

ST JUST NEIGHBOURHOOD PLAN

Built Environment Group

Minutes of meeting 22nd February 2018

Pendeen Parish Hall, 7pm

Attending: Jessica Colliver (Chair), Jonathan Manser (Vice-Chair), Judith Summers (Secretary), Paulene Beckham, Jo Forsyth, Richard Gowan, Jim Hurditch, Vic Mouldsley, David Osborne-Broad, Kirsty Pritchard, Mike Pritchard, Tim Wotton, Jeremy Redwood (Steering Group)

Apologies: Dave Munday, Christina Squires, Dot Stevens

1. Minutes of meeting 8 February

The minutes were approved and signed.

2. Matters arising

- Item 5: a representative from Ludgvan Neighbourhood Plan was willing to attend to share experience.
- Item 6: documents and links had been circulated to the group (see list in appendix); the group could access the interactive map presentation made available to the National Environment Group (NEG) and could have a presentation on it if required; the group email address was now in use.

3. Steering Group (SG) report

- JR reported from the first SG meeting 21 February. SG would (1) write the Plan based on information from the groups and gather intelligence to support it; (2) produce, monitor and update the timeline to deliver the Plan, including logging community involvement; report back to the Town Council (TC). The timescale for achieving the Plan was two years. TC has `registered` that we have started the process. A spreadsheet showing timeline and actions would be circulated when it is updated.
- SG had decided not to engage a consultant given the expense and the expertise available in the community.
- £9k grant from central government cannot be applied for before April and must be spent within 6 months. The chief use was likely to be for community engagement.
- One or two SG members will attend the sub-groups and be responsible for communications between BEG and SG.
- To ensure coordination all meetings should be recorded on the TC website and requests for information should be made via the Town Clerk. Group Chairs will liaise and attend SG.

4. Meetings

- It was agreed that the group would meet on the first and third Tuesday of each month, to be reviewed in the light of progress. Meetings should be at TC premises if available.

5. Discussion of topics: history and heritage

- The group noted that AONB and World Heritage site (WHS) rules apply. Cornwall Industrial Settlements Initiative documents were also useful.
- Evidence would be needed that the concerns of the group were supported by local people. It was suggested that the Community Engagement Group (CEG) should use a questionnaire for this, with sign-off by this group before circulation. A timescale should be set so that feedback was available prior to Lafrowda, for use then.
- The group was concerned that questions to the public should be formulated at an appropriate level for responses to be processed.
- Suggested questions:
 - Do you think WHS guidelines protect what needs protection? (and: are you aware of the WHS designation, do you understand it?)
 - What are the heritage characteristics of where you live that matter to you?
 - Which buildings do you want to keep?

6. Discussion of topics: building characteristics

- The group needed to establish whether we accept the characterisations in existing Conservation Area work and then decide how we want to move forward.
- Affordability was considered to be key and we needed to find ways of matching quality with affordability.
- A fundamental question was 'how do people live today and what do they need to do so?'
- Past decisions had set various precedents making for a confused picture: how would we deal with this?
- Other points discussed included: the scale of buildings, whether minimum garden areas could/should be stipulated; whether self-builds should be encouraged and the relationship with building characteristics and land use; choice of materials (eg local or 'natural'); sustainability; impact on streetscapes; the balance in the local economy of tourism and self-employment, and how this links to the built environment.
- It was suggested that we need to explore the issues (for both topics) more fully before forming questions.
- Suggested questions:
 - Do you like granite buildings or would you like a more 'modern' style (eg timber-framed, glass, steel)
 - What characteristics of local buildings are important to you?
 - What else is important to you? What do you want to see?

7. Next meeting

- 6 March 7-9 pm, venue tbc.
- Topics for discussion: Car parking, infrastructure, public transport
- The meeting will also review the discussion on history, heritage and building characteristics.

Action list

- Issue calendar (JS)
- Book TC or alternative (JC)
- Feedback to SG and CEG on relevant issues and circulate timeline when available (JR)
- Review Conservation Area appraisals in respect of the built environment (All)
- Circulate information on WHS and AONB (JH)
- Review WHS designation and its characteristics and how this informs planning policy; ditto AONB (All)

APPENDIX: DOCUMENTS AND LINKS CIRCULATED TO THE GROUP TO DATE OF MEETING

- Neighbourhood plan process: <https://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/preparing-a-neighbourhood-plan>
- Cornwall design guide: <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/cornwall-design-guide/?page=34103>
- Listed properties within 5 miles of St Just centre: <https://www.britishlistedbuildings.co.uk/search/?q=tr19+7hh#.Wn8e6ahl-Ht>
- Conservation area appraisals: <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/saved-policies/penwith-district-saved-policies/penwith-supplementary-planning-guidance-and-other-material-considerations/?page=17407>
- Cornwall Council interactive map (using the layers on the menu to overlay information such as Conservation Areas or Public Footpaths): <https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=1&xcoord=187430&ycoord=64380&wsName=ccmap&layerName>
- Penwith Local Plan maps are still online: http://www.cornwall.gov.uk/local_plan_penwith/maps/maps.htm
- Cornwall Industrial Settlements Initiative maps available online: <http://www.historic-cornwall.org.uk/cisi/settlements.htm>