



Minutes of the **Neighbourhood Plan Committee**,
held on **Tuesday 26 June 2018**,
at the Tamar Valley Centre commencing at 1800.

Those present were-

Sylvia Bonsey, Kate Latham, Terry Letchford, Clive Frederick-Preece, Jean Miller, John Roberts, Glenys Rooker (Chair), Alastair Tinto.

Steve Bersford Foster (Project Manager)

Clare Bullimore – Deputy Clerk (Minutes)

1. APOLOGIES

David Harding, David Lane, Marin Smith, Tish Valva, Joan Veale.

2. PUBLIC PARTICIPATION

None

3. APPROVE MINUTE OF LAST MEETING – 24-04-18

Proposal/Resolution: to approve the minutes (proposed: Jean Miller, seconded: Terry Letchford – unanimous).

4. MATTERS ARISING

All items covered by the agenda.

5. NEW CORRESPONDENCE

North Cornwall Cluster Group have written to parish councils asking for support due problems arising with rural exception sites and CLP policy. Affordable homes are being built, often to fulfil the housing numbers for neighbouring parishes and network areas.

Action: agreed to write in support of their concerns and CB will send the letter out with the minutes.

6. COMMENTS FROM CORNWALL COUNCIL ON DRAFT NDP AND ACTION PLAN TO DATE

The comments received from Zoe Bernard John in Cornwall Council (ZBF) had been disseminated. The drafting group (KL, GR, CB) have met with Steve to go through the comments and have actioned some (formatting, editing, ease of reading etc) but have highlighted other issues for the NDP Committee's direction – *see subsequent items*.

7. ITEMS FROM FEEDBACK FOR DISCUSSION/AGREEMENT

Inclusion of NPPF and CLP Policies

ZBF feels that included the NPPF and CLP policies is unnecessary as they can be referred to by the readers. The drafting group feel that the inclusion of the relevant policies is useful and by putting them in separate boxes it distinguishes them from the text – *NDP Committee agree, resolution to leave the boxes in*



Foreword

ZBJ's comments were that people should not be listed in the plan, but Kate and Glenys have included names of those who have been involved in the plan in the Foreword, also acknowledging David Harding's chairmanship – *NDP Committee felt the wording of the foreword was very good*

LISF 1A

ZBJ's comments were that only the last three bullet points are not covered by CLP Policy 4.4 and wondered whether the previous bullets should be specifically listed. *NDP Committee agreed that this would be rewritten to list only community centres and the Parish Quays; the open spaces would be listed elsewhere and CLP policy 4.4 be referenced in the narrative before the policy.*

Allocated Sites and Housing Numbers

Steve presented this item and had drafted maps (to be disseminated with minutes).

Rural Gaps

These had originally been drafted by CB, but Steve suggested that they could be expanded to include all areas between villages – *the NDP Committee agreed that this would better demonstrate the community's wishes to have open space between settlements.*

Settlement Boundaries/Allocations in Delaware and Harrowbarrow Wards

Steve suggested shrinking the boundaries in several places in the Delaware Ward partly to leave some sites that may have the potential to be rural exception sites and to reduce the curtilage which may otherwise allow in excess of 30 houses on a site. He suggested including the site of the attenuation pond, south of the Wain Homes development, in the rural gap and agreed with the NDP Committee's previous suggestion of an allocated site next to the new development at Double White Rise (near the playing field) feeling this is a sustainable site.

In the Rising Sun area, he felt one site would be highly inappropriate compromising the rural gap; another may offer a suitable allocation for 10 houses and a third site should not be allocated but may be considered in the future as a potential site. There was discussion about the curtilage of the boundary line in lower Metherell with Steve suggesting it could be shrunk or suggested as an allocated site. Following discussion a proposal was made: to include the site as an allocated site which would show commitment to developing some open market houses as well as affordable homes – proposed: John Roberts, seconded: Jean Miller vote carried the proposal (5 in favour, 1 objection and 2 abstentions).

The NDP Committee agreed to all of the suggestions made by Steve following discussions.

Steve suggested the NDP Committee (or the drafting group) could carry out an assessment of land that has come up on pre-apps as they are obviously sites that the landowner has identified as available, but they may not necessarily conform to policy.



Action

- Steve to reword LISF 1A to reflect ZBJ’s comments and NDP Committee’s agreement
- Steve to finalise the maps to reflect the NDP Committee’s agreement
- Clare to send Steve a map showing pre-apps that have been submitted recently.

8. ADDITIONAL PIECES OF WORK

Following the comments from CC more work has been identified to be carried out or expanded upon. These being:

- Expand on the Settlement boundaries report for the evidence base
- Assess the allocated sites (and sites of pre-apps and those adjacent to villages)
- Clare to format some of the Parish Online Maps and ensure they are bigger and a different orientation within the document

9. DATE OF NEXT MEETING

Tuesday 24th July 2018, 6.00pm, Tamar Valley Centre (meeting room)

Tuesday 28th August 2018, 6.00pm, Tamar Valley Centre

CB to finalise the edits on the NDP and send to Steve by Friday 06 July 2018, Steve to have prepared the plan for agreement at the July meeting and the August meeting will be used to plan for consultation.

The meeting closed at 1945.

Signed: Date: