

St Agnes Parish Neighbourhood Development Plan Steering Group

Minutes of the Wednesday 10th May 2017 Meeting

Porthtowan Village Hall (please car-share if possible)



1. Present:

Cheryl Marriott
Mike Lunn
June Crossland

Pauline Barrow
Martin Ripper
Lyn Davies

Roger Radcliffe
Alan Clark
Mike Bunt

Dawn Brown
Jinny Clark
Bob Crossland

Sue Herman
Rob Wetherill

Di Wetherill

Robbie Walton

2. Apologies received.

No apologies, all in attendance

3. Welcome & introductions for secretariat

Sue was welcomed as the new secretary

4. Actions from previous meetings (not covered by the agenda)

Mike B, Bob and June had put notices in bolster regarding the village boundaries
All actions not on the agenda were completed

5. **Policy direction work-** Feedback from individuals and/or focus groups regarding their actions following our discussion of policy templates at the April meeting. To include a discussion about a developer's perspective on settlement boundaries, land allocation and second homes- Robbie Walton invited.

Focus group 1 – Amendments to policies following Coleen's input.

Bob had combined design guide and policies. Noted that the Self build feedback forms needed reviewing and the final draft policy put together.

Action - June to chase up.

June had contacted the planner and assistance/support had been offered for the consultation events if needed.

June noted that responses to the Settlement boundaries received at the end June would likely receive objections therefore it would be good to have an independent planning consultant to review and produce a design process that is clear and transparent and distanced from NDP Group.

Mike L noted that CRCC had quoted 300 per day

Jinny had asked questions in relation to the minutes (housing, environment and landscaping) and would circulate the answers to all members.

Action – Jinny to circulate response to members

Bob noted that the FG had met yesterday to check and compare proposed boundary maps with those of CC

3 things missed out .

MB provided power point presentation of amended settlement boundaries.

Settlement boundaries – principles remain the same however:

Blackwater amended to include Toronto

Roger asked for clarification of the green dotted line. Agreed that it denoted the extent of the settlement boundary but not within ndp designated area .

Noted that this definition would be the same for the green dotted line on the Porthtowan map.

Mithian – small addition to take in the curtilage of the orchard.

Mount Hawke – 2 minor additions.

Porthtowan – Atlantic Way addition, missed the play park next to the unicorn. Agreed to take in all play areas and open spaces.

As the extent of settlement area lies outside the ndp area Jinny suggested inviting adjoining PC's to the next NDP meeting

St Agnes –Extended to include the Polberro and Woodlands developments, but mainly kept to original settlement boundary

Water Lane – Carrick DC 1998 Settlement Boundaries did not include this area at all, therefore the logical line was to include the bottom of Water Lane up to last of the older houses.

2 properties at the end of Goonown Lane and the cottages at the end of Goonbell Riding Stable lane.

Taylor Wimpey and Miners Way developments, included on Penwinnick Rd but would remove the small section of lane to Endean Farm.

Goonown Playing Field to be included. Again, all plans to show green open space.

Excluded land adjacent to Castle Rag development and keep boundary left of the lane (Goonvrea)

RR felt that at the public consultations there should be an explanation on how the settlement boundaries would impact on future development e.g. Exception Sites.

There was to be a meeting next week to discuss preparations for the public consultation events.

Noted all boundaries are open for discussion at the public consultation.

BC get plans redrawn to reflect agreed amendments and rewording of green dotted line. Ready for consultations

Robbie spoke from a developer's perspective on 2 issues;

Allocated sites for future development and Second homes policy.

Allocated sites and Housing Needs

Housing need – “Over rules” so developers can still develop if a need is proven, the NDP has the opportunity to allocate sites on behalf of community and be proactive, not by deterring building, but by deciding where it should be.

NDP could allocate suitable sites within the parish to provide sustainable development, in case CC decides the Parish needs to provide additional housing to meet a growing housing need.

RW explained his concerns about the NDP not allocating sites for development and we had a lengthy discussion about the difficulties involved with allocating sites in a parish with 5 separate main villages. RW also has concerns that a second-homes policy could be counter-productive. Discussed, how it is not clear how such a policy will play-out long term but that there was now a clear mandate from the community to include a policy on this. RW will provide a summary of his concerns to the group.

Discussion regarding the accuracy of housing register figures and housing need.

AC felt that the CC allocation had been met but not necessarily the housing need.

RR thought it would be interesting to know if the housing policy worked e.g. Wimpey and Miners Housing survey indicated a level of need, what is the need and was it met?.

MB trying to create business/employment and should business site allocation be considered?

Action – A possible meeting with Housing Officer to determine level of uptake and housing need within the Parish.

Further discussion with Coleen regarding business/employment planning issues.

Second Home – Policy direction new builds

RW felt that the move was made with right intentions but that not thought through of real impact.

Strong views on both sides. CLT Andrew George article statement.

DB – do you want policy and most said yes in our questionnaire.

RW educating community – if implement will put a premium on existing housing stock. If constraints placed on new housing stock in less desirable areas, locals will be priced out of desirable locations as these will have no constraints placed on them.

BC – still waiting to see impact of other NDP no clear solution and will be fallout but how do we manage

BC Link for second homes

Peter Edwards article– St Ives, Lynn? and St Minver how enforce and define?

RR more houses build the cheaper every house becomes.

RW possible for policy to be flexible, included in NDP but

BC 3 NDPs have been agreed with this policy for second homes.

BC looking for better solutions that meet the aspirations of the community, but working with what we have.

RW if it did have the effect of bringing land prices down the limit is still 10-15 thousand for affordable/ exception sites. Estimated for 15 houses on an acre. More constrained to build.

RR asked RW to provide a distillation of the main points he raised which are contrary to the NDP second home policy so that they can be considered by the NDP committee

Action Robbie to provide members with a copy of his concerns.

Focus Group 2 not met

JC – landscape in discussion with Coleen.

Village character assessment put back to September. RW Martin Lonsdale may be able to assist but will charge. Person needed to lead volunteers. g

Focus Group 3

Alan Clark -Discussed and amended 3 policies. Forward to CM

Action. CM to forward to other members and Coleen to coordinate input.

Done and copies sent

Employment

Tourism

Meet next wk

Commercial Premises Policy FG3 had used the recent planning application concerning the old Barclay Bank premises as a case study and had added wording to the NDP policy that would add value to the local plan.

JC Draft policies put on website,

RR once fully discussed with Coleen. Noted better to inform and let public know policy direction and progress.

6. Policy direction leaflet –update of progress from Mike B and Mike L

Mike B and ML had met with leaflet designer and agreed on format and the inclusion of grant provider logos etc. As the deadline for amending the draft leaflet fell before the next SG meeting any amendments would have to be agreed by email.

Alan noted that the wording of some policies still needed tweaking.

Noted that Mike B had to give the designer something to work on and that the document would come back for comments before being printed and circulated.

Agreed the leaflet would be circulated by the Bolster and widely distributed through various outlets, but not door to door as it was felt that the Bolster coverage was sufficient.

7. Consultation events- planning the logistics

Venues agreed.

Information to be provided.

- Settlement boundary maps
- Policy and Policy directions
- Information hand out sheets PC will print and laminate at cost.
- Evidence base

Similar to last time, display boards needed. Small group to sort logistics -.

Action - Roger, Mike B and Alan - to arrange meeting to discuss boards and other requirements.

AC collect and deliver boards

RR to provide information relating to number of boards needed.

Action - Cheryl to send email requesting volunteers, at least 2 from each focus group to ensure they have enough cover.

June suggested 2 response forms

- 1) response form general on policy direction.
- 2) response form on settlement boundaries.

Action – Mike B meeting with June and Planner at 10.15 am Thursday to discuss wording on response forms, to enable the capturing of explicit objections and allowing for well informed comments and thoughts from members of the public.

Robbie asked if it would be possible to leave information boards in various locations thereby allowing the public longer to view prior to and after the main consultation events.

RW leave boards at library, MMI etc if interested and what to know more. Make if self explanatory and simple and give link to NDP website.

Action – Mike B to talk to Andrew Lee the librarian. Also to see if an evening event could be possible.

Pauline suggested a board left in Porthtowan village hall foyer.

June noted that as the consultation event would be completed by 12th June all comments should be back by end of June.

Cheryl asked if the maps could be made self explanatory, by shading inside and outside the settlement boundaries differently and providing a map legend to explain the significance of this.

8. **AOB**

Mike L request requested possible focus group expenditure. June noted that she will require funds but it depends on the quote we get for a planning consultant.

Mike Lunn suggested that a letter of thanks be sent to Amanda for services as past secretary.

Action Mike L to send letter.

9. **Confirm Date & Location of next meeting/s & key agenda items**

Next meeting Wednesday 7th June at Mithian 7.00pm