

ST JUST PENDEEN NEIGHBOURHOOD PLAN
NOTE OF TEAM MEETING 17 August 2020, 7 pm
via Zoom

Present: Debbie Shephard (Chairing), Kate Beckly, Jo Forsyth, Sue James, David Osborne-Broad, Dave Stevens, Dot Stevens, Judith Summers (Secretary), Jill Taylor, Neil Taylor, Tim Wotton

Apologies: Steve Hall, Dave Munday, Adam Sharpe, Sarah Tieken,.

1. Declarations of interest:

- Tim Wotton declared an interest in respect of his land holding.

2. Code of Conduct

- Debbie and Dot as Vice-Chairs had sent out an email (appended to these minutes as ANNEX 1), stating how matters on which an interest had been declared would be dealt with, and reiterating general principles from the Cornwall Council code of conduct. Zoom meetings would be recorded from now on.

3. Minutes of meeting 10 August

- TW submitted proposed changes to minute 4, bullet point 4. After discussion the minute as it stood was approved by 9 votes – 1 with 1 abstention.
- The minutes were approved.

4. Matters arising

- Warrens sites: the team noted the responses to the pre-applications by CC (previously circulated), which emphasised current planning policy over commercial sites and affordable homes. Both were on the market, the St Just site as a business site.
- The team noted the email of 13 July from a CC officer (re 'green gaps') which JS had circulated. There was no further comment.
- A statement from TW was circulated. At his request the statement would be appended to these minutes (Annex 2) when circulated to the team but would not be appended to the version published on the website. The Chair ruled that TW should not make any further comments at this point. SJ noted that TW should not take part in a discussion on this in view of his declaration of interest, but that as a general point the NP could not change the use of agricultural land nor remove permitted development rights. JS noted that if there was an issue in the particular wording of a policy such as the 'Green Gaps] one, comments would be welcomed from landowners.

5. Housing Statement

- JS presented a housing statement, which was a required part of the plan narrative.
- The team agreed to make the following amendments:
 - Section 8 (principal residence policy issues): add a comparison with other areas such as St Ives in terms of the level of second home ownership.
 - reword the reference to 'hollowing out' as we did not have evidence for this: 'impact of second homes on the community'.
 - add the number of people registered to vote
 - add that further information was being collected
 - reword reference to rural exception sites being 'a response to this view'.

- D O-B volunteered to collect information, with post codes, from local letting companies; this would not be comprehensive but could help identify trends.
- It was also suggested that members should collect information from their streets and bring to the next meeting.
- SJ proposed that D O-B's offer should be accepted to provide a base to which team members' information could be compared, so that a picture could be built up and discrepancies identified as a first step. This was agreed 8-2, with 1 abstention.
- It was noted that further information could be sought during public consultation.
- With the above amendments the Housing Statement was unanimously approved.

6. Plan contents list

- The current list was circulated.
- Sustainability checklist: it was agreed to include the wording attached to the list. Constance Moor would be asked if she could complete the checklist, as she chaired the climate change committee of the TC.
- TW asked for the inclusion of affordable housing in the list of uses for CIL. It would be checked whether this is possible.
- The contents list was approved.

7. Significant Sites

- Dot presented a discussion paper on the possibility of including a policy to cover the use of 'windfall' sites and community facilities.
- Discussion points included the role of change of use policies, the bearing of CLP policy 4, and the definition of 'significant sites' including community facilities. Dot agreed to produce a redraft.

8. Date of next and future meetings

- Monday 24 August 7pm – at which future dates would be decided.

ANNEX 1: EMAIL TO TEAM FROM VICE-CHAIRS 17 AUGUST 2020

Dear Team

As vice-chairs of the Neighbourhood Plan Team, we would like to remind everyone of the content of the Code of Conduct to which we all agreed when we joined the Steering Group. In particular are certain paragraphs that we should perhaps re-visit.

1. Honesty and integrity – Members should not place themselves in situations where their honesty and integrity may be questioned. The public nature of a Member's role means the distinction between acting in your official capacity and your private life may become blurred and a Member's honesty and integrity may therefore be questioned.
2. Leadership – Members should promote and support these principles by leadership and, by example, and should act in a way that secures or preserves public confidence.
3. Respect for others – Members should promote equality by not discriminating unlawfully against any person, and by treating people with respect, regardless of their race, age, religion, gender, sexual orientation or disability. They should respect the impartiality and integrity of the authority's statutory officers and its other employees.

Up until now, we have, perhaps, been overly informal about declarations of interest and, whilst requiring that they be made and recorded, no-one has been required to leave the meeting but just to avoid comment or involvement in the discussion. However, from now on, any declaration of interest will, as is usual in a formal meeting, mean that the holder of that interest will be required to leave the meeting whilst it is discussed and to return once that discussion is complete. The discussion will, of course, be minuted as usual and available for anyone to read after the meeting.

It is hoped that, by adopting these measures, and by reminding ourselves of the Code of Conduct, there will be less disruption in future meetings to enable proper and timely discussion of the matters involved.

With kind regards

Debbie and Dot

ANNEX 2: STATEMENT BY TIM WOTTON : NOT PUBLISHED WITH THESE MINUTES AS CONFIDENTIALITY WAS REQUESTED BY TW.