

Neighbourhood Plan Steering Group

Meeting of 27th February 2018

Record of Decisions and Actions

1. Apologies received from Ann Duffin, Tim Hughes, Colin Risner,

Attending: David Guiterman, John Scott, Dave Robson, Chris Jones, Colin Marshall, Dickie Trant, Victoria Hatton.

Four members of the public in attendance.

2. The Minutes of the meeting of 23rd January were agreed.

3. Lostwithiel Town Council had noted our Minutes and the various matters reported. There was agreement to a follow-up consultation meeting (if required) for those who received Newsletter 7 late.

4. DG reported that he has produced a draft report on the Schools visits and still awaits final sections from, Gary Marshall-Stevens. This is to go in the Annex of Evidence. A shorter paragraph summary will be produced for the Pre-Submission Draft Plan.

Action: DG to write a report (one paragraph) for inclusion in the Plan by JS.

5. DG gave an update on further comments received from Newsletter 7. It was noted that there was strong support for the proposed policy that there should be no development in Character Zone 6. It was agreed by a vote of 5 in favour and 1 abstention that this policy should be added to the Plan. No other changes were required as a result of these comments.

Action: JS to add policy to Plan.

6. The Seven sites that had been submitted in response to the 'Call for Sites' were considered and proposers, where present, were invited to contribute to the discussions. DG reminded members of the purpose of the call, in relation to land adjoining the proposed Development Boundary. All submitted sites were considered in relation to the three criteria accepted by the Steering Group and included in the Consultation Newsletter.

The Steering Group considered the location plans, accompanying letters and photographic evidence for all sites. It was noted that suitable sites, if not included, could be developed as Rural Exception Sites.

(a) Terras Hill (part of cell 31). This was a revised submission of the lower part only of cell 31. The criteria were reviewed, written comments from the landowner were considered, and a representative of Gilbert and Goode spoke. Discussion focused on the issue of its visibility from much of Lostwithiel and the surrounding countryside. On a vote it

was agreed by 4 to 2 not to alter the Development Boundary to include this site as it did not satisfy criterion 1. (CJ reported a minor conflict of interest and did not vote).

(b) Prior to considering further sites there was a discussion of the recommendation of the Cornwall Council Officer that a northern extension of 8 houses on Cott Road known as Penntiow Golf be included within the Development Boundary. It was agreed by all, with one abstention, that these should be included as a part of the built-up area.

(b i) The existing Golf Club housing and club house. Written submissions were considered. DG explained why the boundary had been altered from its very early draft. Michael Davey, owner of the site, presented his case. It was reported that there were additional houses, not shown on the map, and that the boundary should be extended to include all the existing housing. On a vote of 5 for and 2 abstentions it was agreed that, on the grounds of contiguity with existing housing, this area should be included within the Development Boundary. It was agreed that the gap between Pennitow Golf and the Golf Club developed area was not sufficient to consider the latter to be an outlying development.

(b ii) Land adjacent to the Golf Club (cells 2 and 4). Michael Davey's presentation above covered these areas as well. The wide-ranging discussion considered the two cells separately, focusing on issues of visibility and contiguity with existing housing.

Opposition to inclusion of cell 2 was that it is screened from being seen from Restormel Castle only by a group of relatively young trees and so failed to satisfy criterion 1. A proposal to include cell 2 was rejected by a vote of 3 in favour of inclusion and 4 against inclusion.

Discussion of cell 4 concluded that the cell did not conflict with any of the three criteria. A proposal to include cell 4 was accepted by a vote of 5 in favour of inclusion and 1 against inclusion, with 1 abstention. Therefore cell 4 is to be included within the redrawn Development Boundary.

(c) Field to North West of Millham Lane (part of cell 5). Discussion concluded that this site was highly visible from Restormel Castle. It was agreed unanimously not to include this site as it did not satisfy criterion 1.

(d) Field east of Castle View (part of cell 8). It was agreed unanimously not to include this site as it was highly visible from Restormel Castle and from much of the town. It did not therefore satisfy criterion 1

(e) Land SW of Old Orchard (part of cell 23). Discussion focused on the fact that this site constituted a woodland habitat, was highly visible from parts of Lostwithiel, and would have a particularly dominating effect from parts of the town immediately below it to the North West. It was agreed unanimously to reject this on all three criteria as it did not satisfy criterion 1 or criterion 3.

(f) Land NE of Castle View (cell 7). This was considered to be a woodland habitat site and was also clearly visible from Restormel Castle and parts of Lostwithiel to the west of the

site. It was agreed unanimously to reject this site as being highly visible and well-wooded as it did not satisfy criterion 1 or criterion 3

(g) Garden of number 4 Castle Hill. This land is already included within the Development Boundary and it was agreed that it was not within the remit of the Steering Group to consider the proposed planning development.

7. The Plan is to be revised to take account of decisions made at this and the previous meeting. It would then be called the Pre-Submission Draft and forwarded to Lostwithiel Town Council for approval and, if approved, put to statutory consultation. It was noted that approval makes this the Council's Plan and that the Consultation is to be managed by Council. It was noted that members of the Steering Group may be involved in the Consultation in a supporting role. All comments on the Submission Plan must be made directly to the Council, in writing, *via* the Town Clerk or on Newsletter 8. The Steering Group approved parts 1 and 2 of the plan, subject to the changes discussed being included, for presenting to the Town Council for it to consider approving the Plan for the 6-week statutory consultation.

Action: DG to redraw map, JS to revise Plan, DG to forward to LTC for meeting on March 6th.

The text for Newsletter 8 was agreed, subject to the agreed changes to be forwarded to LTC for approval.

Action: DG to redraft and forward to LTC for meeting on 6th March. DG to call for Council volunteers to distribute the Newsletter and to attend the Consultation meeting on 24th March.

Text of Summary of Plan agreed to be forwarded to LTC for approval after revisions by DG.

Action: DG to redraft and forward to LTC for meeting on 6th March.

8. Pre-Submission Plan, Summary, and Newsletter 8 to be uploaded to website following Council approval.

9. The Timetable and Work Plan were noted.

10. Date of next meeting (if required) agreed as 27th March 2018. DG would cancel this meeting if LTC approves the Plan for Pre-Submission Consultation and the Steering Group would not meet until after responses to the Consultation had all been received and compiled by DG.