

MINUTES OF THE LUDGVAN NEIGHBOURHOOD PLAN STEERING GROUP HELD ON 5th JULY 2016 AT THE OASIS CHILDCARE CENTRE , LOWER QUARTER, LUDGVAN.

PRESENT: Graham Carter (Chair); Ian Pye (Vice Chair); Charlie Cartwright; Stephanie Hutchison; Cllr. Roy Mann; Charles Osborne; Nicola Osborne; Chris Phillips;

IN ATTENDANCE: Steve Hudson (Parish Clerk); Colleen O'Sullivan (Cornwall Council)

SG122. Apologies for Absence:

Apologies were received from Steering Group Members; Cllr Andy Branchett; Jeff Scott & from James Hardy (Cornwall Council)

SG123. Minutes of the Meeting held on 7th June 2016:

The Minutes were **Approved as a true and correct record of the meeting.**

SG124. Declarations of Interest:

None.

SG125. Dispensations:

None.

ACTION BY

SG126. Cornwall Local Plan - Schedule of Post Inspection Changes:

A six week consultation in changes to the Local Plan arising from the recent inspection commenced on 1st July and will run to the 12th August.

Changes include explicit text justifying the approach to site allocations in areas where this crosses parish boundaries such as the proposals in Long Rock.

It was **RESOLVED that this be discussed at the next Steering Group meeting and, where relevant, in the Thematic Group meetings.**

Steve Hudson

SG127. Consultation Workshop:

The Clerk reported that notes of the meeting were being prepared and proposed that this was best taken forward by each individual Thematic Group.

It was **RESOLVED that the schedule of meetings would be:**

TRT&I Group	12th July
Natural Environment Group	19th July
Housing Group	26th July

Steve Hudson

SG128. Expert Feedback:

Colleen O'Sullivan one of Cornwall Council's Neighbourhood Plan Officers then provided feedback on a number of questions that have arisen during various deliberations.

(a) Neighbourhood Plan

(i) Basic Conditions:

Upon submission Cornwall Council will ensure that the following Basic Conditions are met before the plan can proceed to referendum:

- Has appropriate regard for National Planning Policies and guidance
- Contributes to the achievement of sustainable development e.g. social, economic, environmental
- Is in general conformity with the emerging Cornwall Local

- Plan
- Is compatible with EU Obligations and the Human Rights Act 1998
- The prescribed conditions are met

(ii) Legal Requirements

The plan must also comply with the following legal requirements:

- policies must relate to the development and use of land (Planning & Compulsory Purchase Act 2004 s.38A(2) as amended by Schedule 9 Part 2 paragraph 7 of the Localism Act 2011)
- The period the neighbourhood plan covers should be clearly set out
- The policies set out in the neighbourhood plan can not relate to excluded development;
- The plan must relate to a designated Neighbourhood area.

(b) Natural Environment

(i) The AONB and SSSI have maximum protection and need no further polices within the NDP. Some play areas are designated and are thus protected.

(ii) Heritage assets such as listed buildings and conservation areas are well protected and need no further policies within the NDP.

(iii) 'Character areas' could be identified for protection as could important open spaces. It will be important to identify the areas and establish why they are special to residents. This could potentially be extended to include views.

(iv) Policies in respect of back garden development should be criteria based e.g. minimum size of garden area; specify percentage of area that must remain undeveloped.

(v) Without a specific policy in the NDP there can be no large wind turbines. Solar Farms are currently assessed on a case by case basis, polices could be included in the NDP. A single home renewable energy policy could be introduced as could polices for larger developments stipulating a percentage of onsite energy generation required.

(c) Transport, Roads, Traffic & Infrastructure

(i) In respect of car parking polices for new development can be included in the NDP as could the protection of existing car parks or the provision of land for new ones.

(ii) The problem of lorries on Church Hill can probably not be addressed through the NDP.

(iii) Polices in respect of the A30 would probably come under the definition of excluded development and would not be allowed. Supporting (or otherwise) statements would be acceptable backed by the appropriate evidence.

(iv) As a commercial service buses are incapable of being dealt within the NDP. Additional or better bus shelters could be included as a community project.

(v) The promotion of walking and cycling could be achieved through site specific or criteria based policies requiring good levels of access.

(vi) Policies which support development to enhance the tourist offer are acceptable.

(d) Housing

(i) Evidence suggests no requirement to allocate sites. Settlement boundaries could be redrawn.

(ii) Evidencing and calculating affordable housing need required further

thought and advice.

(iii) Housing mix can be included in the NDP, evidential requirements need further investigation.

(iv) Design guides are acceptable, they should use the Cornwall Design Guide as a starting point.

The Steering Group thanked Colleen for her advice.

SG129. Project Plan:

The Clerk reported that it was hoped to submit the plan to Cornwall Council in July 2017

SG130. Grant Claim:

The grant claim is ready for submission subject to any requirement for provision of a website. Given the costs quoted it was **RESOLVED that Charlie Cartwright would set up a website framework that could be populated with agreed content in due course.**

Charlie Cartwright

SG131. Public Consultation Events

The fourth venue was confirmed as Wyevale Garden Centre and subject to confirmation it was **RESOLVED to set 10th September as the date for that event and arrange the remainder either side of it.**

Nicola Osborne/Steve Hudson

SG132. Training Events:

The Clerk reported back that the training events had been very helpful but that advice given on site allocations in respect of exception sites meant that the current approach would need to be amended.

Housing Group

SG133. Budget Update:

The budget update was noted and it was **RESOLVED that the Clerk's timesheet be approved.**

The meeting closed at 9:00pm

Date of next meeting 9th August 2016 (**Please note this is the second Tuesday in August**)