

St Agnes Parish Neighbourhood Development Plan
Meeting 24 Minutes – NDP – 12/4/2017
 Venue: Mount Hawke Chapel, Start time: 7pm. End time: 9.15pm



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1. Welcome and Introductions, apologies for absence

Attendees;

Cheryl Marriott
Mike Bunt
Mike Lunn
Pauline Barrow

Roger Radcliffe
Lynn Davies
June Crossland
Dawn Brown

Martin Ripper
 Robert Wetherill
 Diane Wetherill
 Bob Crossland

Apologies received:

Alan and Jinny Clark

As the post of secretary for the Steering Group remained vacant M Bunt agreed to take notes.

2. Minutes from Last Meeting: Accepted as a true record.

ACTIONS from previous meeting:

- **M Bunt to arrange venue and invite representatives from different wards for a Settlement boundary steering and focus group consultation – Completed**
- **Cheryl Marriott to convene the first meeting of the Policy Working Group - Completed**
- **Cheryl Marriott to speak to Cornwall Live – Completed**

Summary of progress of Focus Groups: As the meeting was intended to concentrate on the 'draft policies' there were no updates for the Focus or Support Group.

FOCUS GROUP 1 – Housing, Education and Community Facilities

FOCUS GROUP 2 – Landscape, Natural and Built Environment

FOCUS GROUP 3 – Business, Employment and Infrastructure

PROJECT SUPPORT GROUP -

3. Policy Direction Work

The Policy Working Group had met with Coleen on the 30th March and had worked through as many of the draft policies as possible in the given time. The following is a brief summary of the actions arising from the meeting with Coleen.

- **Open Spaces Policy:** Jinny to send Cheryl the updated policy who would pass it to Coleen who would produce the policy wording. **Action: Jinny**
- **Affordable Housing Policy:** Dawn suggested that this policy should consider the number of bedrooms in each affordable home as she was concerned that developers, in meeting the % requirement might build only single bedroom affordable properties. **Action: June to speak to Coleen about this.**
- **Design Guide for the Built Environment:** It was decided to combine this with the Village Character Assessment (VCA) policy and shift the onus on to the developer to use the VCA as a tool rather than try to be prescriptive about design. Some alterations would be required to reflect the outcome of the Village Character Assessment. **Action: June.**
- **Equipped Open Space Provision:** June had made some alterations to this policy to reflect the need for 'small equipped play' areas.

Blackwater – Mithian – Mount Hawke – Porthtowan – St Agnes

- **Housing for Specific Needs:** Given that our surveys had identified a specific need in the Parish for smaller open market properties for older people to downsize to we wondered if we could include this in our policies for exception sites – Coleen was investigating if this could be included in a policy.
- **Second Homes Policy:** Coleen was fairly happy with the wording of this policy.
- **Self-Build Policy:** It was felt that if some of the affordable housing allocation was to comprise ‘self-builds’ there might need to be a restriction on plot sizes. Cornwall Council planners are due to meet about this and Coleen will feed back.
- **Discussion on the proposed new settlement boundaries:** June felt it very important that we should employ a professional planner to deal with any objections arising out of our public consultations. **Action: June to discuss with Coleen.**
- **Village Character Assessment:** It has been decided to merge this policy with the Design Guide for the Built Environment. **Action: Mike B to inform our volunteers that, although this was still considered very important, this assessment would now be done by late summer to allow the group to work on our draft policies.**
- **Commercial Premises Policy:** Coleen had raised some possible issues with this policy with regard to viability. There was also some discussion on the possibility of encouraging specific commercial premises in Community Land Trust considerations. **Action: Focus Group 3 to consider and amend.**
- **Education and Transport Policy:** Coleen had identified the need to clarify the provision of footpaths from new developments. Martin felt that the reference to Q24 should be removed from this policy because the results were ambiguous. **Action: FG3**
- **Employment and Housing Policy:** It was decided to remove the reference to Housing from the policy title. There was a discussion on whether the NDP could use policies to encourage the creation of employment opportunities. It was decided that under ‘Policy wording’, No. 7 (beach sand) should be moved to the Landscape and Natural Environment Policy. Roger agreed to review his policy in light of Coleen’s comments. FG3 were also asked to consider a ‘Tourism’ policy. **Action FG3**
- **Transport & Infrastructure Policy:** It was suggested that this policy might contain a clause protecting the route of the former St Agnes – Chacewater Branch Line from development as it was considered a possibility that this line might be re-opened or used as a cycle route linking the Parish with rail network. It was felt that this policy contained some items that would be considered as future projects as opposed to NDP policies, there was therefore a need to discuss where these ‘projects’ could be recorded. The reference to Q23 contained an error – the % was 50 – not 60 and the reference to Q24 should be removed. **Action: FG3**
- **Landscape Policy:** Coleen suggested that this policy was a duplicate of the Cornwall Local Plan (CLP). The Steering Group disagreed with this view because of the special importance of our landscape. June felt it important that we had a policy that reflected the results of our Local Landscape Character Assessment because the CLP did not reference any Local Landscape Character Assessments. **Action: June to discuss this with Coleen**
- **Protected Landscape Policy:** June to consider local issues that need to be addressed in this policy. **Action: June**
- **Historical Environment Policy:** Cheryl to send Coleen’s comments to Peter Rose for his consideration. **Action: Cheryl**
- **Wildlife Protection and Enhancement Policy:** Cheryl will respond to Coleen’s comments. **Action: Cheryl**
- **Renewable Energy and Sustainable Community Policy:** FG3 to work through Coleen’s comments especially with regard to the evidence. Martin pointed out some errors in the percentages quoted for Q29 & Q30. **Action: FG3**
- **SDS Policy:** FG3 would consider this policy to reflect Coleen’s comments. **Action: FG3**

It was decided that there was a need to identify whether there were any gaps in our policies compared to the Cornwall Local Plan and issues identified by our Questionnaires. Martin agreed to consider this. **Action: Martin**

4. Policy Direction Leaflet / May Bolster Submission.

It was decided that we should post a progress report in the May Bolster to keep the NDP in the public's awareness. **Action: Bob and Mike B to produce.**

It was agreed to produce a leaflet (similar to the recent 'Thank You' document) which would be designed by Jeff Muir and distributed with the June Bolster. This would serve the purpose of generating interest in the 'Settlement Boundaries' public consultations planned for June and to inform the community on the direction our policies were taking.

Actions:

- **Bob and June to produce some notes on the Village Boundaries**
- **Cheryl to produce the text on the 'Policy Direction'**
- **Mike L and Mike B to co-ordinate design, production and distribution with Jeff Muir and the Bolster.**
- **Mike L to arrange locations for the public consultations.**

5. AOB

The lack of an NDP secretary was raised – there were several options to pursue. **Action: Pauline & Mike B.**

Date and Location of next meeting:

Date: 10/05/2017 between 6.45pm and 9.00pm.

Venue: Porthtowan Village Hall.

Commented [C1]: just for consistency