

NEIGHBOURHOOD PLAN STEERING GROUP MEETING – 11 May 2015 MINUTES

Present:

Rita Lait; Rob van Hove; Geoff Williamson; Lucy Davis; Matt Hayter; Rex Henry

1. Apologies for absence

Rowena Swallow; Richard Sorrell; Tim Andrewes; Tamsyn Williams; David Todd; Alan Clegg;

2. Public Speaking

None.

3. Declarations of Interests

None

4. Minutes of last meeting

Rita Lait to be added to those present.
Were accepted as a true record.

5. NDP Progress Report

The NDP has been passed by the Finance and Legal Departments and is awaiting sign off by the Heads of Departments and the Portfolio holder. This shouldn't take more than 2 weeks, after which the consultation will start. All being well, examination should happen in July.

ACTION:

- **Lucy will ask Sarah Arden and Vanessa Luckwell to continue to track and encourage progress**

6. Use of Emerging Plan

There is still uncertainty over the weight that the emerging St Ives Area NDP holds and continuing controversies over allocated sites.

7. St Ives Area NDP Allocated Sites

Planning applications are coming in that relate to 4 allocated sites in the Plan, underlying the need to progress the Plan. See action under point 5 above.

8. Cornwall Council Allocations DPD – content of St Ives section

Recommendations/comments to Marcus Healan:

- Senior Planning Officers are still denying that the emerging St Ives Area NDP holds any weight. This is despite a Planning Committee decision using the emerging plan as grounds for refusal of a development. Please can the weight of the emerging plan be clarified.

- Query over the net windfall projection – 374. This seems very high as a projection, particularly if based on past rates of building. Concern that this will drop off over the next few years. How was the figure calculated? Why was the majority of windfall for the CNA allocated to St Ives?
- St Ives Area NDP site allocations are still needed to provide proof of sufficient land available for next 15 years housing supply. They would also provide for affordable housing, which smaller windfall sites may not.
- Question the wording of “Despite the relatively modest growth....”
- Is the report suggesting that details of highway and infrastructure improvements should be set out in the neighbourhood plan? All advice received during our plan making process was that this was not possible. Please could you provide examples of that this should be.
- Question the figure of 80 additional primary school places by the end of the plan period. How was the figure arrived at?
- The Open Space figures given in the second table are unrealistically high demands to place on future developments. Query how they are presented and How were the figures arrived at?

9. **Cornwall Local Plan – inspectors pre-hearing questions (for information)**

Inspector identifies the issue of second home and holiday lets and suggests that this should be taken into account when considering housing figures.

Date of Next Meeting: TBC

Meeting closed at: 8.30pm