

LUXULYAN NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

REPORT OF A MEETING HELD ON TUESDAY 16TH JANUARY 2018

Present: Robin Stephenson (RS) - Chairman; Nick Legard (NL) - Vice-Chairman; Mick Coleman (MC); Simon Hall (SH); Francis Payne (FP) - Luxulyan Parish Council; Sue Perry (SP) - Luxulyan Parish Council; Tony Lee (TL); Roger Smith (RSm).

Apologies: Dave Bunt (DB), who has had to resign from the committee due to pressure of work.

Minutes of the meeting held on 17th December 2017

These were approved as a true record.

Matters arising from the previous minutes

1. Under **Matters arising from the previous meeting**, point 3, RS had sent emails, via the parish council clerk, to those people who had requested updates. Some of these messages had not got through but it was hoped that, once technical problems were solved, they would be received eventually. When it was ready, the final draft would be sent to these people as part of the consultation process.
2. Under **Affordable Housing**, RSm had sent an email to Andrew George, of Cornwall Community Land Trust, inviting him to address the group, but no reply had been received.

Action: RS to make another attempt to contact Andrew George.

Finances

RS reported that nothing had changed but, given the amount of work undertaken recently by TL, some initial payment to him would soon be due.

Final Draft

The meeting discussed various sections of the third draft. Comments about the earlier drafts had been received from MC. RS, NL and RSm had met to produce the third draft, which had been sent out before the meeting. The sections where comment had been made, questions asked, or where there were suggestions for change, were: 2.2, 2.3, 4.1, 4.3, 5.1, 7.6, 7.8, 7.9, 7.12, 7.28, 7.30 and 7.31.

Detailed discussion was held under the following points of the Draft Plan:

5.3 It was agreed that the document should follow the wish expressed by many in the consultation that future development should prioritise local housing needs and take community facilities into account. RS asked if the Plan gave sufficient guidance for a case of a non-local person applying for a non-affordable development. SH thought that certain would have to be met in any case should this be in a rural exception site. TL would consider the wording of the policy stating that permission to build on rural exception sites would be expected to be linked to affordability criteria. He would also look at the position with regard to infill within the existing settlements. New guidance on infill was available from Cornwall Council [<http://www.cornwall.gov.uk/media/30558877/cpoan-infill-rounding-off-4-12-17.pdf>].

7.6 It was felt that the extract from the Cornwall Industrial Settlements Initiative report for Luxulyan described aspects of the character of the village, Atwell and Bridges but did not refer to the outlying hamlets or the wider countryside. Some traveller sites within the parish, e.g. at Gillies, were long-standing, so some reference ought to be made to such settlements.

Action: RSm to produce a revised suggestion for a statement about the parish character and to send it to TL.

7.8 SP felt that greater emphasis should be given within the plan on areas with special designation, such as the World Heritage Site, or SSSIs, given how important they were to local people. Although there was some mention of such sites under **Natural Environment and Open Spaces**, TL would consider inclusion of an extra reference to them. However, in practice, as high-status designations, there were already specific guidelines under the NPPF and the Cornwall Local Plan. RSm raised the status of County Wildlife Sites and Areas of Great Landscape Value, both of which existed in the parish. TL explained that these were advisory and carried little weight in planning. The Area of Great Historic Value designation no longer existed. Section 7.32 already mentioned other features, such as Cornish hedges, that were raised in discussion.

Traveller Pitch Recognition

It was agreed that a statement would be included to confirm the support of the plan for Policy 11 *Gypsies, Travellers and Travelling Showpeople* of the Cornwall Local Plan but adding that, because of the numbers of such sites within the parish, no support would be forthcoming for the further expansion of those sites.

There was further discussion of Traveller sites, including concern at the numbers of applications for small sites that were being made, and were likely to be made, in the parish.

FP asked if Traveller homes could be counted towards the allocated housing target for the parish. This was not possible. RS asked if residential park home sites counted. TL explained

that they did not, one reason for which was that the energy efficiency of such homes was deemed insufficient to meet targets for reducing carbon use.

Potential Housing Zone

A rough map was circulated and approved. TL offered to see if a more professional job might be done by someone in Planning.

What documents do we need?

The documents needed were:

1. Consultation document
Action: TL
2. Basic Conditions document
Action: TL
3. Equal Opportunities/ Diversity document
Action: TL to start it off for the committee to complete.
4. Evidence document (minutes, questionnaires, analyses of these etc
Action: RS (RSm to send RS items from 2016)

Timescales/Project plan/ Actions required

- Final draft by 29th January
Action:
 1. TL to complete draft
 2. Committee members to respond to circulated draft within 1 day of receiving it from RS.
- Submission of plan to Cornwall Council by March 23rd. (TL advised that from this stage the plan would gain weight in planning decision-making.)
- Revisions by April 2018
- Referendum in May/June

Lessons learnt

This item was postponed.

Any Other Business

SP offered thanks on behalf of Luxulyan parish council to the committee for the hard work that had gone into the plan so far.

Date of next meeting:

Tuesday 20th February 2018, in Luxulyan Memorial Institute, starting at 6.30 p.m.

