

Neighbourhood Plan Steering Group

Meeting of 26th September 2017

Record of Decisions and Actions

Attending: David Guiterman, Chris Jones, Dave Robson, John Scott, Kieran Park, Ann Duffin, Colin Risner, Colin Martin

Apologies: Phoebe Beedell, Tim Hughes,

Observing: Two members of the public

1. Minutes of the August meeting were accepted.
2. It was recorded that Mandy Barrass had resigned through pressure of work. The meeting recorded thanks to Mandy for her work on the Group.
3. DG reported that Town Council had seen and noted the positive report received from Cornwall Council Officers.
4. The meeting noted and welcomed the Strategic Environment Assessment and Cornwall Council Officers' Comments (already reported to Council). These were noted as very positive and were welcomed. JS will incorporate necessary suggestions into a revised draft.
5. A revised tabulation of housing approvals and completions was considered. CM reported that the Duchy Motors site application was likely to be accepted by Cornwall Council after some reported alterations.
6. It was agreed to assess housing demand and needs for affordable housing with local Estate Agents and Cornwall Council. The current figure for affordable housing in the draft Plan is 75-100. Action: DG
7. DG and CJ reported on a visit to the two SHLAA sites with respect to suitability for affordable housing. It was decided that Terras Hill is not suitable because of the nature of the terrain and that Castle View is developable and could support sufficient affordable housing. In line with advice from Cornwall

Council, it was noted that both sites could be developed, if approved by Cornwall council, as Rural Exception sites if outside the Settlement Boundary.

8. In the light of item 7, it was agreed to alter the Settlement Boundary to exclude Terras Hill and Castle view. The new Settlement Boundary would be the subject of a public consultation at an appropriate time.

9. It was agreed to make a site visit to the Golf Club application site to gain information concerning affordable housing and other relevant matters. DG to organise poll for suitable dates.

10. JS presented the update to the Plan that reflected comments received on the Early Draft. The Plan is now in two parts, separating out the Actions and Policies from context and background and is now labelled 'Pre-submission Draft'. The meeting approved this way forward for the Plan.

11. It was agreed that the policy on change of use of business premises should contain a requirement for evidence over 12 months period on lack of commercial use. Action JS

12. It was agreed to modify EH2 and HH4, as well as BE2 in the way suggested in a paper circulated by DG. Action JS (and DG for Housing Section)

13. The revised Character Zone section was approved.

14. The meeting received a report on the youth engagement workshops.

15. DG provided a brief update on further responses to the Early Draft. No further changes were felt to be required.

16. It was agreed to report the strategy over the Settlement Boundary to Council.

17. The date of the next meeting was fixed for 24th October.