

Subject: Masterplan Working Group

Present: Phil Parker (ACC)
Lisa Marshall (YGC)
Louise Hughes (GC)

Author: Lisa Marshall

Date: 05.04.16

Location: Council Offices, Dolgellau

Copy: Fairbourne Project Board
Those absent by apology

Item No	Action	By who	Date
1	Apologies received from Sylvia Stephenson, Pete Cole, Julian Kirkham, Louise Pennington, Reuben Woodford, Cefin Edwards, Mark Wiles, Greg Guthrie.		
2	<p>Masterplanning Session (Thursday 17th March 2016, Dolgellau):</p> <p>The session was reasonably well attended and a large number of important issues were raised, however, many issues raised were more comments rather than problems that could affect the village. LM to go through the feedback, picking those issues that should be included within the Masterplan.</p>		
3	<p>Format of Masterplan:</p> <p>The proposed format of the Masterplan was discussed. LM had produced a 'picture' demonstrating the different risks from flooding in Fairbourne. This led to a discussion about how we could visually communicate to others, the effects of natural processes in the village, along with the problems they are likely to cause, from a social, economic and environmental aspect.</p> <p>It was agreed that the Masterplan should therefore take the following format:</p> <ul style="list-style-type: none"> a) A diagram with various layers over a period of 40 years; these would be: (1) sea, groundwater, river and pluvial levels, (2) the effects of these natural processes on the natural and built environment, (3) the problems these effects would cause from a social, economic and environmental perspective and (4) the solutions that would need to be in place. b) A programme, detailing anticipated problems and their solutions along with timescales. c) Report/narrative detailing the process we have gone 		

	<p>through (eg considering the options etc).</p> <p>It was discussed that at this early stage, a great deal of assumptions would have to be made with the timelines and water levels, in the absence of more accurate data.</p> <p>LM confirmed that she would be able to get the levels modelling/predictions done from within Gwynedd.</p>		
	<p>Buy to Let/Equity Release scheme:</p> <p>The different options for the above scheme were discussed including housing associations, sheltered housing and Community Interest Company.</p> <p>An excellent idea was put forward by LH in the form of charities buying houses to enable families to have a disabled relative to live with them in the specially-adapted house. LM said she had a meeting booked with Gwynedd's Strategic Housing Manager and would raise this idea at that time.</p> <p>The idea of having a mini-event for the Buy to Let project was discussed. This was due to the fact that very few residents had come forward at that time to request property condition surveys. PP suggested that it was possibly because residents didn't fully understand the concept and felt that if they agreed to have a survey, they would then be obliged to participate in the Buy to Let scheme. PP suggested a mini drop-in event to inform residents about the project and it's progress along with asking them if they would like to register for a survey at the time. This was agreed and LM will take this forward.</p>		
4	<p>Engagement with Businesses:</p> <p>This is a task that still needs to be undertaken. Work on the project analysing 'The effect the SMP2 has had and will have on the people and economy of Gwynedd' has now begun and will be engaging with businesses in the near future.</p>		
9	<p>Date of next Masterplan meetings:</p> <p>Tuesday 3rd May 2016, 10.30am at Dolgellau office Tuesday 7th June 2016, 10.30am at Dolgellau office Tuesday 5th July 2106, 10.30am at Dolgellau office Tuesday 2nd August 2016, 10.30am at Dolgellau office Tuesday 6th September 2016, 10.30am at Dolgellau office</p>		