

**ST JUST PENDEEN NEIGHBOURHOOD PLAN**  
**NOTE OF TEAM MEETING 27 July 2020, 7 pm**  
**via Zoom**

*Present:* Debbie Shephard (Chairing), Jo Forsyth, David Osborne-Broad, Adam Sharpe, Dave Stevens, Dot Stevens, Judith Summers (Secretary), Jill Taylor, Neil Taylor, Sarah Tieken, Tim Wotton

*Apologies,* Kate Beckly, Steve Hall, Sue James, Dave Munday

**1. Declarations of interest:**

- Dot and Dave St recorded a personal friendship with one of the designers to be considered.
- Jo Forsyth recorded that she had submitted a planning application for a conversion in Trewellard. It was agreed that this did not apply to any discussion planned for this meeting.

**2. Minutes of meeting 13 July**

- These were approved.
- Matters arising: the Town Council had agreed to meet the team on 5 September (7pm) to discuss the draft plan. The team agreed that if possible the advice sought from Vanessa Luckwell of CC on analysing consultation responses should be delivered via a Zoom meeting.

**3. Choice of graphic designer**

- Team members reviewed the websites of the two designers who had supplied quotations: More White Space and Whittle. The team agreed that both should be asked to pitch for a suite of materials, using some specimen text and photographs. The suite would include the plan itself, a larger leaflet for door-to-door than originally planned, poster and social media. New quotations would be required as our requirements had changed in the light of Covid (ST to provide the original quotations).
- David Osborne-Broad agreed to coordinate the specification and commissioning process.

**4. Testing of policies against planning applications**

- The aim of the discussion was to test whether there are issues raised by recent applications which the current policies may not cover and where redrafting might be needed.
- The team reviewed a pre-application for a brownfield site in St Just. Members made the following points:
  - the policies may be weak on what happens inside settlement
  - policy AH2 needs to be checked to see if it is in conflict with CLP 8 (Cornwall Council should pick this up in its feedback)
  - we should be clear that we wish to prioritise affordable housing within the few key sites which may become available, such as this brownfield site, and we should seek advice on whether it is possible to lower the threshold for affordable housing in CLP 8 for developments within settlements.

**5. Warrens Bakery site**

- It was proposed that the NP team should initiate a dialogue with Warrens to press the case for affordable housing on the site in the light of residents' needs and

priorities, as demonstrated in our surveys. It was also proposed that the team should engage with the community to encourage discussion of how the site should be used using a Facebook post.

- Other team members thought that the Town Council should take the lead on this, and that the draft Plan's strategy for delivering affordable housing was for the TC to work with a community land trust or similar to progress the Plan policies for affordable housing once the plan was adopted.
- The team agreed that in the first instance the Mayor and Deputy Mayor should be contacted for their view on the best way forward (contact with Warrens via the TC, the NP team, or via a combination of the two). A Facebook post would be delayed until we had received a reply.

6. **Date of next meetings:** Monday 3 August 7pm. to complete the work from 27 July; Monday 10 August 7pm to review feedback on policies from Cornwall Council.

### **CONTINUATION MEETING 3 AUGUST 7pm via Zoom**

*Present:* Dot Stevens (Chairing), David Osborne-Broad, Adam Sharpe, Dave Stevens, Judith Summers, Jill Taylor

*Apologies:* Jo Forsyth, Steve Hall, Dave Munday, Debbie Shepherd, Neil Stevens, Sarah Ticken.

There were no declarations of interest.

1. **Minutes of 27 July:** approved.
2. **Matters arising**
  - CC had confirmed that it was not possible to alter the thresholds for requirements for affordable housing (item 4 above).
3. **Testing of policies against planning applications**
  - Warren's sites (St Just and Truthwall)
    - The team noted that Local Plan policy 5.2 and NP CD3 covered issue of retaining commercial use where possible
    - NP AH2.10: use of 'justifiable': CC review of policies should inform us whether this wording needed change
    - the Mayor and Deputy had replied that the Town Council currently had no policy about contacting Warrens, but that there was no objection to the NP team doing so. Warren's would therefore be contacted to inform them of evidence of local priorities for affordable housing and jobs and Facebook post would give details of the pre-applications for these sites. Warrens would also be asked about compliance with local Plan 5.2.
  - The team agreed that we should investigate whether it would be possible to have a policy covering 'windfall' sites, to ensure that if they could not be declared community assets or were unsuitable for this purpose, they could be used for purposes to benefit the community, particularly affordable housing. Dot would seek advice from MB, Cornwall Council.
  - The team noted that NP policies had strengthened Local Plan policies regarding re-purposing historic buildings.

- Community Infrastructure Levy: JS to circulate the draft following Town Council input.
- The team agreed to monitor planning applications to see if they raised issues for the Plan, beginning with PA20/03290.

#### **4. Wind Energy policy RE3**

- In the SEA screening issues were raised by Natural England and Historic England. CC colleagues thought that these could be resolved by drafting, to avoid proceeding to full SEA. The team delegated KB, Dave St and AS to agree a 'tweaked' text.

#### **5. Graphic Design**

- D O-B reported on work with AS with the graphic designers, who had agreed to prepare a logo and branding. The team noted that we already had a logo, and that this should be incorporated into the new work so as to avoid confusion, while accepting that the scope of the design needed to be wider than 'heritage'. The new branding would cover both print and social media.
- The team agreed that the aim was to provide a brief within the next week, with a design and layout for the leaflet promoting the consultation period to be agreed on 24 August.

#### **6. Date of next meeting: Monday 10 August 7pm: feedback from CC.**