



Minutes of the **Neighbourhood Plan Committee**,  
held on **Tuesday 28 August 2018**,  
at the Tamar Valley Centre commencing at 1800.

Those present were-

Sylvia Bonsey, David Harding, David Lane, Kate Latham, Terry Letchford, Jean Miller,  
Clive Frederick-Preece, John Roberts, Glenys Rooker (Chair), Martin Smith, Alastair  
Tinto, Tish Valva.

Steve Bersford Foster (Project Manager)

Clare Bullimore – Deputy Clerk (Minutes)

**1. APOLOGIES**

Roger Alford, Joan Veale

**2. PUBLIC PARTICIPATION**

None

**3. APPROVE MINUTE OF LAST MEETING – 24-07-18**

**Proposal/Resolution:** to approve the minutes (proposed: Kate Latham, seconded: Tish  
Valva – unanimous).

**4. MATTERS ARISING**

David Harding – Conference – David has been booked to attend a conference and will  
report back

Publicity Materials – Clare has contacted a local print company and has started pricing  
up potential materials needed during the consultation phase

Guidelines for Landscape and Visual Impact Assessment – this book has been purchased

**5. NEW CORRESPONDENCE**

The Cornwall AONB have asked for a survey to be completed which Clare has  
disseminated via email.

**6. UPDATE ON THE NPPF – STEVE BERSFORD FOSTER**

Steve explained that the National Planning Policy Framework has been updated but  
these should not affect the policies within the Neighbourhood Development Plan. He  
said there may be some adjustments made to housing numbers within Cornwall, but  
these will not come into effect until the Cornwall Local Plan is reviewed in a few years'  
time.



## **7. SUBMISSION OF PLAN FOR PUBLIC CONSULTATION**

Steve presented the Housing, Heritage, Flood, and Environment & Biodiversity Policies that he had not had time to address at the previous meeting. He explained that the Plan had been sent out last week with his content changes. Some minor [cosmetic] alterations had taken place since then and he has worked on the proposals maps. Minor edits were agreed within discussions.

Housing numbers were discussed with Steve explaining that he has built up from the baseline target of 0 to take into account up to 60 new dwellings. He has had to work from figures provided by Cornwall Council in April 2017 as more recent figures have not been forthcoming. He has tried to ensure the NDP policies do not allow for large scale developments which would be unlikely to be supported. David Harding asked about the numbers suggested allowing for permissions granted since 2017 but Steve advised that this becomes difficult as some outline permissions would have been granted previously and others will have elapsed. Steve said that as the years progress, the number in the plan will naturally change. Kate suggested making it clear that calculations have had to been made based on the date of figures supplied by Cornwall Council.

Steve has also added some definition to the term 'infill' to ensure that small hamlets are not compromised, and he also advised against having a maximum number of dwellings on a site and suggested the term 'appropriate to size and scale' be used instead.

Steve assured the Committee that, although the Heritage, Flood, Environment & Biodiversity Policies have been reduced down- the content of these policies has not been lost.

Steve felt there should be more emphasis on the Green Infrastructure policy and has added some context to this.

Steve presented the proposals maps.

In editing the document over the last few days, Steve felt that the NDP could do with a couple of additional policies: one on 'windows on the waterfront' which would protect views of the Riverfront from Calstock up to Gunnislake and one on Sustainable Development Standards. Both were presented.

**Proposal/Resolution:** the Windows on the riverfront policy be included (proposed: Kate Latham, seconded: Jean Miller – 11 in favour, 1 abstention).



**Proposal/Resolution:** the content of the Sustainable Development Standards be amalgamated into the existing Housing policy as it was felt that a lot of this is covered elsewhere (proposed: Glenys Rooker, seconded: Kate Latham - 11 in favour; 1 abstention).

It was clear from the presentation and discussion that further proof reading is required however Glenys said she is keen to get the plan out for consultation as soon as possible and that it will required endorsement from the Parish Council to do this. There will be a period of time (21 days) when Cornwall Council will need to decide whether a screening option is required. Tish offered to proof-read the document and was thanked for this.

**Proposal/resolution:** the plan be sent to the Parish Council with a recommendation that it is endorsed for public consultation (proposed: Glenys Rooker, seconded: Kate Latham – 11 in favour; 1 objection).

**8. PLAN FOR CONSULTATION**

A proposed schedule (subject to change) had been disseminated – approval.

**9. FUTURE ROLE OF NDP COMMITTEE**

The Committee will need to be on hand to help with consultation and then, in January, there will be a busy period where the feedback received from the public will need to be analysed and the plan edited accordingly. Steve reminded the Committee that it will have some weight once it is submitted to Cornwall Council even before the outcome of the referendum.

**10. DATE OF NEXT MEETING**

Tuesday 25 September 2018, 1800.

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The meeting closed at 1955.

Signed: ..... Date: .....