

**A meeting of the Carmarthenshire Local Development Plan Advisory
Panel at Committee Room 1, 3 Spilman Street, Carmarthen
30 April 2009 at 10.30am**

Present:

Councillors:

C. Scourfield Executive Board Member Regeneration & Leisure
W.T Evans
E. Dole
D.B. Davies
S.P. Dunn
W.K. Davies

The following officers were in attendance:

Mr I.R. Llewelyn – Senior Forward Planning Officer
Mr O.R. Enoch - Forward Planning Officer
Mr S.P. Murphy – Senior Solicitor, Regeneration & Leisure

1. APOLOGIES

Cllrs J.J.J. Davies and T. Davies
Officer – Mr D J Timothy, Forward Planning Manager

2. DECLARATIONS OF PERSONAL INTEREST

None.

3. CHAIR PRESIDING AT MEETING

Cllr E Dole (Panel vice Chair) chaired the meeting in the absence of Cllr J.J.J. Davies (Panel Chair)

4. REPORT ON KEY STAKEHOLDER FORUM 2 AND TOWN AND COMMUNITY COUNCIL SEMINAR

Members were provided with a verbal report which was suitably supplemented with a detailed written report that had been circulated a week in advance of the meeting. The report outlined the deliberations undertaken at the 2nd Key Stakeholder Forum event held on the 24 February 2009 along with the discussions undertaken at the Town and Community Council Seminar held on the 4 February 2009. It was clarified that the Town and Community Council Seminar had been organised in conjunction with One Voice Wales and Planning Aid Wales and had sought to engender an increased understanding of the plan led system within Town and Community Councils. It was confirmed that copies of the Consultation Reports in respect of these events are available for download on the Authority's website.

RESOLVED that

(a) The verbal and written reports provided be accepted

(b) That a list of attendees at the 2 Key Stakeholder Forum Events, along with a list of those present at the Town and Community Council Seminar, be forwarded to Advisory Panel Members for their perusal

5. REPORT ON RESPONSES TO THE SUSTAINABILITY APPRAISAL SCOPING REPORT CONSULTATION RESPONSES RECEIVED

Members were provided with a verbal report which was suitably supplemented with a detailed written report that has been circulated a week in advance of the meeting. The written report contained all of the representations received during the consultation window along with all of the Authority's appointed Consultants' responses in relation thereto.

It was confirmed that the SA-SEA Scoping Report was the first stage in the Sustainability Appraisal process. Its primary purpose was to capture the key sustainability issues facing the County, whilst also determining a series of sustainability objectives that will be used to measure the impact of the LDP thereon.

Members undertook to review the responses received in detail. Three matters were deemed worthy of communicating with the Consultants ahead of the proposed inclusion of the responses within Stage B of the Scoping Report/the Environmental Report; thus:

- (a) page 2 rep 3 – there is a need to add reference to the three rivers in addition to the isolated reference currently made to the Burry Inlet/Estuary
- (b) page 2 rep 4 – there is a need to clarify that studies/research into the causation of cockle mortality are ongoing and that no determining conclusions/links have been identified as of yet
- (c) page 10 rep 10 – there is a need to be careful in terms of how reference to the situation in the Burry Inlet is worded – there are presently no scientific evidence or determining conclusions/links forthcoming.

RESOLVED that

(a) The verbal and written reports provided be accepted

(b) That Members observations in respect of the three matters outlined above be forwarded to the Consultants forthwith ahead of the drafting of Stage B of the SA Scoping Report and the Environmental Report

6. CONSIDERATION OF LDP PRE DEPOSIT PAPERS

Members were provided with a verbal report which was suitability supplemented with copies of the Executive Summaries of three of the papers, together with a full copy of the Site Assessment Methodology Paper. All of these papers had been circulated a week in advance of the meeting.

6.1 Issues, Vision and Objectives Paper

The paper confirms that the issues, vision and objectives have been developed following consultation undertaken with the Key Stakeholder Forum, together with an appreciation of the relevant local, regional and national issues and policies. Members were informed that the vision and objectives will directly inform the preferred strategy and will underpin the Plan's detailed policies and proposals

6.2 Population and Housing

The paper discusses population and housing projections for the plan period. Members were appraised on the potential benefits of utilising the WAG population projections and were also provided with a suggested range in terms of household projections. It was deemed uncertain as to whether this range would adhere to the household projections that were due for publication from the WAG some time in the future. Consensus was achieved in terms of noting the importance of phasing and flexibility when determining the household projection range. It was explained that given the existing land supply, it was unlikely that there would be significant problems in securing enough land supply to deliver the LDP.

Discussion followed in respect of affordable housing (including rental requirements) and Officers duly confirmed that this issue will be addressed as part of the plan making process. It was also confirmed that affordable housing has been identified as a key issue for the County and it is one that the LDP needs to contribute towards addressing.

6.3 Site Assessment Methodology

The paper outlines how the candidate sites that have been received will be considered within the respective stages contained within the Methodology. It was confirmed that the Methodology will be subject to formal consultation as part of the Preferred Strategy. It was confirmed that there is scope to review the existing allocations contained within the UDP, however it may be complicated to review a site with consent. It was also confirmed that the Inspector will consider the whole Plan and not just the objections (with his/her recommendations then binding). The Candidate Site Register should not be seen as a commitment by the Authority in terms of the likely determination of a candidate site – it is simply a register of sites received in accordance with statutory provisions. The appraisal of Sites will start on a County wide spatial hierarchy basis and distribution will follow accordingly.

6.4 Strategic Spatial Options

The paper scopes out and discusses the merits of 5 different spatial options. It was confirmed that these options have been made subject to early and informal appraisal by the Key Stakeholder Forum and by the Authority's appointed SA Consultants (in terms of their sustainability strengths and weaknesses). The Paper also discusses how a series of conceptual options have emerged and been refined in accordance with sustainability and deliverability drivers. In terms of deliverability, it was confirmed that liaison is ongoing with relevant service providers such as Dwr Cymru and the Environment Agency. The preferred option will be the spatial delivery tool for the Preferred Strategy and will shape the scale and distribution of development in the county. A key driver is sustainability and this covers a range of issues including reducing the need to travel, the accessibility of essential services and facilities, and the inter dependencies and roles of the County's settlements.

Pursuant to 6.1 to 6.4 above, it was RESOLVED that

(a) The verbal and written reports provided be accepted

(b) That the 4 papers (in their full format) be made subject to informal public consultation for a period of 4 weeks during May/June 2009.

7. NEXT STEPS

it was RESOLVED that the following be noted onto the minutes as the next steps in the plan making process:

(a) The 4 topic papers will be the subject of to a 4 week informal consultation in May 2009

(b) The evidence base will continue to be developed during plan preparation including the Preferred Strategy (this includes a Retail Study, Employment Land Study, Habitats Regulation Assessment and a Strategic Flood Consequence Assessment)

(c) The reporting of the Preferred Strategy to full Council will take place in July 2009 and the subsequent public consultation will take place over July/August 2009.

8. FURTHER LIAISON WITH ADVISORY PANEL

It was RESOLVED that:

Advisory Panel Members will receive a copy of the Preferred Strategy prior to its reporting to full Council. Furthermore, it was agreed that no meeting of the Panel will be required to be convened until September 2009.

9. CLOSURE

The meeting terminated at 12.45pm