



Mawnan NDP Steering Group meeting 14th August 2017

Present: Terry Damer (Chair); Jon Holt, Richard Martin, Graham Marsden, Jackie Whibley, Elaine Mountford & Rex Sadler + 77 members of the public.
Lisa Clements (Parish Clerk) – minutes up to item 3 taken by David Morgan/ Sylvia King

Apologies: Liz Lloyd, Dennis McQuillan, Peter Stokes, Mick Hartley, Nigel Gilmore

1. Introductions and Apologies

Terry Damer (TD) welcomed those present, introduced the members of the Steering Group and explained that there had been two meetings to date to ascertain what a NDP is and how to prepare one.

Minutes from previous meetings are available to view on the NDP page of the Mawnan Parish website and a new, separate NDP website is to be created.

Two forms were circulated to the public attendees, requesting parishioners' views on issues facing the parish and asking for volunteers to help on specific study areas.

2. Minutes of Last Meeting (See Mawnan Parish Council website – NDP)

Minutes of all previous meeting minutes are on both the parish council website and the new NDP website (www.mawnan.org)

3. Progress to date

- **Letter of Designation**

Graham Marsden (GM) explained that the NDP extended to the whole of the Mawnan civil parish boundary as per the map available to view.

Being a predominantly rural parish of circa 1,000 hectares, there is a considerable amount of undeveloped land (circa 1,000 hectares), which provides more potential opportunities for housing developers than in other more densely populated areas.

Having gained authority from Cornwall Council to develop a NDP, the process can proceed.

- **Finance**

4 applications for grant funding can be made over the life of the NDP (2-3 years) with £6000 currently being available in dedicated funding. Cornwall Council, although providing extra services & support will ultimately expect to be paid for their services too. Public thanks to the design team at Cornwall Council for the leaflet & logo design on the recent mail-drop. The logo will now be on all send outs & documents relating to the NDP as our 'brand identity'

Jackie Whibley & Terry Damer attended a session additional to the recent Community Network Meeting dedicated to NDPs and warned everyone not to take the spend figures from Penryn to heart as they are a town and had employed consultants & analysis to create their document. We will be unlikely to be spending anywhere near as much!

- **Communications and Publicity**

Jackie Whibley explained the difficulties the group were facing on the communications front and asked for anyone with some free time and experience in this field (from designing questionnaires & webdesign/facebook, to door knocking) to make themselves known by filling in the contact forms provided.

As shown by attendance numbers the word about the NDP is getting out to the community and more people are looking to be involved, but we still need more bodies on the ground to aid in explaining what an NDP is about. . Dan(Cox) & Anna (Druce) had helped greatly in sorting ideas for a web presence (Facebook) as well as putting us in touch with Clare Philpott @ Cornwall Council's design team. The NDP group now have their own website (www.mawnan.org) being built along with a new email: info@mawnan.org and are looking for a volunteer with experience to manage the site by adding content regularly.

The next public event will be at the Fun Run on the 24th where we will have a stand full of information to continue the process of canvassing for ideas of what is important to add to the questionnaire building. This in itself is a big project and our community survey is unlikely to hit doormats until the summer of 2018.

Terry Damer then added that we now need to focus on engagement and face-to-face discussions with groups outside of residents – such as tourist; businesses; commuters & young people. He did point out that only residents of the parish listed on the electoral roll will be for a vote at the NDP referendum.

Graham Marsden reiterated that the only real threat to this project is a failure to engage with the whole community. The community needs to understand fully what and why we are undertaking an NDP – he also asked if everyone at this meeting could please try to take this information away and spread it around.

- **Future Events**

Fun Run on 24th September + something to be up (however small) at every village event from now on wherever possible. Next public meeting scheduled for 13th November (TBC).

- **Potential Study Areas**

A Venn Diagram of potential Study Areas was pinned up, collated from a number of other NDPs since they all seem to refer to a broadly similar base. This would be the starting point for the 8 main groups – more to be added if needed.

Forms expressing interest in assisting in specific Study Groups were available for people to sign up on and would be on the website shortly.

4. Area Representation

John Holt – after hand delivering the flyers it was very obvious that the small team of 10 could not do this on a regular basis and he asked that as many people as possible sign up to cover small areas of maybe 10-20 houses / 1 road and would be

willing to make sure that all their neighbours were getting regular information and were made aware of the progress of the process. He also thanked people with visible postboxes & those with longer drive for having them on gateposts! It was once again made clear that this is a RESIDENTS PLAN and that things were still very fluid but he did note that, by looking round the room, that not all ages of the village were present – we were especially lacking the young generations. Anyone with suggestions how to engage these groups was asked to pass them on – the school, preschool & clubs were to be contacted to ask them to get the word out about the NDP process & where to get information.

Door knocking is our best method of getting public engagement and we really do need more feet on the ground.

5. Business Consultation

Trebah remains one of the top 50 UK attractions. We need to find out what makes businesses tick and what appeals to them and their customers. We need to include all forms of local businesses; hotels, shops, pubs, visitor attractions, home based businesses, farms, The National Trust, the Helford River users & producers, those providing specialist services, those who commute into work and those who have to commute out – everyone should have a voice in our NDP.

6. Open Forum

- A member of the public noted that many people would not take part in the NDP process as they felt ignored over past planning issues when they had tried to be involved and that they felt it was just a waste of time. Graham Marsden once again made it clear that once the NDP document starts to be more complete it starts to hold proper weight with the local Planning Department and can be used to refute some planning applications. It is not a method to stop planning, but can be used to drive planning to the needs of the parish residents who will have a better say on what they feel should apply when it comes to design of developments, what materials can and cannot be used, how closely packed houses can be and standards about how high buildings can be in relation to the skylines & lines of sight. Falmouth NDP has already been used to quash inappropriate development.
- A summary documents outlining the NPPF (National Planning Policy Framework) & Cornwall Local Plan were asked for. The parish clerk agreed to try to find these and put them onto the website.
- Can we say no to development as we are within the AONB? It is felt that some plans are being steamrolled through and have the potential to turn Mawnan into a suburb of Falmouth.
- Landscape Survey – a past head of the National Trust had tried to get a listing system(similar to historic places) rolled out for the natural environment. Could we do something like this within the Parish to protect areas from development in perpetuity? This was thought unlikely but something could be managed to limit or restrict development in sensitive areas through our plan.

- Potential large developments (as noted in the SHLAA @ Meudon) – County Farms listed all of its properties in the SHLAA but have made it clear that developing them would be a “worst case” scenario and were really using them as a land bank to achieve the 5% target to make the Local Plan viable. Even so, if development were to go ahead a strong and robust NDP would mould how the development would be put into practise, and not the strategic number of houses put forward.
- Are we potentially wasting resources delivering to houses known to be vacant/ second homes? Do we want to compile a list of “irrelevant” properties? Involvement of the whole community is essential – 2nd home owners or unregistered voters would not have a say at referendum but might have useful input into areas of the plan. Lettings agents, housing authorities, estate agents etc needed to be consulted in the business consultation about this.
- Can we say who has the right to build / specify what companies can develop? This would be unlikely to be able to be policed by the parish as the big 8 developers have sizeable land banks however the NDP can pick just where and how big developments sites in the parish can be.

7. Date of Next Meeting (open to public) – provisional 15 November 2017

Meeting ended at 8.15pm