

## LUXULYAN NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

### REPORT OF A MEETING HELD ON TUESDAY

- 1. Present:** Robin Stephenson (RS) - Chairman; Nick Legard (NL) - Vice-Chairman; Mick Coleman (MC); Justine Rowe (JR) - Luxulyan Parish Council; Sue Perry (SP); Roger Smith (RSm).

RS welcomed Justine Rowe to the steering group. It was agreed that Sue Perry would remain on the steering group as a parishioner.

- 2. Apologies:** Simon Hall (SH); Francis Payne (FP) - Luxulyan Parish Council.

- 3. Minutes of the meeting held on 17<sup>TH</sup> April 2018**

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

- 4. Finances/Grant completion form**

RS reported that Luxulyan Parish Council had yet to make a payment from the grant money it held on behalf of the steering group.

It was agreed to continue with the services of Tony Lee.

**Action:** RS would make an application for a further grant of £1,500. SP offered to assist with this application.

- 5. Cornwall Council's response to the first draft**

RS, NL and RSm had met with Tony Lee to discuss in detail the feedback received from the Cornwall Council officer. TL would make some of the suggested changes. It remained to be seen if SEA (Strategic Environmental Assessment) and HRA (Habitats Regulation Assessment) screening opinions would be required. It was hoped that a further 6-week public consultation would be unnecessary. It was accepted that the Plan required more information, including maps and more detailed references to the public consultation. However, the steering group agreed that fundamental changes to the basic content and thrust of the draft Plan would mean that it no longer reflected the clear views and aspirations expressed by the people of the parish. If necessary, the steering group would request a second opinion from another council officer.

Tony Lee would produce a new version of the Plan, which would be circulated to the steering group for comment and approval. Provided, as was hoped, there was no need for SEA/HRA screening, the draft Plan, with accompanying documentation, could then be formally submitted to Cornwall Council for comment.

## 6. Additional responses

Natural England recommended that a map should be included to show that the parish contained several parts of the Mid Cornwall Moors Site of Special Scientific Interest (SSSIs), which linked up with the internationally designated Breney Common and Tregoss Moors Special Area of Conservation (SAC), as well as the Luxulyan Quarry SSSI. This would be of use to parishioners and people wishing to submit planning applications. They recommended the MAGIC website (<http://www.natureonthemap.naturalengland.org.uk/>) for information.

RSm noted that the parish council had purchased a parish wildlife map a few years ago but the recent designation of additional areas as SSSIs had meant that it was out of date.

Cornwall Council's online mapping website also provided useful information.

**Action:** RSm to investigate the MAGIC website.

Devon and Cornwall Police had suggested that the following, or similar wording, might be included: 'All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.'

The Affordable Housing Team had provided up to date information about the HomeChoice registered local housing need. It was thought this table might be worth including in the Plan, although it might be necessary to explain that only bands A to D (and not E) could be considered as having any priority.

Other responses had been received from: the Community Infrastructure Levy (CIL) Officer; the Economic Development Team; the Open Spaces Officer; and the Transport Team.

### **Any other documents required for Cornwall Council**

**Action:** RS to check with Tony Lee about progress with the preparation of the Consultation, Basic Conditions and Equal Opportunities documents, and to enquire about any other necessary documentation.

### **Tregarrick Farm**

Mr De Havilland (The Planning and Land Partnership) had not made contact with RS, although he had stated at the parish council meeting on 12<sup>th</sup> April 2018 that he would do so. Nothing else had been heard regarding this potential application.

### **Timescales/Project plan/ Actions required**

The key estimated dates were:

- **Thursday 10<sup>th</sup> May 2018:** The extended consultation period ended on this date.

- **18<sup>th</sup> to 25<sup>th</sup> May 2018:** Revisions to the Plan to be completed. Steering Group to be consulted.
- **14<sup>th</sup> June 2018:** RS to present revised draft Plan to the parish council. The draft would then be ready to send to Cornwall Council for a judgement to be made about the need for SEA/HRA screening (3 weeks).
- **9<sup>th</sup> July 2018:** If no screening is required, the Plan and documents could be sent to Cornwall Council for scrutiny.

At this stage, it was impossible to be certain about timings, particularly if a further 6-week consultation period was insisted upon by Cornwall Council.

### **Lessons learnt (positive and areas for improvement)**

#### **Areas for improvement:**

- The group needed to have had a better understanding of the procedures.
- The group had relied too heavily on the adviser.
- More contact with Cornwall Council staff would have been helpful.

#### **Positive:**

The consultation and the creation of the draft Plan meant that the community was in a stronger position to comment on planning applications, particularly against those which did not accord with parishioners' vision for the future.

#### **Any Other Business**

The representative from Coastline housing had sent apologies for not being able to attend but would come to the June meeting.

#### **Date of next meeting:**

- Tuesday 19<sup>th</sup> June 2018, in Luxulyan Memorial Institute, starting at 6.30 p.m.