

## **Neighbourhood Plan Steering Group**

Meeting of 22<sup>nd</sup> May 2018

### **Record of Decisions and Actions**

1. Apologies received: none.

2. Attending: David Guiterman (DG), John Scott (JS), Ann Duffin, Dave Robson, Chris Jones, Chrissie Anders, Vicky Hatton, Colin Martin,

Fourteen members of the public in attendance.

3. The Minutes of the meeting of 10<sup>th</sup> April were agreed.

4. DG made housekeeping announcements and received approval to record the meeting.

5. No decisions of Lostwithiel Town Council to report.

6. DG reported on the Exhibition of 28<sup>th</sup> April. Attended by 25-30 people. Comments were brought forward and circulated to the members of the Steering Group.

7. DG reported on advice received from Cornwall Council Planning Team:

(a) Cornwall Council Officers comments were noted. It was agreed to delegate to DG and JS authority to deal with the various comments, except for those concerning housing and Policy BE2, which are dealt with in the body of the meeting.

(b) The target housing requirement had been clarified on the basis of recent update. This was noted as being relevant to decisions to be made at this meeting.

8. The Steering Group considered responses received in the recent consultation and specific decisions were made, following discussion and the opportunity for members of the public to comment before each decision was made.

*A copy of the criteria used to assess each cell is included, as an appendix, for convenient reference.*

(a) Cell 4. DG reviewed evidence from objectors and summarised subsequent investigations by the Steering Group. It was agreed that the land cannot be considered to meet criteria 1 and 2. It does not accord with the definition of 'rounding off'. (Agreed by 7 to 1).

(b) Part of cell 29 (garden at 'Meanders'). Agreed that it meets all criteria except that of criterion 1 (visibility). Agreed to exclude from the Development Boundary by 5 to 3.

(c) Cell 23. Proposal that it fails on criteria 1 and 3 passed by 7 votes with one abstention.

(d) Cell 17. Proposal that it fails on criterion 2 and should be excluded from the Development Boundary. Land to the south of Cell 17 should also be excluded. (Passed by 8 votes to 0).

(e) Cells 8 and 9. Proposal to exclude all of both from the Development Boundary as they fail on criteria 1 and 2 (passed by 8 votes to 0).

(f) Cell 29 (north west part). Proposal that it fails criterion 2 and should be excluded from the Development Boundary (passed by 8 votes to 0).

(g) Cell 29 (garden of Gweal Gwartha). Proposal that it should be excluded from the Development Boundary as it fails criterion 1 (passed by 8 votes to 0).

(h) Cell 15. Proposal that it fails criterion 2 and should be excluded from the Development Boundary (passed by 8 votes to 0).

(i) Cell 6. It was agreed that the Development Boundary should be drawn tightly around the existing development on the former golf club site to preclude further development there (passed by 8 vote to 0).

(j) Cell 29 (school field). Proposal that it should be excluded from the Development Boundary as it fails criterion 1. It should be designated for School use only (passed by 8 votes to 0).

(k) Cell 29 (area to the South West of the existing Brambles development). Proposal that it should be excluded from the Development Boundary as it fails criterion 1. It is also subject to Section 106 agreement (passed by 8 votes to 0).

(l) It was agreed that DG should explore the situation of land south west of The Brambles that may already have planning permission. DG to draw Boundary as advised by Cornwall Council. The boundary of cell 29 was subsequently updated to include the land covered by planning permission granted for one house immediately to the South West of the existing Brambles development (PA15/07204).

(m) Cell 9. It was confirmed that this land should continue to be excluded from the Boundary as it fails on criteria 1 and 2 (passed by 8 votes to 0).

(n) Cell 10. Proposal that it fails criterion 2 and should be excluded from the Development Boundary (passed by 8 votes to 0).

(o) Cells 25, 26, and 28. JS declared as conflict of interest as a neighbouring resident and did not participate in discussion or voting. Proposal that all three cells fail criteria 1 and 2 and should be excluded from the Development Boundary (passed by 6 votes with one abstention and one against).

**9.** Cell 16 agreed to exclude as it fails criterion 2 (passed by 6 votes to 2).

The Group then reviewed, earlier decisions to exclude cells 3, 5, 7 8, 13,14, 18, 19 20,24,27,30,31 and 32. Each cell was considered individually. It was agreed to confirm each of the earlier decisions and the criteria on which each of the cells failed (each decision was passed by 8 votes to 0).

The Group then reviewed earlier decisions to include cells 11,12 21 and 22. Each cell was considered individually. It was agreed to confirm each of the earlier decisions (each decision was passed by 8 votes to 0).

**10.** The Group received comments from Tim Smit about a possible agricultural development outside the Development Boundary. It was agreed that this should be mentioned in relation to aspirations on Business and Employment but that it was not appropriate to indicate support for or against this specific proposal. It was agreed to delegate to JS appropriate wording to the effect that encouragement should be given to rural enterprises that are in harmony with the landscape and generate local employment and visitor opportunities (passed by 8 votes to 0).

**11.** Further additions and revisions were agreed in relation to comments received:

(a) To add into HH4 the Crime Officer's comment on prevention of crime and contribution to community safety.

(b) Agreed to retain Policy BE2 (passed by 8 votes to 0).

(c) In relation to TT2 and a comment received from Network Rail it was noted that the railway sidings are outside the Development Boundary and lie within the Flood Plain. Additional housing development would exceed the housing target. It would not be appropriate for housing development (passed by 8 votes to 0).

(d) It was agreed to retain policy EH1 (passed by 8 votes to 0).

**12.** It was agreed to record protection of green space in Grenville Meadows. (passed by 8 votes to 0).

**13.** It was agreed offer the opportunity to publicise the County consultation on the website and local notices, publications etc.

**14.** The revised Plan will be considered for approval by the Steering Group at its meeting on June 26<sup>th</sup> 2018 and, if approved the Plan will be put before the Town Council at its meeting on July 3<sup>rd</sup> 2018. It will be uploaded to the Neighbourhood Plan website.

**15.** Date of next meeting agreed as 26<sup>th</sup> June 2018.

## **Appendix**

- **Criterion 1:** to confine development to the three valleys formed by the river Fowey, the Tanhouse Stream and Coffee Lake along the A390 going East out of Lostwithiel, avoiding upland sites that are highly visible from either the town centre or the surrounding countryside and/or impact on historic assets and their setting.
- **Criterion 2:** to round-off the existing boundary of the continuous high-density housing; to ensure there is convenient access to the town centre and to avoid excessive ribbon development.
- **Criterion 3:** to maintain existing woodland areas

