

DENBIGHSHIRE COUNTY COUNCIL

Minutes of a Special meeting of the County Council for the Local Development Plan (L.D.P.) held in the Council Chamber, County Hall, Ruthin, on Friday 20th May 2011 at 9:30 a.m.

PRESENT

Councillors W.L. Cowie (Chair), I.W. Armstrong, J.R. Bartley, B. Blakeley, J Butterfield, J. Cahill, J. Chamberlain Jones, J.A. Davies, J.M. Davies, M.Ll. Davies, P.A. Dobb, M.J. Eckersley, C.M. Evans, G.C. Evans, H.H. Evans, R.L. Feeley, S. Frobisher, G.A. Green I.A. Gunning, D. Hannam, C. Hughes, T.R. Hughes, E.R. Jones, H.Ll. Jones, M.M. Jones, G.M. Kensler, D.W. Lee, P.J. Marfleet, L.M. Morris, P.W. Owen, D. Owens, A.G. Pennington, B.A. Smith, D.I. Smith, D.A.J. Thomas, S. Thomas, J. Thompson-Hill, C.H. Williams and E.W. Williams. J.G. Yorke

ALSO PRESENT

Chief Executive (MM), Acting Head of Corporate Governance (JK), Head of Planning, Regeneration and Regulatory Services (GHB) Policy, Research and Information Manager (AL), and Head of Modernising Education (JW), Corporate Director Business Transformation and Regeneration (BJ), Corporate Director Demographics, Well Being and Planning (SE), Jonathan Easton, Kings Chambers – Council's Barrister

PRAYERS

Prayers were offered by Councillor M.Ll. Davies at the commencement of the meeting.

46 APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors J.B. Bellis, C. Davies, P.C. Duffy, G.A. Jones, N.J. Hughes, R.W. Hughes, G. Williams

47 DECLARATION OF INTERESTS

JK confirmed that no declarations of interest had been received prior to the meeting.
Councillor E W Williams declared family land ownerships in some areas as he had consistently declared at the Local Development Plan Working Group and Community Council Meetings.
Cllr TR Hughes declared that his family owned land in Pentredwr.
Cllr S Thomas declared an interest in any matters relating to caravans.
Following queries by some Members regarding the need for them to declare an interest during discussions on the Local Development Plan or specific sites contained therein,
No other personal or prejudicial interests were declared.

48 CHAIRMAN'S WELCOME

Councillor Bill Cowie welcomed everyone to his first Council meeting as Chairman. He extended a particular welcome to visitors, representatives of Bodelwyddan Town Council, Bodelwyddan Development Action Group and Barwood Land and Estates who were in the public gallery of the chamber and to members of the public in Rooms 1a/b watching proceedings on a video link.

The meeting was referred to an addendum report (on yellow paper) circulated which detailed minor corrections; and a timetable for the day (on blue paper).

49 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN – REPORT BACK ON CONSULTATION AND NEXT STEPS TO INCLUDE FORMAL RECOMMENDATIONS FOR SUBMISSION OF THE PLAN TO THE WELSH ASSEMBLY GOVERNMENT AND THE PLANNING INSPECTORATE

Councillor Sharon Frobisher (Lead Member for Environment and Sustainable Development) outlined progress on the Local Development Plan (LDP) and key issues raised through various stages of consultation on the Plan. Suggestions from members of the public since consultation started in 2006 have been taken into consideration and mapped on the website. The main focus of development is in the North of the County where the greatest need has been identified. The key Strategic Site at Bodelwyddan provided the greatest potential for development of housing and employment land.

Councillor Frobisher pointed out that an important step would be taken today, but this was not the final decision. The recommendations would be submitted to the Welsh Assembly Government and The Planning Inspectorate who will hold a Public Examination to assess the 'soundness' of the Plan.

The Chairman called the first public speaker, Derek Barker, who spoke for 5 minutes against the LDP on behalf of the Bodelwyddan Development Action Group.

Mr Barker referred to WAG principle of having people at the centre of the decision making process and that planning was worthless without public support. He stated that the Mersey Dee Alliance was now defunct for housing purposes which had led to the large numbers being proposed in the Local Development Plan to create dormitory settlements for north west England. He queried the need to triple the size of the village and urged that cost should not influence the decision. He felt that there should be an alternative to siting all the required housing in Bodelwyddan, by spreading them between other towns such as Denbigh, St Asaph, Rhyl or Rhuddlan. He felt that the Local Development Plan was driven by housing numbers and not jobs or sustainability. He referred to a community poll in Bodelwyddan which resulted in a 94% vote against this plan. He felt it was unclear why Bodelwyddan had been chosen for growth and felt that the three potential Key Strategic Sites had not been examined equally as a developer had prepared the Bodelwyddan information. He also condemned the decision to use green field sites.

The Chairman called the second Public Speaker, Peter Lloyd, who spoke for 5 minutes against the LDP on behalf of Bodelwyddan Town Council

Mr Lloyd asked for the County Council to step back and examine the evidence, to review the consultation carried out and policy BSC 5 in particular. The Town Council acknowledged the need for an LDP but it should not be rushed. He condemned the use of Grade 3 agricultural land which he said was a finite resource which should be protected.

He felt that the Plan would not be found to be sound as it was contrary to national guidance and the Sustainability Assessment findings.

The Community Linguistic Impact assessment was only prepared post Deposit but should have been built into the Plan. No alternatives had been looked at.

He said the County Council was not obliged to use the WAG figures for housing allocation, that it could be less than that. Bodelwyddan was not well served by public transport and that major growth on this scale was not realistic.

He felt that the Local Development Plan was inflexible and that the soundness tests had not been met.

He urged the Council to reject the Plan.

Councillor Eryl Williams offered a point of correction - that the Mersey Dee Alliance was not "defunct". The West Cheshire/North East Wales Sub Regional Spatial Strategy had been withdrawn but that the MDA was continuing. He confirmed that all members were welcome to inspect all the agendas from the meetings that he had attended and confirmed that they had not discussed housing in North Wales at any meeting only the economy.

Head of Planning Regeneration and Regulatory Services (Graham Boase) introduced the key issues. Welsh Assembly Government 2010 estimates forecast growth of 8000 dwellings for Denbighshire. The Council is not bound by that and has decided on a lower figure of 7500. This is based on need within Wales, not on encouraging people to move from England. Mr Boase referred to correspondence from Mersey Dee Alliance stating they had no role in setting housing numbers. The DCC projection of 7500 is spread over the lifetime of the Plan, to 2021. The Bodelwyddan allocation of 1700 would be phased in with a further 5800 dwellings spread throughout the County, predominately within existing development boundaries. DCC could have chosen a lower figure but Conwy County tried to do so for their Plan in 2009 and WAG objected, so he was mindful of that lesson.

The Bodelwyddan proposal would be discussed separately as it is a Key Strategic Site. It is not just about housing but included 26 Ha of land for employment development and 500-700 affordable homes which would be tied to local need in the interests of creating a sustainable community. Key workers at the nearby hospital would benefit. Allocation for community facilities such as a school, shops, allotments and transport infrastructure was also planned and he was confident these would be delivered.

Mr Boase emphasised that this was not a planning application, but a long term strategy which will aid the planning process in the future.

He outlined the work of the Local Development Plan Working Group which had taken five years to discuss strategy and met with every Town and Community Council in the County, consulted Welsh Water/Dwr Cymru, Countryside Council for Wales, Environment Agency and had Welsh Assembly support.

Mr Boase said the Group had considered a number of options but felt that Bodelwyddan was the ideal site.

He emphasised that full council had voted to approve the strategy previously and asked what new evidence had emerged subsequently that would lead to a major change of strategy now? Objections locally to the Plan are to be expected. If Bodelwyddan were rejected then development would need to go somewhere else and objections would arise in these other locations. Other centres in the County have more physical constraints than Bodelwyddan which limits their growth opportunities.

If this proposal is not approved today, the process would have to start again but this would not prevent developers submitting planning applications. If the County has no adopted development plan and a declining housing land supply then Denbighshire would be very vulnerable to development pressures on unallocated sites across the County. The decision today would not commit Denbighshire to this option as there will be an examination in public by an independent Inspector. He stressed that he considered the plan to be sound and to have followed a logical process based on evidence. He stressed that was widespread support for the Local Development Plan from communities, council officers, statutory bodies and the Welsh Assembly Government.

At this point the meeting was adjourned for a comfort break, reconvened at 10.45 am. (Councillor H.H Evans had to leave the meeting at this point due to a family emergency).

Chief Executive Officer welcomed everyone back and advised the meeting that although the programme had scheduled GHB to speak for 5 minutes it had been necessary to exceed that in order for him to explain the issues in sufficient detail.

The Chairman opened the meeting to Members' debate and questions. Members were reminded of the 5 minute time limit

Cllr G Evans referred to page 27, paragraph 9.4.2 of the Consultation Report and asked whether the Council were asking the Inspector to reconsider the allocation of the Key Strategic Site at Bodelwyddan.

A Loftus responded that the Consultation Report contained a list of recommendations on issues that the Inspector may wish to look at as a result of the consultation responses received. Officers are confident that these issues have been addressed but are obliged to point them out to the Inspector.

Cllrs A Davies and D Hannam expressed concern at the ability of Ysbyty Glan Clwyd to cope with a major population increase. They also sought assurances that community facilities would be provided as part of the development.

A Loftus agreed that the provision of community facilities was fundamental to the creation of a sustainable community. The Key Strategic Site will be master planned via a development brief to be drawn up with the local community and agreed by the Council. The provision of facilities will be tied into any planning permission by legal agreements. Officers have been in discussion with the local health authority throughout the development of the Local Development Plan and they are aware of the proposals and are confident that they will be able to meet future health needs in the area.

Cllr I Gunning stated that he had encountered local opposition to the Bodelwyddan site whilst campaigning for the recent Assembly elections. He raised three questions:

1. In relation to the number of new houses to be provided in the Local Development Plan are these based on old figures, with the economic downturn are these still needed?
2. Why is Bodelwyddan the only area being looked at for further development, what about regeneration sites such as West Rhyl?
3. Section 106 agreements, communities have felt let down by these in the past.

A Loftus and G Boase responded that the growth levels in the Local Development Plan are in line with the most recent figures produced by Welsh Government in 2010. The Local Development Plan is a long term plan and we must look beyond the current economic position. The Council is actively working to bring empty homes back into use but these do not contribute to the new homes needed. In areas such as West Rhyl there is a need to improve the quality of the housing rather than provide additional housing, reducing density and improving the environment and regeneration are key priorities here. Section 106 agreements must tie in with planning permissions and deliver what is required. It was stressed that the Local Development Plan is the Council's strategy and any developer will have to provide what we consider is required.

Cllr Feeley confirmed that she had also not heard many favour the Bodelwyddan site locally and felt that result of the community poll vote held should be taken account of. She felt that the UK economy had changed significantly since the plan was started with people now unable to get mortgages and many empty shops across the County. She felt it would be better to stop the Local Development Plan and start again rather than continue. She expressed concern that the Council was unable to manage existing leisure facilities and questioned the wisdom in seeking the provision of more from development sites. She also commented that she was unhappy that housing figures were being dictated to the Council by the Welsh Assembly Government.

A Loftus acknowledged that the economy had changed since the start of the plan process; the Local Development Plan has evolved within this time frame and is a long term plan, economic prospects are likely to improve within the life of the Plan. It was acknowledged that there are current difficulties in getting mortgages but it was stressed that there is still a huge need for affordable housing in the County. Almost 50% of the households in the County are unable to afford a 2 bed house; the Local Development Plan is trying to address this. The Local Development Plan also contains policies to protect local shops and grow town centres.

The Council has made its own decisions in relation to the level of growth in the Local Development Plan and these have been agreed by full council twice before. The Council has also commissioned its own work on population and household projections which has produced results broadly in line with the Welsh Assembly Government figures.

Cllr S Frobisher confirmed that the community poll in Bodelwyddan was acknowledged and confirmed that the turnout was 25% of the eligible voters. 21% of eligible voters voted against the development, 79% either didn't vote or voted in favour of the development.

Cllr L Morris sought clarification on the implications of not having an approved development plan.

A Loftus and G Boase responded in terms of risks if the Local Development Plan were not progressed, the UDP runs out in 2011 and of the 4,100 dwellings on site allocations in that Plan only 100 have not been built yet. The Council needs up to date policies to reflect current guidance and ensure an adequate land supply. It is a statutory requirement to produce a Local Development Plan and the Council signed up to this in 2005 when it approved the Delivery Agreement. Failing to progress the Local Development Plan at this stage would put the process back about 2 years and without an adequate land supply the County would be vulnerable to having to accept development on undesirable sites.

Cllr D Smith acknowledged that primary school provision was being considered as part of the development but questioned the knock-on effects on secondary provision and if the Council could fund this?

A Loftus confirmed that planning have been working very closely with education throughout the process and that the need for a new primary school had been identified but that there were surplus places in secondary provision.

J Walley Head of Modernising Education confirmed that educational places were calculated using a standard national formula. 1,700 new properties are calculated to generate an additional 515 primary pupils and 367 secondary school pupils. There is a shortage of capacity in the primary school sector in the area but surplus capacity at Rhyl High currently. There may be more difficulty in accommodating many additional Welsh medium secondary school places particularly if Ysgol Emrys ap Iwan in Conwy is affected by an increase in housing at Abergele from the Conwy Local Development Plan.

Cllr E Williams stated that he had been involved in the Local Development Plan process since it started and was sad to see so many councillors raising basic objections so late in the process. He emphasised that other communities and not just Bodelwyddan were dependent upon the decisions made at the meeting. Communities could be under threat if the Local Development Plan is not approved for submission. He considered that the process of developing housing numbers by the Welsh Assembly Government is flawed and that a bottom up approach should be adopted.

He congratulated the Head of Service and the Local Development Plan team for all the work done.

Cllr B Blakeley highlighted a current development in Rhyl and that it had failed to deliver promised community benefits, issues have arisen in relation to open space, roads etc and he felt that development should be spread more around the County.

A Loftus responded that Rhyl and St Asaph had also been looked at in terms of locations for a Key Strategic Site and this had been widely consulted upon. The site at Rhyl had been discounted as there were issues around the potential to deliver such a site such as the need for a new link road and flood risk. A Loftus reiterated that the site at Bodelwyddan will be the subject of a master plan and development brief that will be progressed with the community and reported back to the Council for approval. This will give the development brief significant weight and it will be a material planning consideration when assessing a planning application for the site. G Boase emphasised that this is Denbighshire's Local Development Plan and not the Welsh Assembly Governments.

Cllr S Thomas referred to Accompanying Document 4 Policy BSC5 – Bodelwyddan Key Strategic Site - Summary of key issues raised and Council's response, in particular paragraph 4.3 which referred to the involvement of a potential developer for the site. He felt this was inappropriate. He had been involved in the Local Development Plan process from the start and felt that the Council must listen to the public and that it was not too late to pull back from this strategy.

G Boase responded that the involvement of a potential developer of a major site was not an unusual one and reaffirmed that the concept of the site had come from the Council not the developer concerned. G Boase understood that the developer had become involved following the landowners appointing an agent to publicise the site and contact potential developers to see if they were interested.

G Boase stated that the alternative to following through with the Local Development Plan strategy was to go back to a piecemeal approach with small scale developments which would deliver no community benefits. The Local Development Plan has been very widely consulted upon and many changes to the Plan were proposed as a result of this consultation process.

Cllr TR Hughes asked 3 questions:

1. Rural schools in the south of the County are being closed is the money saved going to the north of the County to cater for incomers?
2. Can officers provide details where sites in other local authority areas have been picked off by developers because the Council has not had an adopted development plan.
3. The West Cheshire/North East Wales Sub Regional Spatial Strategy, how much influence has this document had on the growth figures in the Local Development Plan?

G Boase invited J Walley to answer the first question:

1. J Walley confirmed the Cabinet decision that any savings made in the education review would be ploughed back into priority education projects. The priority project being Welsh medium education in the north of the County.
2. G Boase expressed it was difficult to answer such a question without asking the other Local Authorities, however, mentioned a site at Llandudno Junction (Conwy) which was granted permission on appeal for 200 homes against local wishes.
3. The West Cheshire/North East Wales Sub Regional Spatial Strategy is no longer in place and it was never a statutory plan and has not influenced the growth levels in the Local Development Plan. The Mersey Dee Alliance who commissioned the strategy has an economic focus and plays no role in housing growth. (GHB quote from letter). The economy works across county and country boundaries and this is the focus of the group. Cllr E Williams confirmed that he attended the Mersey Dee Alliance meetings and that housing growth had never appeared on the agenda for any meetings.

Cllr B Smith confirmed she was a member of the Local Development Plan working group and echoed the comments of Cllr E Williams that she was saddened to be discussing the principle of the Bodelwyddan Key strategic Site at this late stage. She emphasised that the concept of a Key Strategic Site had been consulted upon at the Pre-Deposit stage (2008), there was very little objection to this concept and the Council had continued with this strategy on that basis. She reminded members that there would be the opportunity to review the Local Development Plan after 5 years. Two questions raised:

1. Bodelwyddan is a small community currently, how will the old and new parts of the community be integrated?
2. The Community Linguistic Impact Assessment that was carried out, what will the Council do to encourage the use of the Welsh language?

A Loftus responded:

1. Integration would be a key feature of the master plan approach, essential to engender a sense of community in Bodelwyddan between the existing and new parts of the settlement.
2. The CLIA has been recognised as an example of good work and the measures recommended in it to protect and grow the use of the Welsh language can be implemented. The provision of a new primary school will be important but also working with Welsh language organisations, promoting the use of community facilities and Welsh branding and marketing.

Cllr C Williams asked how many people had read the 58 page paper on the Mersey Dee Alliance in which 20,000 homes were proposed for the region covering West Cheshire and North East Wales. The paper also says that there is a need to create an identity for the region to include Ellesmere Port, Chester, Wrexham, Flintshire and parts of Denbighshire.

A Loftus and G Boase re-iterated that this was a non statutory plan and again quoted from a letter received from the Mersey Dee Alliance which confirmed that it had no role in looking at housing growth levels.

Cllr G Kensler queried that page 9 of the covering report paragraph 5.21 should read "*However, this allowance for slippage does not imply that the Council could reduce the Key Strategic Site allocation.*". A Loftus confirmed this was correct as highlighted on the yellow sheet which outlined minor corrections to the report.

Cllr Kensler highlighted the work done by Dr Alan Netherwood on the risks associated with global change. She stressed that the role of brown field sites and the role of agriculture would assume greater importance in the future. Brown field sites can be more expensive to develop and so are less attractive to developers but land is finite and should be protected. The former North Wales Hospital in Denbigh served as an example of where developers were unwilling to develop a brown field site. Felt that the Local Development Plan was a developer led programme. Felt that central government figures could be changed and that the Local Development Plan was not that long term as it only has 10 years left to run.

G Boase responded that the former North Wales Hospital as an individual deteriorating listed building was very different to a Local Development Plan.

Cllr P Marfleet stated that everyone was agreed that there is increasing pressure on the County's high streets and that retaining young people was a major issue that was leading to demographic problems. Communities that had seen little growth over the past 30 years had generally lost their shop, pub, etc whereas communities that had taken housing growth had thrived and retained their facilities. Many young people move away currently and some return to start families. Affordability and a general lack of housing is a barrier to young people staying and returning. Population growth must be accepted as it is linked to economic well-being. He cited the example of Telford New Town which was not welcomed locally when proposed but has proved to have many beneficial effects for the local communities in the area. Change is always hard to accept but it should be embraced. He asked if the decision went against having Bodelwyddan as the Key Strategic Site then why does the whole Local Development Plan strategy fail?

A Loftus and G Boase responded that the Key Strategic Site fits within the whole Local Development Plan strategy but it is fundamental to that strategy in terms of meeting housing needs. Any change that goes to the heart of the Plan would require a rethink on the strategy. It was confirmed that there has been a change in planning law, development plans used to gain more weight as they were progressed but the Local Development Plan will not carry any weight until it is adopted so it is not possible to use parts of the Local Development Plan and leave other parts until, after adoption.

Cllr M LL Davies had attended the Local Development Plan Working group as all members may. He stated he had asked 18 months ago whether the working group could reject the Bodelwyddan site and been told that it was a full council decision. He raised the issue of previous development sites failing to provide any community benefits and raised concerns over delivery of the Local Development Plan. He stated that other Local Authorities appear unconcerned at having no development plan. The Public Examination with the Inspector will provide another forum for the Local Development Plan to be debated but if the plan is found to be 'sound' what then for the people of Bodelwyddan who are against it? A 5 year review of the UDP was promised but never happened.

A Loftus responded that a report on all the consultation issues relating to the Bodelwyddan site was taken to the Local Development Plan working group in 2010 and that the group had decided to take any decisions to full council. As previously stated the Bodelwyddan site would be master planned and that the development brief would carry weight. If the Inspector felt that there were fundamental issues with the soundness of the Local Development Plan then he/she would not let the Plan go forward into the Examination. The UDP review process was before AL joined the authority (a review of the UDP was commenced, however the new Local Development Plan regulations came into force very early on and members decided to progress a Local Development Plan instead of reviewing the UDP). An annual monitoring report must be prepared for the Local Development Plan which will flag up any major issues with the plan and trigger an early review if necessary before the required formal review which must be started within 4 years of adoption.

Cllr C Evans commented that he felt that officers were not listening at Local Development Plan working group meetings and that it was all being left to full council and the Inspector to sort out the Local Development Plan. Again the Council is not listening to the people of Bodelwyddan. She stated that there was a need for higher levels of affordable housing in rural areas and 10 housing units for Llanarmon yn Ial over 10 years was not enough. Affordable housing costs should also be the same across the County as people in rural areas were unfairly penalised as houses cost more.

A Loftus commented that 12 units were to be allowed in Llanarmon over the plan period and that there was also the potential for rural exceptions sites of 100% affordable housing adjacent to development boundaries. In hamlets housing development would be restricted to those with a local connection. The issue of the costs formula applied is more an issue for the supplementary planning guidance than the main Local Development Plan.

Cllr C Hughes commented that it was a pity that the local member for Bodelwyddan (Cllr ER Jones) was being prevented from speaking at the meeting and requested legal clarification on the matter. He

also commented that the A55 is a barrier to the Welsh language and that he couldn't see the jobs forecast being realised.

J Kennedy Acting Head of Corporate Governance responded that she understood that the local member had been advised by his doctor not to stand and speak at the meeting and had a medical note to this effect but that she had not seen the note.

G Boase responded that based on the extensive evidence that had been compiled in the preparation of the Local Development Plan; employment land must go close by the A55 if it is to stand any chance of attracting investment and being taken up.

G Boase summed up the discussion that had taken place.

M Mehmet expressed his support for the Local Development Plan and the team that had prepared it and emphasised that the Local Development Plan had the support of the senior leadership team. In 2008 the council had agreed a strategic way forward for the Local Development Plan and the plan in front of members is the result of that strategy. Many people are very positive about the Local Development Plan and it should have the chance to be considered by the Inspector to determine whether the strategy is sound or not. Past developments have let people down but poor past experiences should not make us anti development. There is a need to ensure sustainable development for the future and the Local Development Plan provides a good opportunity for controlled growth to meet the needs of local young people.

Councillor S Frobisher proposed (seconded by Dewi Owens) that Members confirm continued support for the Local Development Plan as set out in Chapter 7 (as amended by Proposed Focussed Changes reference numbers FC20 – FC 24) including the proposed level and distribution of growth and the allocation of the Key Strategic Site at Bodelyyddan for a mix of uses as set out in Policy BSC 5 in the Local Development Plan (together with Proposed Focussed Change reference number FC 36)

Councillor Selwyn Thomas, seconded by Councillor Cefyn Williams proposed that a recorded vote took place. Following the agreement of the requisite number of Members a recorded vote was taken:

For the motion – (20)

Councillors, J. Cahill, J. Chamberlain Jones, W.L. Cowie, J.M. Davies, P.A. Dobb, M.J. Eckersley, S. Frobisher, G.A. Green, M.M. Jones, D.W. Lee, P.J. Marfleet, L.M. Morris, P.W. Owen, D. Owens, A.G. Pennington, B.A. Smith, D.A.J. Thomas, J. Thompson-Hill, E.W. Williams, and J.G. Yorke

Against the motion– (20)

I.W. Armstrong, J.R. Bartley, B. Blakeley, J Butterfield J.A. Davies, M.LI. Davies, C.M. Evans, G.C. Evans, R.L. Feeley, I.A. Gunning, D. Hannam, C. Hughes, N.J. Hughes, T.R. Hughes, E.R. Jones, H.LI. Jones, G.M. Kensler D.I. Smith S. Thomas, C.H. Williams

The Chair used his casting vote FOR the motion

Accordingly, it was **RESOLVED** that:

Members confirm continued support for the Local Development Plan as set out in Chapter 7 (as amended by Proposed Focussed Changes reference numbers FC20 – FC 24) including the proposed level and distribution of growth and the allocation of the Key Strategic Site at Bodelyyddan for a mix of uses as set out in Policy BSC 5 in the Local Development Plan (together with Proposed Focussed Change reference number FC 36)

At this point, 1.15 pm, the meeting adjourned for lunch.

DENBIGHSHIRE COUNTY COUNCIL

Minutes of a Special meeting of the County Council for the Local Development Plan (L.D.P.) held in the Council Chamber, County Hall, Ruthin, on Friday 20th May 2011 afternoon session resuming at 2 p.m.

PRESENT

Councillors W.L. Cowie (Chair), I.W. Armstrong, , B. Blakeley, J Butterfield, J. Cahill, J. Chamberlain Jones, J.A. Davies, J.M. Davies, M.LI. Davies, P.A. Dobb, C.M. Evans, G.C. Evans, R.L. Feeley, S. Frobisher , G.A. Green I.A. Gunning, D. Hannam, C. Hughes, M.M. Jones, P.J. Marfleet, L.M. Morris, D. Owens, B.A. Smith, D.A.J. Thomas, J.G. Yorke

ALSO PRESENT

Chief Executive (MM), Acting Head of Corporate Governance (JK), Head of Planning, Regeneration and Regulatory Services (GHB) Policy, Research and Information Manager (AL), Corporate Director Business Transformation and Regeneration (BJ), Corporate Director Demographics, Well Being and Planning (SE), Jonathan Easton, Kings Chambers – Council's Barrister

Chair welcomed everyone back

AL referred to Consultation Paper **AD3** which had been copied to all members on disc, with paper copies available in the Members' Room and from Group Leaders. Every minor change proposed to the Deposit Local Development Plan is listed in the document. Many changes were the result of input from the consultation stages and members views at the working group. In response to a query by Councillor M.LL. Davies, it was clarified that the paper had not been translated into Welsh as it is in draft form at this stage.

Councillor I Gunning referred to the problem facing young people in finding jobs. He hoped the outcome would be monitored.

Councillor G Evans expressed concern about the affordable housing policy in relation to hamlets.

Councillor S Frobisher (seconded by M. Ll. Davies) proposed that **Members approve the Consultation Report (Accompanying Document AD3) for formal submission to Welsh Assembly Government and the Planning Inspectorate.**

On being put to the vote this was **APPROVED**.

AL referred to recommendation 3: **AD5** – Focussed Changes Report. This document included corrections to typographical errors and the results of consultations undertaken.

Councillor S Frobisher (seconded by I Gunning) proposed that **Members approve the proposed Focussed Changes (Accompanying Document AD5) for consultation.** On being put to the vote this was **APPROVED**

AL referred to Recommendation 4. Councillor BA Smith asked if Denbigh should be included as it was not mentioned in the list on page 63.

AL replied that Denbigh should be included, that was an error.

Councillor B Smith asked about policy on renewable energy, that while discussion had taken place about windfarms, further advances could result in fields covered in solar panels.

Councillor P Marfleet thought the policy should be worded to cover whatever may be developed in the future.

AL considered that VOE 10 covered it, but may be reworded to make it clearer.

Councillor S Frobisher (seconded by I. Gunning) proposed that **Members approve the Denbighshire Local Development Plan with proposed Focussed Changes and agree to formally submit the Local Development Plan together with proposed Focussed Changes to Welsh Assembly Government and the Planning Inspectorate (Accompanying Documents AD1, AD2 & AD5)**

On being put to the vote this was **APPROVED**

AL referred to Recommendation 5, regarding the Examination in Public. In response to a query by Councillor Colin Hughes about the level of Member involvement, AL advised that the Inspector can invite anyone to contribute to the Examination in Public. Anyone who had made a valid objection during one of the prescribed consultation periods may give evidence.

Councillor S. Frobisher (seconded by D Hannam) proposed that **Members agree to arrangements for the Examination in Public to be progressed and delegate authority for the Head of Planning, Regeneration and Regulatory Services to enter into a Service Level Agreement with the Planning Inspectorate**

On being put to the vote, this was **APPROVED**

AL referred to recommendation 6. In response to a query by Councillor GC Evans about the future role of the Working Group, GHB replied that there would be a role moving towards the Inquiry, and he would discuss this with the Lead Member.

Councillor D Owens proposed that **Members delegate authority for the Lead Member for Sustainable Development & Environment in consultation with the Head of Planning, Regeneration and Regulatory Services to agree any non-material changes to the Local Development Plan and accompanying documents which may be necessary prior to formal submission and during the Examination in Public**

On being put to the vote this was **APPROVED**

Councillor DAJ Thomas considered that Members had been required to make a significant decision for Denbighshire County today and praised the staff involved in ensuring everyone received the large amount of information necessary.

Councillor S Frobisher welcomed the debate but was sorry the Working Group had been criticised. She echoed the praise for the amount of work and effort the staff had put in.

Councillor D Owens stated that the Working Group was not being criticised but the use Councillors had made of it.

Councillor Ian Gunning proposed that a Monitoring Group be set up, this was agreed.

The Chair thanked everyone for attending.

The meeting closed at 2.40 pm
