

ST JUST NEIGHBOURHOOD PLAN

2nd public meeting, Pendeen Parish Hall, 17.01.18

An estimated seventy-five people attended the meeting at 7pm. James Hardy gave a presentation, reiterating what a Neighbourhood Plan is, and further outlining the roles of the Steering Group and related task groups. Those present were then invited to join one of four discussion groups:

1. Steering Group with James Hardy and Zoe Baxter
2. Community Engagement Group with Marna Blundy and Sue James
3. Natural Environment Group with Constance Moore and Farmer Morris
4. Built Environment Group with Jonathan Manser and Brian Clemens

Following the meeting, James is considering the desired composition of the Steering Group.

The other three groups are currently self-selecting, and are making their own arrangements for meeting again:

Community Engagement on 31st January at 7pm
Marna has a list of those interested (13)

Natural Environment on 7th February at 7pm
Constance has a list of those interested

Built Environment
Jonathan will call a meeting in due course

Notes from the four discussion groups are attached.

Meeting held at Pendeen Parish Hall, Wednesday 17th January 2018

Community Engagement Group

1. We discussed different ways of engaging with the community:

- Social media
- Posters
- Newspapers and Outreach
- Word-of-mouth
- Visiting groups & attending events
- Chatting with friends and neighbours
- Questionnaires, knock-and-drop surveys

2. We discussed places where people gather:

- Pubs
- Farmers Markets
- Clubs and Groups
- Sports Groups
- Library
- GP Surgery
- Centre of Pendeen
- Age Concern St Just and Lunch Club Pendeen Parish Hall
- Schools

3. We looked at the area we need to cover, and where we ourselves live:

- St Just x 9
- Truthwall
- Carnyorth
- Botallack
- Pendeen

4. We discussed the need to know what we are engaging about! - concluding that first we need to tell people what a Neighbourhood Plan is, publicise it, and find out what their interests and concerns are. Given that the Town Council did a survey a few years ago it was felt worth reporting back "in the Community Survey in 2014 you told us" – need to summarise key points relevant to Neighbourhood Plan.

5. We discussed the need for evidence of engagement, and how we need to record what we do: photos as well as registers of attendance and report of demographics, geographical responses to surveys etc.

6. We resolved to do some reading and research, and meet again in two weeks' time to agree our next steps.

7. We agreed that this can be an interesting thing to do, and it should be fun!

Action:

Marna will email out a map of the area, the link to the 2014 survey for background reading, the link to the Good Neighbours list of groups and organisations, and the link to the NP Toolkit.

All will do some reading and research, and will each draft a guide sheet of what to tell/say to people, to share and agree at the next meeting.

Next meeting: 7pm Wednesday 31st January in the Council Chamber, top of Chapel Street, St Just

ST JUST IN PENWITH NEIGHBOURHOOD PLAN NATURAL ENVIRONMENT GROUP

Notes from meeting at Pendeen, 16 January 2018, led by Constance Moore and Farmer Morris

Members' names and emails taken to update list.

Points raised:

Boundaries between hamlets are very important

Clarification needed on the numbers of new houses required, and how many planning permissions already granted

Car parking and wild camping with the associated litter and impacts on the coast path

Other bodies who can assist and should be consulted – National Trust, AONB, Heritage Coast, Penwith Landscape Partnership (who have offered to train members in carrying out Landscape Character Assessments)

Further information required: more information on the various designated areas. This is available on the Cornwall Interactive Map, and it has been suggested that we could have a laptop and projector at the next meeting to go through these, easier than trying to print out the various layers.

Work already carried out that may be helpful so we do not duplicate it:

Market and Coastal Towns initiative

The former Penwith Local Plan

Councillors will have as much information as possible available at the next meeting.

NEXT MEETING OF NATURAL ENVIRONMENT GROUP

Wednesday 7 February, 7.30 pm at Council Chambers, St Just

Nicola Shanks has offered to chair the meeting and has a projector, and Ted Mole has a laptop.

Constance Moore

Neighbourhood Plan Meeting

17th January 2018, Pendeen Parish Hall.

Built Environment

First subject was parking in St. Just, Councillor Clemens updated the group on the progress or lack thereof towards the devolution of the car park, bus area and recycling area. Cornelius Olivier said that the recycling area would no longer be operated by Cornwall Council after the new waste contract comes in (2020?), this could add spaces to the car park.

A further suggestion was made to build another storey on the car park, doubling the capacity and thus solving St. Just's parking difficulties. The observation was made that the area is already surrounded by three storey flats.

An email submitted before the meeting suggests a new road to relieve congestion in Fore Street, a sort of bypass with a new car park giving access to the square.

We then moved on to the lack of affordable housing in the area. It was suggested that we need to identify sites to try and encourage builders. There was discussion about how to make the delivery of affordable housing viable, either by reducing build costs through design and materials used or by building them on cheaper land. Concern was expressed about the relaxation of previous affordable housing rules regarding the proportion that must be built compared to market value houses. We wondered whether the NDP could set quotas for affordable housing.

More generally on housing it was suggested not to build to the west of St. Just as all traffic would have to come through the town.

A desire to maintain green spaces was voiced, along with the prevention of strip development and maintenance of village boundaries.

There was then a debate about how to encourage business development through the built environment to create jobs and keep young people in the area, decent jobs being as important as affordable housing.

Following on from this were representations that current planning decisions were holding back business development in the area, and therefore the creation of new jobs.

We then talked about second homes and holiday homes. Second homes were thought to possibly be removing economic activity from the area and there was support for a proposal to increase council tax on second homes and use the money for affordable houses. A restriction on the percentage of second homes was posited. The difficulty of distinguishing between second homes and holiday lets was raised. It was pointed out that it is possible for holiday lets to avoid any property tax by registering for business rates and then staying under the threshold for zero rating. Some way of policing this loophole was thought desirable.

It was suggested that a character assessment of the various settlements could be drafted to aid the planning process. Connected to this were thoughts on producing some kind of design guidelines. The type and quality of granite facing was specifically mentioned.

Jonathan Manser

Steering group

9 people present. James Hardy has the forms

Complex process with many stages.

It needs

- some one with an overview to make sure that all groups input.
- to be worked through systematically, making sure we tick all boxes (NP toolkit has example of project plan)
- Steering group is to help pull everything together, help determine time lines and set markers and feed into process.
- T of Ref discussed
- Main purpose is to oversee the preparation of NP, making sure we capture everything/strategic.
- Priorities and Objectives are important and will evolve over time.
- Financial implications will be defined by Steering group, 9,000 available from 1/4/18. We will need to fill in on line application - need to agree who does this and collectively agree what we need.
- Need to collect other groups timelines for actions and what budgets we need to start.
- Need to establish clear communication form subgroups to steering group, using standard agenda item. A liaison member form each group could feedback - via email? With scheduled meetings to fit in.
- 2 years to finish do we will need to populate timeline in order to plot length of steps; this will need commit other groups so can come back to us with work plan.
- September 2018 - to do list should be completed by sub groups.
- Must report back to TC as on agenda at each meeting.
- Ensure cycle of all groups fits in.

Next steps:

- timeline to include community engagement plan with timeline
- Feedback from other groups and collate it
- Email regarding when want to meet again
- Confirm extent of involvement and commitment
- Arrange next meeting at which will decide treasurer/ secretary/ chair etc ...

Zoe Baxter