

St Just and Pendeen Neighbourhood Plan Steering Group Meeting Minutes.

Monday 7th September 2020 - 7pm – Town Council Zoom meeting.

- Present - Debbie Shepherd (Chair), Dot Stevens, Jill Taylor, Neil Taylor, Adam Sharpe, Kate Beckly, Marna Blundy (chair), Sue James, Farmer Morris, Zoe Baxter, Jon Manser, Chris Denley.
- Apologies - Jo Forsyth.
- Introduction by Debbie S – explanation given as to the work undertaken to achieve the teams current position.
- Explanation by Dot S as to the layout of the plan and to what happens next.
- Dot S ran through the document, inviting policy members to participate and answer any queries from the councillors.
- Three queries were put to the team:

Jon Manser queried BD1 stating that local granite wasn't sustainable or practical and that it was expensive to use. He was also concerned that the policy would prohibit contemporary designs. He was reassured that contemporary designs would be supported, provided that they sat well in their local context. It was explained that the policy reflected overwhelming public opinion but that it did not insist on local granite being used, and that developers that submitted good quality authentic alternative stone products would be supported.

Farmer asked if the plot price was current (Jo F to double check and if necessary, amend wording of policy AH3)

Farmer also asked if name places could be added to the green gap's maps, to facilitate easier navigation. Adam/Mawgan to insert place names.

- Sue J discussed a new CC policy regarding Biodiversity net gain (after research Sue found that the policy was adopted in May 2020 by CC and is in force for all new developments at this present time.
- Marna discussed whether to have a PRP, reference was made to the existing AH policies, and how they would help to prevent new homes being purchased by second homeowners. There was a discussion on the implications on the community of having a policy. The councillors present all voted against having a PRP.
- Marna then thanked everyone on the NHP team, especially Judith Summers, who was recognised for being the backbone and the main driver of the process thus far, everyone agreed and thanked Judith.
- Marna then asked those councillors present, if they approved (in principle) of the draft NHP, all councillors present all voted in favour of the plan. The Town Council next meet formally on 21st September, they will hold a formal voting process then regarding the draft NHP and also the PRP. To note, 7 councillors voted in approval of the draft NHP at the meeting, 2 others not present sent their approval and 3 others were not present. This is a majority vote. Also to note, 7 councillors present voted against a PRP, this is also a majority vote.
- Meeting concluded.

