

**INFORMAL COUNCIL MEETING: ST IVES AREA NEIGHBOURHOOD DEVELOPMENT
PLAN– 17 February 2015
MINUTES**

Present:

Joan Symons (Town Councillor), Maxine Armstrong (Town Councillor), Andrew Mitchell (Town Councillor), Tim Andrewes (Town Councillor), Tamsyn Williams (Town Councillor), Colin Nicholls (Town Councillor), Rita Lait (Town Councillor, Neighbourhood Plan Steering Group Chair), Linda Taylor (Town Councillor, Mayor), Geoff Williamson (Steering Group), David Todd (Steering Group), Tony Beavan (Steering Group), Matt Hayter (Steering Group), Ann Buckley (Open Spaces Topic Group), Simon Burgess (PBWC Architects), Jeremy Ward (Assistant Town Clerk), Lucy Davis (Neighbourhood Plan Officer).

1. **Apologies for absence**

Ron Tulley (Town Councillor)

2. **Introduction by Cllr Lait**

Cllr Lait outlined the process to date in producing the draft NDP and accompanying documentation. She explained that advice had been received from a Planning Consultation after the draft had been circulated to councillors and that there were several working ‘tweaks’ required to strengthen policies.

3. **Issues of concern/interest regarding the draft NDP**

- a) Should a decision be made at the Full Council meeting on 26 Feb with new councillors coming in this week?

Decision: NDP vote postponed to an Extraordinary Council meeting set for Tuesday 3 March.

- b) CH1 – wording will be altered slightly in line with the Consultant’s recommendation, i.e. remove “direct and indirect” and distinction between public and private property.
- c) Pg15 – the statement beginning “Creative ways of meeting the demand for affordable housing..” was challenged. Statement will be removed.
- d) Has a Risk Analysis been done into the impact of the policies?
No.
- e) LED2 – reference to small and medium enterprises will be moved from the policy to the justification.
- f) LED3 – Lucy will look into the use of the word ‘retail’ to describe food outlets and takeaways, and whether there is any need for the original Penwith Local Plan to be changed.
- g) LED5 – clause b) will be deleted because it is not land-use related.
- h) LED6 – “Where permission is required..” will be removed. Suggestion to add in reference to County Land Agent - ?
- i) LED8 – “..to existing accommodation” will be added in to the first sentence.
- j) All policies – cross-referencing to other policies will be removed to simplify the Plan.

- k) LED9 – Lucy will look into the issue of seasonal restrictions on camping and caravan sites (possibly remove from the policy). The point was made that we need to support camping and caravan sites and therefore shouldn't impose too many restrictions on them.
- l) H1 – “local persons” will be changed to “with a local connection”; reference to Cornwall Council’s process for assessing local connection will be added in to the justification.
- m) H2 – the policy that causes most concern. A range of responses were given:
- What will the side-effects be?
 - Regardless of the side-effects, we need to make sure that any new houses built are lived in;
 - Potential negative impact on the reputation of St Ives, particularly with press coverage;
 - The council should support local people first and foremost and they are saying ‘no more holiday accomodation’;
 - How will it be enforced?
- Lucy will provide more details on enforcement.
- n) H3 – concerns expressed:
- How will it be enforced?
 - Can we phase land against a minimum target and that is in private ownership?
 - There is already in-built phasing caused by market forces (i.e. avoiding depreciation of house prices by oversupply), should we add to it?
- o) H4 – will be altered to include un-allocated sites, on the advice of the Consultant. Concern raised – why does it specify 50 houses? If an application is for 10 or fewer houses, the policy is in direct contravention of national policy.
- p) Pg 70 – the sentence beginning “These are interspersed...” will be removed.
- q) Pg 61 – objective a) will be re-worded to make it more current and application, i.e. remove reference to traffic in Market Square.
- r) Lucy will outline the budget implications of monitoring and implementation, especially 12 month review.
- s) Lucy will clarify whether the town council as a corporate body can canvas in the lead up to the referendum.
- t) CF1 and Appendix 3 – ‘Friendship Seat’ on the harbour will be added in.
- u) Pg 61 - Built Environment objective c) on reducing street clutter – can this be translated into policy? Or into the Action Plan?
- v) Map 8 will be amended to remove PBWC’s premises from the area marked as ‘green corridor’.
- w) Advice will be sought from the Town Clerk as to the proper channels for responding to the

objection letter received today from Christian Guild.

6. **Date and time of next meeting** Tues 3 March, Extraordinary Council, 7pm.

Meeting closed at: 9.15pm