

St JUST PENDEEN NEIGHBOURHOOD PLAN

REPORT OF SPECIAL MEETING STEERING GROUP MEETING 8 October 2018

7pm Council Chamber

Attending

Steve Hall (Chair), Rob Chadder (Vice-Chair), Marna Blundy (CEG), Sue James, Esther Kieboom (NHEG), Jonathan Manser (BEG), Grenville Prowse (NHEG), Dave Stevens, Dot Stevens (BEG), Judith Summers (Secretary), Sarah Tieken (Treasurer)

Sarah Furley (CC), Vanessa Luckwell (CC)

Observers

Racehl Fisher, David Osbourne-Broad, Sara Olivier, Kirsty Pritchard, Jill Taylor, Constance Moore

Apologies

Zoe Baxter, Cait Chatwin, Mel Faulkner Jess Morris, Cornelius Olivier, Jeremy Redwood, Debbie Shephard, Tim Wotton

1. The Chair introduced Sarah Furley, Group Leader, Neighbourhood Planning, Cornwall Council and Vanesa Luckwell, Community Link Officer, Localism Team, Cornwall Council.
2. SF and VL worked through a presentation (attached) giving an overview of neighbourhood planning; the policy framework; the process; support from Cornwall Council; communications and declarations of interest; next steps; and responses to questions submitted in advance. SL also gave a worked example (attached) of how she would support the development of options following Have Your Say, working with the sub-groups.
3. Additional comments by SF and VL, comments from members and responses to questions (to be read in conjunction with the presentation):
 - NPs are strongest when they provide for development rather than just trying to protect. At the heart is determining priorities, which CC help us to turn into the Plan.
 - A 'consultation statement' is required. CC organises the final referendum.
 - Issues raised during the consultation but not within the Plan's remit could be put into a draft community action plan.
 - Importance of the SEA – Strategic Environment Assessment – which will be supported by Penwith Landscape Partnership., SEA will be triggered if we allocate sites or set a strict policy for any development. If sites are allocated this could push up land values. If the plan is too restrictive it is quickly outdated.
 - Housing targets: there target number is zero as St Just is the AONB. So a crucial

task is to our strategy for development over the next 20 years. SF to work out what would be our target if we were not in the AONB, as a starting point for discussion. A housing need survey could also be considered (which could include needs for appropriate housing eg for older people).

- Q: can we use the Penwith Local Plan?

Yes, in principle but it is getting out of date and there are no `saved` policies pertaining to St Just. The May 2010 local consultation on development sites could also be used, for example to compare attitudes then and now.

- Q : explain `rural exception site` and the `Crantock` issue.

A rural exception site is at a settlement boundary, as opposed to `infill` and `rounding off`.

Infill is of a small gap in an otherwise continuously built up settlement, say one or two houses. Rounding off is a development which does not compromise the outline of the settlement - say eight to ten houses. Once a development boundary has been drawn, anything outside that is an `exception`. The aim of a rural exception site is to provide for affordable housing. There are definitions of infill, rounding off and exception sites in the Cornwall Local Plan paras 1.65-72.

The CC decision to allow building on a rural exception site at Crantock was made in line with the Crantock Neighbourhood Plan and with the Cornwall Plan Policy 9 (although it was not what the Neighbourhood Plan group wanted). There were extant permissions for building on other sites but these had not yet been implemented so the housing need on the register still exists. An application for a rural exception site has to be assessed against current housing need for people with a local (parish) connection.

The best approach for a NP is to be proactive and thorough in preparation – to build the defences against inappropriate development - and provide for the type and location of the development you want.

[Further note provided by SF: Essentially, an exception site can only be considered if there is evidence of local need (on the Homechoice register or an accredited housing needs survey.) If there is such evidence, as there was in Crantock, then exception sites will be considered against the criteria of Policy 9 of the Cornwall Local Plan. The head of Development Management wrote a letter to the Crantock Parish Council, explaining how the committee came to their decision. It is on the Online Planning Register under the application reference PA/09559.]

- Q: can we identify no go areas, eg to preserve green gaps?

Yes, based on landscape analysis – but you must be able to answer the question `what's the harm of development there?`

- Q: how can we foster development of affordable housing for rent?

This may affect the designation of areas where development is acceptable – but we

can't necessarily meet need by allocating sites. We may need to rely on exception sites: so the Plan could say which is our 'area of search' within which development can take place, rather than specifying sites.

- Q: what about empty properties?

This cannot be dealt with through the plan. The NP process might identify some and they can be reported to the CC Empty Property Team for possible action.

- Q: please advise on requirements for declarations of interest and whether a register is needed.

Follow the CC code and Chairs should be aware of this. Establish a register of interests (this does not apply to membership of societies such as conservation groups). Explain on our website what the process is with regard to interests.

- Q: would we benefit from using consultants?

Some groups have not done so; some have used them to write the plan; some have used more widely. We should see what support we have from CC, and could consider using a consultant to 'fill the gaps'.

- Our next step is to develop options (see above). SF will review our work at each stage, and specifically before the next round of consultation. We will then be ready to draft the plan.

- Q: what should be the size of the plan?

Aim at under 30 pages (although the size depends on how many themes we decide on). . It will cover: description of the parish; vision / strategy; policies. Policies cover: the purpose/intention, key evidence. Maps are essential. (An example: a plan might designate a community building where we would resist a change of use: this would need a rationale and a map.) Everything else is in the background documents. See the templates on the CC website for this. The St Mewan plan is a good example.

4. Conclusion: the Chair thanked SF and VL for their time and very helpful presentation, and looked forward to further meetings with them. Slides, other materials and a report would be circulated as soon as possible and contact details provided.