

## **ST JUST PENDEEN NEIGHBOURHOOD PLAN STEERING GROUP**

### **STAKEHOLDER MEETING: CELTIC TURF/ CGS 3 June 2020 (via Zoom)**

*Neighbourhood Plan: Dot Stevens (chairing), Kate Beckly, Judith Summers (Secretary), Tim Wotton*  
*CGS: Luke McFadden (Project Manager), Hannah McFadden.*

1. The meeting was convened for the NP team to be informed about a prospective planning application in preparation to enable the relocation of the CGS/Celtic Turf site to Leswidden. LMcF would be in charge of the application.
2. DS explained the role of the NDP (Neighbourhood Development Plan) when approved, and the stage reached in developing the Plan. Following the Household Survey, which obtained a 39% response rate, there would be a series of steps, including public consultation, leading to a referendum. DS emphasised that the task of the team was only to prepare the plan, and that team members could not in that capacity give opinions on any project or planning application or seek to influence the planning process.
3. LMcF described the business which, having 45 employees, represented a significant employer in the Parish. Employment was year-round with a comparatively high wage structure. The intention of the project was to enable the site to be moved from Carnyorth to land owned by the family at Leswidden. One previous planning application to do this had been unsuccessful, and the business now wished to learn from this, engage with the community at an early stage, and focus on an environmentally friendly proposal, using renewables and working towards being carbon neutral. They wanted to recycle their own material and use new technologies to enable this. They had not been able to find other suitable sites in or near the Parish and would be concerned that employees might not be in a position to travel to a new site further away. The new site would enable them to expand the business and increase the workforce, including graduate job opportunities (for which there was no accommodation on the present site).  
The area of the new site was marked out on the PowerPoint presentation.
4. Points made in response to NP team questions:
  - The new proposal would respond to points in the last decision, including setting the site and new office building behind the existing bund and with tree screening
  - LMcF was keen to maximise community benefit; an example might be access to electric vehicle charging points on the site.
  - Following vacation of the yard at Carnyorth, there was a planning consent in place for 15 holiday lets on the site (illustrated on Laurence Associates' website).
  - It was hoped to submit a full planning application by January 2021.
5. Points made in reference to the NP team's work:
  - The NP Household Survey showed a high level of support for the general principles of sustainability and renewables, and which technologies were particularly supported

- The survey showed support for commercial development and this was reflected as a strategic objective
  - The use of the term `wind turbines' would be preferable to `wind farms'
  - The Parish needed affordable housing
  - In respect of biodiversity, the NP website held maps commissioned from ERCCIS which could be referred to
  - It was difficult to appreciate the PowerPoint without prior knowledge of the earlier planning applications; clear information on how the site would be used was needed.
6. KB offered a personal opinion that rather than planning the project in terms of offsetting any negative impacts, it would be better to base it on minimising disturbance
7. Action points:
- Feedback from NP members on the PowerPoint presentation: to be sent via JS.
  - KB to provide contact for LMCF to the community energy group (outwith the NP)
  - JS to provide links to biodiversity mapping and NP draft strategic objectives.

*Documents shared:*

NP: Household Survey June 2019; Draft Vision, Aims and Strategic Objectives

Celtic Turf: CGS Contractors and Celtic Turf Carbon Neutral Development Proposal (PowerPoint)