

LUXULYAN NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

REPORT OF A MEETING HELD ON TUESDAY 18TH DECEMBER 2018

1. Present:

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

2. Apologies: None

3. Minutes of the meeting held on 20th November 2018 and Matters Arising

These were approved as a true record. There were no matters arising.

4. Finances/Grant completion form

RS reported that there was no change from the previous situation. It had been agreed at the previous meeting that TL should be paid for 6 more hours. This would use up most, if not all, of the remaining grant.

5. Final Draft of the Neighbourhood Plan

RS was pleased to report that the Basic Conditions and Consultation Statements had been completed on schedule.

Emma Ball had taken over as the Cornwall Council officer liaising with the steering group. At her suggestion, a photograph had been selected for the relevant documents. She was currently checking the plan to ensure that it was legally compliant. RS anticipated receiving her comments soon. In response to a question from her, he had provided evidence that neighbouring parishes had been consulted.

The next stage would be a further 6-week consultation with relevant agencies. After this, the draft plan, plus any comments received from consultees, would be passed to the independent examiner. If the subsequent report was favourable, arrangements for a local referendum could be made by Cornwall Council.

TL would complete the Landscape Character Assessment by the end of December. This would be reviewed by RS, NL and RSm in early January and circulated to other members of the group. It would then be placed on the parish council website.

RS reported on an email from the Clerk to the parish council congratulating the group on the progress made. FP praised everyone concerned for their contribution in getting the plan to this stage.

6. Potential developments at Tregarrick/Rosemelling and Other Planning Proposals

No news had been received about the possible development at Tregarrick Farm.

FP reported that the parish council had objected to **PA18/10874** | *Outline planning permission with all matters reserved: Infill dwelling | Land North Of Fairhaven Rosemelling Luxulyan* because it would be an incursion into open countryside.

FP had been on a site visit to a brownfield site at Bodiggo which was likely to be the subject of an application. He had explained that the NP was seeking to increase the stock of affordable dwellings in the parish but could not say if this would be submitted as such.

FP reported that the Community Infrastructure Levy (CIL) would begin in January 2019. He thought that Luxulyan had a good chance of being one of the parishes to receive these payments, which could be 20% of the financial value of any development.

RS had learned that the North Cornwall Cluster Group hoped to apply privately for a judicial review of the decision regarding Crantock and would seek to finance this through crowd-funding. FP said that the parish council had not discussed it. Nothing had been heard about a countywide conference regarding the weight being given to NPs in the planning process. It was agreed that, should a conference be held, the group ought to be represented.

RS reported that legislation to limit planning application appeals that are contrary to neighbourhood plans was under consideration. FP added that concern had been raised about planning authorities holding meetings in secret with developers who sought to reduce the proportion of affordable homes by pleading economic infeasibility.

7. Timescales/Project plan/ Actions required

RS was updating the project plan.

The key estimated dates were:

- **January 2019** - Consultation to start.
- **February 2019** – Consultation to end. Draft plan to independent examiner.
- **End of March 2019** – Possible referendum.

NL and RSm offered to help distribute hard copies of the draft plan.

11. Any Other Business

1. NL offered to provide an update on the plan in the next edition of *Granite Towers*.

2. MC wondered if parishioners were aware of a new bus service to Truro that stopped on weekdays at Lockengate [https://assets.goaheadbus.com/media/timetable_pdf/77-77A-78-89_GCB.pdf]. NL would mention this in the *Granite Towers* article and FP would try to have the timetable displayed.

Date of next meeting:

- Tuesday 15th January 2019, in Luxulyan Memorial Institute, starting at 6.30 p.m.