

NEIGHBOURHOOD PLAN STEERING GROUP MEETING – 21 OCTOBER 2013

MINUTES

Present:

Maxine Armstrong (Town Councillor); Tamsyn Williams (Town Councillor); David Todd (Open Spaces Chair); Geoff Williamson (Transport); Rita Lait (Town Councillor); Morag Robertson (Town Councillor); Paul Woodward (Housing Chair); Rita Lait (Town Councillor and Culture and Heritage Group representative); Rex Henry (Built Environment Chair); Tony Beavan (Inclusivity); Annette Abell; Louise Dowe (Town Clerk); Lucy Hackett (Clerical Assistant)

1. **Apologies for absence**

Tim Andrewes; Colin Nicholls

2. **Public Speaking**

None

3. **Declarations of Interests**

None

4. **Minutes of last meeting**

Were accepted as a true record.

5. **Items for Consideration**

(1) **Discussion with Andy England**

- a) The group was advised that the Penwith Plan still stands as valid until the Cornwall Local Plan is finalised (due to be the end of 2014).
- b) Question about the broad distribution of new dwellings (minimum of) for Hayle and St Ives CNA – why have figures changed?
- c) Question about minimum requirement figure – policies of the NDP should provide for figure in the area of limits set by Local Plan; St Ives NDP can control all allocations – needs discussion with Cornwall Council (NB. associated costs – viability surveys).
- d) Cornwall Council receiving applications from developers prior to NDPs and Community Infrastructure Levy coming into force – difficult to object on grounds of prematurity of NDP until the process has reached advanced consultation stage; can't put moratorium on development in advance of NDPs being passed.
- e) **Gonwin Farm – need to articulate reasons for refusal, e.g. using up allocation in one go places too much pressure on the area; landscape impact; infrastructure – schools, health care, transport; could use evidence gathered so far; Penwith Local Plan.**
- f) How did Cornwall Council arrive at a situation where 20 year allocation could be used up in 5 years? St Ives NDP could phase development over 20 years, to spread it out.

- g) Does Cornwall Council have policy to provide more school places? – no, except CIL coming in.
- h) Affordable housing – can the NDP allocate sites for 100% affordable housing? Yes, can allocate sites for majority affordable housing.
- i) What is the timetable for discussions about site allocations in relation to Framework Plans? – Cornwall Local Plan and Framework Plan to be completed by end 2014. Cornwall Council would need to know by Feb 2014 if the St Ives NDP want to take on site allocations.
- j) Can a NDP encompass improvement of public spaces and/or addition of new public spaces? – yes, link to CIL and projects that community would like money to be spent on., due to be introduced end 2014.
- k) Can NDP specify all new builds must be for primary residence? – yes. How could it be enforced?
- l) Can NDP encompass policies relating to viable alternatives to tourism as a source of economic wellbeing? E.g. superhighway hub. Need to include in economic development plans – Local Enterprise Partnership can refer to NDP for local priorities to be invested in.
- m) NB. A lot can go into the NDP around the policies – information about priorities and aspirations for the area, as a guide for future investment.
- n) How do we keep on top of new opportunities? – on-going meeting and discussion. NDP process is evolving quickly with time.
- o) Need to think about ‘end-user’ of NDP, i.e. planning officers.
- p) Suggestion = separate chapters on Lelant and Halsetown.
- q) How do we deal with allocations for ‘small towns and hamlets’ i.e. Lelant and Halsetown? Framework expectation was for parishes to get together to discuss.

ACTION:

- **Andy England to respond to Maxine Armstrong re: general distribution of new dwellings for Hayle and St Ives CNA;**
- **Andy England to respond to Maxine Armstrong re: advice given to developers at Gonwin Farm and Estover Farm;**
- **Lucy to talk to Planning Aid re: support for site allocations;**
- **Lucy to talk to Chandelle re: networking amongst parishes on allocations**

(2) Review of Lelant Consultation and plan for next event

- Could finish earlier;
- Feedback from Alan – topic group stands were good; how many people went away knowing more about the NDP process?; not enough focus on it being a planning document; same issues came up and high level of scepticism; complaints about length of survey and was St Ives centric;
- There were new people there and interested in the NDP, giving positive feedback;
- Attendee slips worked well, new addresses added to mailing list;

- Did the response justify the effort? Need to think about alternative ways to reach the majority that didn't attend.

ACTION:

- **Lucy:** Central information table – include poster on overall aims of NDP as a legal planning document, near to entrance; Information on who we are – volunteers and town council; Need to recruit more people; Small 'script' on NDP process to use when talking to general public – stress the legality of the final plan;
- **Lucy:** Use whiteboard to ask people what their vision is for St Ives area;
- Need larger 'meet and greet' team;
- **Lucy** to collate all references to Gonwin Farm from Lelant consultation and send to Maxine;
- **Topic Group chairs** to collate information coming in at consultation events, to be reviewed after all events are completed;
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(3) Posters

ACTION:

- **Maxine** to coordinate posters and flyers for Carbis Bay event

(4) Survey Mail Out

Publicity South West have made a start, will complete distribution by end of week.

ACTION:

- **Let Lucy** know if you haven't received survey by the end of this week

(5) Progress of Topic Groups

- i) Update from TG chairs on general progress, issues, concerns, positive outcomes:

Inclusivity	
Open Spaces	
Housing	
Transport	Only 3 active members, need help at events
Cultural Heritage	
Built Environment	
Economic Development	

(6) Letter from Andrew George

ACTION:

- **Maxine:** Letter to Andrew George inviting him to Guildhall event on 16 Nov and informing him that the lead for the NDP has come from community volunteers.

Date of Next meeting

Monday 4 Nov, 7.00pm, Committee Room St Ives Guildhall

Meeting closed at: 9.15pm