

**MINUTES OF BRECON BEACONS NATIONAL PARK AUTHORITY PLANNING,
ACCESS AND RIGHTS OF WAY COMMITTEE HELD AT PLAS Y FFYNNON,
CAMBRIAN WAY, BRECON ON TUESDAY 22nd JANUARY 2008**

PRESENT

Powys

Cllrs Mrs K Silk, K Pathak, E T Morgan (Chair), Mrs M Morris, J Steadman, J Griffiths and W Powell

Carmarthenshire

Cllrs E Williams and H Morgan

Monmouthshire

Cllrs A Breeze

Blaenau Gwent

Cllr D L Elias

Merthyr Tydfil

Cllr A Baynham

Rhondda/Cynon Taff

Cllr G Thomas

Members appointed by the National Assembly for Wales

Mrs J James, Mrs J Charlton, Mr M Buckle, Mr P Seaman, MBE

1. Apologies

Apologies were received from Cllrs M Jones, A Carrington, M Reece, Mrs M Taylor, Mr J Suter, Mrs M Underwood, Mrs C Graham

2. Chairman's Announcements

The chairman said this was the first meeting of the New Year, and he welcomed Cllr D L Elias, representing Blaenau Gwent as a new member to the Committee. Members asked that a letter be sent to Cllr Mostyn Lewis, the previous member for Blaenau Gwent, thanking him for his contribution to the National Park.

The Chairman welcomed Cllr Elwyn Williams back to the Committee after a recent accident. He informed members that the Planning Manager (West) was currently away from work after breaking his leg.

3. **Declarations of Interest**

Name	Enc No.	No.	Nature of Interest
Cllr A Breeze	5	06/00658/OUT	Members of Monmouthshire County Council
Cllr D L Elias	12		Chairman, Brynmawr School
Mrs J James	7		Shareholder in Wales and West Housing Association

4. **Minutes**

The Chairman was authorised to sign the Minutes of the Brecon Beacons National Park Authority Planning, Access and Rights of Way Committee held on 12th December 2007, as a correct record, subject to an amendment to Item 7, page 10 – Brecon Economic Development and Regeneration Strategy Development Framework – Draft Report.

During the discussion on the above report, Mr P Seaman had expressed concern that the report did not reflect the Georgian character of Brecon town. At this level the report should be strategic. The King George Playing Fields had been identified in the report as an area of potential growth and he considered this unacceptable and should be removed from the report. He would like to see archaeological survey of Brecon carried out.

Cllr W Powell had also expressed severe concerns about the way the hinterland areas had been neglected in the report. The report stated that consultations had taken place with National Park Members and he wished to categorically state that no such consultations had taken place. The National Park was committed to working up a SPG for the Talgarth area some 12 months ago and this had not been able to progress which was a major missed opportunity for Talgarth. In the report, open parkland adjacent to Brecon was identified for new build hospital which would have an impact on the Bronllys Hospital, a fact that is barely mentioned in the report. He concluded there were serious questions to be asked about the way the Authority had contributed to the report.

The amendments to the minutes as detailed above would be considered at the PAROW meeting on 17th March 2008.

The Head of Planning Services said a meeting was being held on 23rd January which was a direct result of the responses that officers had made to Hyder and the Welsh Assembly Government, and a further public event is planned. He would meet with members following this meeting.

5. Applications Delegated to the Development Control Managers

In response to a query from members regarding a fringe application the Head of Planning Services said a fuller explanation would be brought back to the next meeting of PAROW on 4th March.

6. Summary of Appeals

The report was received.

7. Development Control Related Matters

Affordable Housing Scoping Paper

The BBNPA is beginning the consultation period and preparation of the Local Development Plan. This provided an opportunity to review the current Affordable Housing Policies and their effectiveness, and to investigate whether the best use is being made of available models and methods of provision. The policy context used was Technical Advice Note 2 (TAN2) issued by the Welsh Assembly Government and the Unitary Development Plan (UDP) and Local Development Plan (LDP) prepared by Local Planning Authorities in consultation with Local Housing Authorities.

Mr Terry Flynn, Affordable Housing Office presented the first part of the report. He said the report was intended to stimulate discussion. TAN2 gave the definition of affordable housing is where there are mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupancy and for subsequent occupiers. It included:

- Social rented housing
- Intermediate housing

The responsibility for Affordable Housing was shared between Local Authority and the relevant planning Authority and was provided by social rent housing and shared equity schemes.

Mr Flynn then informed members on the policy of who paid for the affordable housing and the system of perpetuity.

The second speaker was Mr David James who had recently taken over as Rural Housing Enabler, a role to assist the community to provide affordable housing. Mr James said that sustainable development could only be achieved by a community led basis. By means of illustrative maps of areas of the National Park over the period 2004 to the present, Mr James identified trends in housing in various areas of the Park. This showed that in rural areas average house prices were often out of reach of local buyers and young families were moving to the lower house price areas, although the whole issue was complex.

The third speaker was Nicki Cole Development Co-ordinator of the Wales and West Housing Association. Ms Cole spoke about the regulatory requirements placed on Housing Associations by the Welsh Assembly Government.

Requirements of space and quality were often difficult to achieve. Rents have not risen in comparison to costs and Housing Associations are often struggling to meet the 42% of costs they are expected to find. Social housing was complicated and Housing Associations have to work in partnership with Local Authorities, Planning Authorities and also within government guidelines. The major issues facing Housing Associations were obtaining land, the increasing use of 106 Agreements and finding other ways of meeting needs. There are also issues regarding the lack of understanding of what affordable housing and social housing involves.

The Head of Planning Services said members would recall an Affordable Housing Working Group had been established at the last meeting of which, it had been agreed that all the members of PAROW would benefit for the report and presentations. He thanked Mr Flynn, Mr James and Ms Cole for their input. He reiterated the UDP policy on affordable housing. The Authority also has policy relating to exception sites but these sites are becoming increasingly difficult to find. BBNP will have opportunity to allocate sites for affordable housing in the LDP and that will prove difficult unless land can be found at a reasonable cost. Currently, he and the Planning Manager (East) had spent considerable time re-negotiating sites for a higher percentage of affordable housing. Officers are aware of what is required for affordable housing and negotiate with applications appropriately, and agents and developers were being made aware that affordable housing applied to all sites.

During the discussion that followed the presentations the following points/questions were raised by members:

Mr Flynn clarified the number set out in on site provision (page 6 of the report), that on site provision is 5 or more dwellings.

Mr James explained how he works with community councils to assess local need for affordable housing and how the analysis of data is made. Communities were at various stages in the process, some having completed local needs survey. He considered community involvement to be vital.

In response to a query regarding eligibility of people for social housing and whether there was a risk of abuse by people who subsequently have an increase in income but remain locked into the system, Nicki Cole explained the criteria used and how Housing Associations try to ensure genuine need.

Cllr Powell wished to thank the three presenters for an excellent report. He raised questions regarding development costs and appropriate development. Mr James said he would be contacting WAG regarding development costs in rural areas. Ms Cole said private sector renewal was very important because of low levels of land available for affordable housing.

Members made the point that local Authorities are having to sell land at the highest rate possible and being asked to release land for affordable housing was problematical for them. Ms Cole agreed this was a difficult situation, but

some local authorities are working hard to identify land. Mr Flynn said Powys CC have a working group looking at specific need.

Cllr Mrs Morris was concerned at what would happen in the future in rural areas – young families are leaving, farmers cannot afford to let land go for affordable housing. Mr James thought that affordable housing is now at the top of the political agenda and he was optimistic this would improve the situation in the future.

Some members made the point that Councils have disposed of social housing by the 'right to buy' policy and it would not be re-obtained by those Councils.

The Chairman concluded by thanking everyone for their contributions. He considered the issues of Section 106 agreements and planning obligations were paramount as was the revitalising of the rural hamlets.

Access to Information

Resolved: that pursuant to the provisions of Section 100A of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that there would be a disclosure to them of exempt information as defined in Paragraphs 12, 13, 17, 19 and 25 of Part 4 of Schedule 12A of the above Act and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Public Interest Certificate

The report was noted.

Town and Country Planning Act 1990 **Prohibition Orders on Old Mineral Working Sites**

Late Information:

Amendments to report:

Remove reference to Cefn Cadlan quarries in paragraph 1 in paragraph 1 and replace with Caer Howell quarries.

Delete sentence "Environment Act 1995 Review of Mineral Planning Permissions: site classified as formant in the list, published January 1996 on pages 3, 5 and 8.

Page 3 – replace date 1953 with date 1973

Resolved: That whereas it appears to the Authority that the winning and working or depositing of minerals has occurred at Craig-y-Gaer, Clydach Station, Darenfelin Crossing (Llanelly), Daren (Hillside) and Hafod Farm Quarries, but has permanently ceased, the Authority, under powers conferred upon it under Paragraph 3 Schedule 9 Town and Country Planning Act 1990 resolves to make Orders prohibiting the resumption of mineral working at these quarries.

Proposed by Mrs J Charlton

Seconded by Cllr K Pathak

Cefn Cadlan Quarry Prohibition Order

Resolved: That the Authority withdraws the Brecon Beacons National Park Authority (Cefn Cadlan Quarry Penderyn Aberdare) Prohibition Order 2007 made on 7th August 2007 under Section 102(8) and Schedule 9 of the Town and Country Planning Act 1990

Proposed by Cllr J Griffiths

Seconded by Cllr E Williams

8. Planning Services Enforcement Quarterly Statistics

The Enforcement Monitoring Officer presented the report; however, he was not the author of the report and considered the number of cases reported as having been resolved may be a mis-print. In response to a query from a member regarding actual number of cases resolved, not only those within 12 weeks period, the Monitoring Officer said he would be bringing a full report on all outstanding cases to the next meeting of PAROW.

9. Planning Services – Enforcement Procedures and Practices

In view of various recommendations for changes within the Planning Services, it was agreed this report be deferred for consideration at a later date.

10. Planning Services – Summary of Formal Enforcement Action Taken

The Enforcement Monitoring Officer updated members regarding Enforcement Reference 4039. An appeal had been received since the last PAROW meeting .

The report was noted.

11. Access to Information

Resolved: that pursuant to the provisions of Section 100A of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that there would be a disclosure to them of exempt information as defined in Paragraphs 12, 13, 17, 19 and 25 of Part 4 of Schedule 12A of the above Act and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Public Interest Certificate

The report was noted.

Section 1 – Reports seeking authority to take enforcement action

ENF/3466 – Nature of Breach – Unauthorised erection of two timber sheds within the grounds of a Grade II Listed Building

Withdrawn.

Section 3 – Reports where no further action is required

The contents of the report were noted.

- 12. Such other business of a Planning, Access and Rights of Way nature as in the opinion of the Chairman is of such urgency as to warrant consideration**

None

Signed as a correct record
Chairman of the Planning, Access and Rights of Way Committee