



The minutes of the Neighbourhood Plan Steering Group meeting held on Tuesday 16th January 2018 at the St Erme Community Centre

Those present:

Sally Trethewey (Clerk), Michael Edwards, Clive Grose, Cllr Hodgkinson, Cllr P Jones and Marie Wills

In the absence of the Chairman and Vice-Chairman it was proposed and seconded and therefore

RESOLVED for Cllr P Jones to chair the meeting

59/17 Apologies

Apologies were received and accepted from Cllr Pound and Cllr Trethewey (work commitments)

60/17 Members to disclose any declarations of interests on any agenda items.

There were no declarations of interest declared

61/17 To approve the minutes of the meeting held on Wednesday 29th November 2017

The minutes previously circulated were approved and it was therefore

RESOLVED for the minutes of the meeting held on Wednesday 29th November 2017 be approved a true record and duly signed.

62/17 Writing the Plan: - To agree and discuss

➤ **Vision & Objectives**

The 'Visions and Objectives had been agreed at the last meeting and a final version was shown in the minutes

➤ **Draft Policies**

The draft policies were discussed and a few minor amendments were required, the sections on 'Landscape, Heritage and Natural Environment' and 'Community, Leisure and Amenities' required further work, members to relook at these sections. The clerk will circulate the amended policies prior to the next full meeting of the Steering Committee in February.

63/17 To receive advice and an update on Michael Edwards meeting with Sarah Furley (Cornwall Council) – (copies of e-mails previously forwarded)

Correspondences and information had previously been sent to all members prior to the meeting. Michael updated on his meeting with Sarah Furley as follows:

Michael stated that he had attended the meeting and met Sarah Furley who had seen our 2 questions in advance and was well versed in the NDPs in Cornwall's and LLCA. She appeared to know the village and was aware of our position with development and planning going on around us while the Steering Group is working. Michael explained our position with not having got close to owners and developers and the LLCA approach, together with an update as to where we are with Objectives and Policies. Sarah was fully aware of the findings of our Housing Survey.

Question 1:

With regards to St Erme's: 'Determining your Neighbourhood Development Plans Housing Target' received from Cornwall Council we are looking at writing up the provision for St Erme. Our share of the Local Plan Target is 7 properties.

This should be able to be achieved with infill development over the next few years.

We had 62 dwellings built since 2010 and have 85 dwellings currently in the process of being built now.

This currently covers our community's needs shown in our Housing Needs Survey carried out in 2016.

Any additional housing that may be required during the plan period should be led by our communities need whether that is affordable dwellings, open market or a mixture etc.

Would it be acceptable to have this stated in our NP with the preferred location to be to the south of the village as shown on our consultation results?

Michael explained how our LLCA was based on work at the settlement edge and the consultation results. Sarah suggested that we point out the settlement edge at the moment and state very clearly with the evidence from the consultations where the community is prepared to build outside this – say red ink on a map, and to use figures with some margin – 10/15, 10/20 etc. as we are looking at a period of some 10 years.

There is also the issue of the change to the way that housing need is to be calculated, a system that was launched by the government a few days ago. Just to stick to the 7 in the report from CC would not be right. We would have to put in all our evidence and rationale. These ties in with our thoughts at the moment and our need to have this 'local led'.

Question 2:

- I. Can you tell us if St Erme Parish would require a Strategic Environmental Assessment' (SEA)?
- II. Does Cornwall inform us if we require one and when would we be told?
- III. Does CC carry this assessment out or do we need to get one carried out on our behalf?
- IV. Is there a cost to us for this or would CC cover the cost?

Sarah asked for an early draft, once we have agreed the policies- LLCA, Objectives , Policies, VDS and a map etc. so that she can do a proforma assessment and consult Historic England and Natural England, the two key bodies. She did not think that anything in the neighbouring parishes would affect us and that the bodies could come back and ask for more details about pertinent sites. If they have no objection we may not have to carry out an assessment; as at the moment she feels that it looks as if there is not enough to get in our way.

Our LLCA seems to have covered our views here and we discussed the sites that are valued such as the field patterns, the Churches, the water pump etc. and the Trevella Valley. She would also liaise with her colleague who deals with historic sites.

If a formal assessment is required CC will be able to give details of firms that can carry out the work and the grants that may be available and how we will qualify for them.

This is the answer we wanted but if Natural England got excited about an area it could cost some time and money.

I felt that it was a good meeting and Sarah asked to be consulted and offered assistance at any stage in the future.

Members thanked Michael for attending

It was agreed that the next step was for the Steering Group to consider if they wish to define the settlement boundary using the information and evidence from the LLCA consultation, where we had an Ariel map of the parish on display and members of the community were asked to place dots as to where they would and would not like to see future development. One dot each was provided for, yes, maybe, and no to development. This should be sufficient to carry out a settlement boundary, but would we need to consult further on this. Members stated that they had not read fully all the information forwarded and it was agreed for the clerk to forward again and it is important that all members read the information prior to making a decision on the way forward.

Due to the time it was agree to end the meeting at this point and to reconvene at a suitable date ASAP to discuss the remainder of the agenda which is as follows:

- 1) To consider advice, and discuss and agree whether to include a 'Settlement Boundary' in the plan and if further consultation would be required. (copies of e-mails previously forwarded)**
- 2) Publicity**
 - Website
 - Newsletter
 - Social Media
- 3) To agree the date and time of the next full meeting**

End of meeting

SIGNED

CHAIRMAN

DATED