



Minutes of the **Neighbourhood Plan Committee**, held on **Tuesday 11 June 2019**, at the Tamar Valley Centre commencing at 1730.

Those present were-

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

Steve Besford-Foster (Project Manager), Clare Bullimore – Deputy Clerk (Minutes).

**1. APOLOGIES**

Roger Alford, Gill Court, Jean Miller, Joan Veale.

**2. DECLARATION OF MEMBERS' INTERESTS**

None.

**3. PUBLIC PARTICIPATION**

None.

**4. TERMS OF REFERENCE REVIEW**

**Proposal/Resolution:** The Terms of Reference be adopted – unanimous.

**5. REGISTER OF INTEREST FORMS – REVIEW AND SIGN**

The Deputy Clerk will ensure Gill Court and Theo Brown are given the Register of Interest forms to sign. Existing members only need review theirs after the council has held an election.

**6. NEW CORRESPONDENCE**

None

**7. APPROVE MINUTES OF LAST MEETING: 14-05-19**

**Proposal/resolution:** the minutes be approved (proposed: Tish Valva, seconded: John Roberts – unanimous).

**8. MATTERS ARISING**

SEA

Alastair explained that Steve, Clare and he had met with Ryan Putt and Nick Chisholm-Batten from AECOM. They had consulted with Natural England, the Environment Agency and Historic England – no issues had been identified. They have received the latest version of the NDP and have said their report will be returned by the end of June which means we are still on schedule for Reg 14 to take place from July.



**9. UPDATE ON NDP VERSION 12 TO INCLUDE CLIMATE EMERGENCY AND RENEWABLE ENERGY POLICIES**

Steve talked through significant changes in version 12. He has produced a document for the Evidence Base which is based on information that Gill Court found on the carbon footprint and alternative energy sources. This document has been summarised within the NDP and Renewable Energy Policies and relevant mapping have been included. There is also a section on potential community initiatives which can't be addressed directly through planning policy.

David Harding felt the link between carbon sequestration; removal of trees/hedges and other our mitigation policies could be clearer; Steve agreed to change the wording of paragraphs 21.8, 21.11 and 22.13.

Alastair thanked both Steve and Gill for their hard work on this piece of work and added that he felt proud that the document includes such relevant material. His praise was echoed by others and Tish said the inclusion of this makes the Plan seem very professional.

**10. UPDATED HOUSING DATA APRIL 2018/2019**

Steve had pointed out that Cornwall Council give housing data out based on April – April. Clare gathered information on permissions granted since April 2018 as these are unlikely to have been captured in 'latest' figures from Cornwall.

Cllr Rob Riggs had raised a question about when housing numbers come into force i.e. when the draft plan was adopted by the Parish Council last year, the housing allocation was for up to 60 houses to be included. Since this time a number of additional houses have been built or had approvals. Clare's information shows 53 new approvals from April 2018-2019.

**11. PROPOSAL: AMENDMENT TO DRAFT NDP TO REMOVE HP4 AND REDUCE THE BASELINE HOUSING ALLOCATION TO REFLECT THE NUMBER OF PLANNING APPROVALS IN CALSTOCK PARISH SINCE 01-04-2018 WHICH EXCEEDS 45**

Alastair reminded the Committee that when he became Chairman, he would not use his position to influence the housing numbers. However, having had the previous agenda item raised by another councillor he did feel it pertinent to address the baseline numbers and – as a consequence – question the inclusion of allocated housing sites.



Table 9 in the NDP shows the previous years' housing requirements with a paragraph afterwards explaining that these figures are subject to change depending upon housing demand, builds and commitments. Some permissions that received approval will naturally expire so figures should be adjusted by 10% less. To this end, 53 permissions have been granted, less 10% takes the number down to 47 which, Alastair argued, would mean the most of the 60 dwellings agreed last year, has been met.

Steve had the latest figures from Cornwall Council Homechoice which shows a decrease in need of 60% from last year which was 111 (Bands A-D are seen as welfare need).

Parish	Band	Council Minimum Bedroom Need					Total
		1	2	3	4	5	
Calstock	A	5	3				8
Calstock	B	1	1	1	1		4
Calstock	C	1	7	5	3		16
Calstock	D	2	2				4
Calstock	E	21	9	4			34
<b>Calstock Total</b>		<b>30</b>	<b>22</b>	<b>10</b>	<b>4</b>		<b>66</b>

Help to Buy SW	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Calstock	7	3	0	0	0	10

**Proposal/Resolution:** to remove HP4 and reduce the baseline housing requirement to up to 15 thereby removing the allocated sites and relying on infill and Policy 9 (Rural Exception Sites) – proposed: Alastair Tinto, seconded: Martin Smith; 8 votes in favour, 1 objection (John Roberts) and 0 abstentions.

This proposal was carried and will need to be formally proposed to the Parish Council at the full council meeting in July.

## 12. SUSTAINABILITY CHECKLIST

Steve showed the Committee the Sustainability Checklist he has completed which is required to demonstrate that certain indicators are being met. His conclusion is that overall the policies support sustainable development. He also undertook a heritage assessment on the 2 allocated housing sites originally cited in the plan and looked at the



settlement boundaries near sensitive areas. The Committee agreed with Steve’s findings and conclusions.

Alastair thanked Steve again for his hard work on this.

**13. PUBLIC CONSULTATION**

A list has been compiled of organisations, clubs and events. Clare has started making contact to ask whether representatives of the Committee can attend meetings/events. It was agreed that a minimum of 2 people should be present, and a training workshop will be held at the next Committee Meeting to ensure people feel confident in addressing the public. This will include a conflict resolution item run by Gill Court. It was suggested a short video be compiled which could run during drop in sessions– Clare will ask for some quotes for this. Steve will also source a hard copy of the plan for each committee member. Alastair, Steve and Clare will be brainstorming potential questions –any suggestions please email before Thursday morning.

**14. URGENT INFORMATION**

None.

**15. DATE OF NEXT MEETING**

Tuesday 09 July 2019, 5.15pm – to include a training session in preparation for the consultation (apologies received from Tish Valva, Martin Smith and David Harding).

The meeting closed at 1855.

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