were provided with a draft amendment to the Terms of Reference in advance of the meeting. This was as a result of a suggestion made by senior management (meetings of the Panel – para 3 of the ToR refers). The amendment would negate the need for all Panel minutes to be reported to Pre-Executive Board and instead the minutes will be reported by exception to the Pre Executive Board if there are particular matters arising from the Panel's discussions.

7.2 It was resolved that the suggested amendment in 7.1 above be rejected.

7.3 Further resolved that due to the current position with COVID-19 and advent of virtual meetings etc, an additional line be added into the Terms of Reference to allow greater flexibility (meetings of the Panel – para 1 of the ToR refers). The wording will be *“In the event that there is an urgent requirement for a meeting, then the 10 working days written notice of meetings and 7 working days requirement to furnish Panel Members with the agenda and relevant Papers, will be waived, subject to the approval of the Chair of the Panel”*.

7.4 Further resolved that there is no requirement to report the amendment to the ToR to the Pre Executive Board.

## **8 Closure and date of next meeting.**

8.1 The meeting closed at 4:33 PM.

8.2 Date of next meeting TBC – but it will be called once the 3 week consultation on the deposit Revised LDP is known.

## **Local Development Plan (LDP) Advisory Panel**

### **January 5 2021 – Virtual ‘Teams’ Meeting – 2pm**

#### **1 In attendance**

1.1 *Councillors:* Mair Stephens (Chairman), Sue Allen, Ieuan Davies, Tyssul Evans, Ken Howell, John James, Alun Lenny, & Darren Price.

1.2 *Officers:* Llinos Quelch - Head of Planning, Ian Llewelyn - Forward Planning Manager, Steven P Murphy, Senior Solicitor, Gail Pearce Taylor - Sustainability & Ecology Support Officer, Simon Clement, Bethan Lovering, Robert Neil Bateman & Owain Enoch - Forward Planning Officers, Rhys T Evans - Graduate Trainee Forward Planning Officer, & Llinos Jones – Forward Planning Assistant.

1.3 *Other:* Translator.

#### **2 Welcome and introductions**

2.1 The Chairman welcomed all to the meeting.

2.2 Gail Pearce Taylor was introduced and welcomed as the Forward Planning Team’s new Sustainability & Ecology Support Officer.

#### **3 Apologies for absence**

3.1 Cllr Kevin Madge.

#### **4 Minutes – 28 July 2020**

4.1 Draft minutes had been provided to Members in advance of the meeting.

4.2 Members noted that in respect of paragraph 6.3, correspondence had been received from the Welsh Government in regards ‘drop dead date’ matters.

4.3 It was resolved to confirm the minutes.

#### **5 Receiving and consideration of written reports on the Revised LDP**

5.1 Members had been provided with a series of written reports in advance of the meeting and these were suitably supplemented by a verbal overview by the Forward Planning Manager. The reports included the representations and officer responses/recommendations in relation thereto in regards the deposit Revised LDP consultation, together with the Sustainability Appraisal/Strategic Environmental Assessment, Habitats Regulations Assessment, Burry Inlet Draft Supplementary Planning Guidance and the Caeau Mynydd Mawr Draft Supplementary Planning Guidance. Also, proposed focused changes to the Plan were provided. In this regard, the reports provided to the Panel took the form of that which will be reported to full Council on January 13 2021. Members noted the significant number of representations received to the deposit LDP consultation.

5.2 Strategic matters of importance were highlighted and discussed. These were scale and location of growth in the deposit LDP, retail matters (including the existing Llanelli Town Centre Local Development Order and proposed Local Development Orders for Carmarthen and Ammanford Town Centres), the National Development Framework and its identification of Llanelli as a focus for growth, the identification of 2 Gypsy and Traveller sites in Llanelli in the deposit Plan, Welsh language evidential requirements, the Burry Inlet Supplementary Planning Guidance and the Caeau Mynydd Mawr Supplementary Planning Guidance.

5.3 Members sought clarity on how responsive the emerging planning policy framework is to health / social infrastructure considerations, the increased emphasis on home working patterns, the content of the National Development Framework in regards renewable energy and the shifting patterns in retail. The Forward Planning Manager provided a verbal response to the queries raised and clarified that the Plan will seek to be as responsive as possible. In this regard, the emphasis is on achieving balanced outcomes that are evidenced based.

5.4 Clarification was provided on the maps that will accompany the report to Council on 13 January 2021.

5.5 Members were advised that a report on matters relating to Minerals will be going to Council on 13 January 2021.

5.6 It was clarified that the 'two Counties' Economic Study report is written by consultants. It was intended to include Ceredigion County Council originally also.

5.7 The Sustainability & Ecology Support Officer provided a verbal overview in regards comments received on the Sustainability Appraisal/Strategic Environmental Assessment and Habitats Regulations Assessment.

5.8 It was resolved to thank the Forward Planning Team for their work and to note the reports provided.

5.9 It was further resolved that the Forward Planning Manager provide feedback to a query raised in regards the deposit LDP policy framework and the Welsh language.

## **6 Approving the minutes of this meeting**

6.1 It was resolved that the minutes of this meeting can be approved via e mail and as such draft minutes will be circulated to Members as soon as possible.

## **7 Terms of Reference**

7.1 Members had been provided with the Terms of Reference as they stand. This version incorporates the various amendments made since they were first approved in November 2017.

7.2 There was consensus in terms of the importance of continuity of Membership of the Panel for the remainder of the Plan preparation process.

7.3 In noting that the Terms of Reference make provision for the Panel to play an ongoing role in the monitoring of the Plan post adoption, there was discussion in regards the role of the Scrutiny Committee in this regard.

7.4 It was resolved to note the Terms of Reference.

7.5 Further resolved that the Senior Solicitor seek to provide clarity in regards the role of the Scrutiny Committee within the context of the Council's constitution.

## **8 Reporting**

8.1 It was resolved that the minutes of this meeting once approved (along with those of the 28/7/20 meeting), together with the most up to date version of the Panel's Terms of Reference, be reported to the Pre-Executive Board for information as soon as practically possible.

## **9 Closure and date of next meeting.**

9.1 The meeting closed at 3:22 PM.

9.2 Date of next meeting TBC.