

Note for the Record of a Briefing to the Mawnan NDP Steering Group held on 3 December 2018 at the Bowling Club, Mawnan Smith

Present: Terry Damer (Chair); Dennis McQuillan (Sec); Peter Stokes (Treasurer), Cllr Jackie Whibley, Jon Holt, Carrie Gilmore, Mick Hartley, Georgena Morris

Also present: Cllr Tim Brooksbank, Nigel Gilmore

Apologies: Richard Martin

The meeting opened at 7.00 pm.

There was no formal agenda for this meeting. The Chair welcomed Nigel Gilmore who, as a planning consultant, had been invited to brief the Steering Gp on the key issues that need to be considered as it undertakes the Next Steps in the NDP process. Nigel's speaking notes are reproduced here with discussion/comment shown in italics.

Mawnan NP

1 Introduction

Brief presentation to allow time for discussion

- Outline some of the key things you ought to be aware of, or need to consider
- Only got time to give brief outline...happy to go into more detail if time, or separately
- What are the key issues
- My thoughts on next steps
- Open for discussion....but don't wait if have burning questions

2 What I think you ought to be aware of ...this is really about the policy context in which the NP is being prepared

- There are 3 levels
 - National (Govt)
 - Strategic and Local (Cornwall Council)
 - NP
- **National**
- National Planning Policy Framework (NPPF)
 - Published in 2012, but revised in July this year
 - 74 pages of national policy, replaced thousands of pages of previous guidance, but now backed up by National Planning Guidance (web based and more detailed)
 - Key and relevant bits for the NP

- Purpose of planning is to help achieve “Sustainable development” (won’t go into this now, but about trying to balance social, economic, and environmental objectives ...often these will compete)
- Section 3 Plan making...paras 28 – 30 about NPs
- Section 5 Housing
- Section 6 Economy
- Section 12 Design (para 125...NPs role in identifying special local qualities and explaining how this should be reflected in devt)
- Section 15 Natural envt (para 172 “great weight should be given to enhancing landscapes and scenic beauty in ...AONBs)

- **Strategic and Local (Cornwall Council)**

- Cornwall Local Plan (Strategic Policies) 2016
- Cornwall Local Plan Site Allocations (sites and more detail on some policies)...at examination
- Housing Supplementary Planning Guidance (consultation draft)
- Chief Planning Officer Advice Notes (including Infill/Rounding off, Lifting Holiday Occupancy Restrictions)
- Cornwall Design Guide

- **Cornwall Local Plan 2016** includes policies, especially relevant are

- 3 Role and function of places (includes rounding off and infill, and AONB)
- 4 Shopping, services and community facilities
- 5 Business and tourism
- 6,7,8,9,10 Housing
- 12,13 Design and development standards
- 14,15 Renewable Energy
- 23, 24 Natural and historic envt

- **Neighbourhood Plans**

- Opportunity to provide localised and more detailed guidance, e.g local character, design, or any issue that is of particular local significance
- Whilst can reasonably assume that local residents won’t be overly familiar with NPPF or Cornwall Local Plan, NP will need to focus on adding something that is not already addressed, or where you might want to add some local context. What you can’t do in the NP is take an approach that is contrary to national and strategic policy. But whilst I would advise you as the Steering Group to be aware of these existing policies, you may need to include a brief explanation for local readers of this broader context.

What are the key issues and next steps

As a steering group, you do now know local views on a wide range of issues thanks to the questionnaire. One of your first tasks to discuss with your, soon to be appointed, planning advisor and/or the Parish Council is which of these are issues for the NP to address, which should be looked at by the Parish Council, and which probably can't be taken forward at all....such as traffic calming.

(Jon Holt commented that liaison to and from the Parish Council was vital as the Plan progressed. It was generally considered that this was happening with NDP statements at Council Meetings and via Councillors embedded in the Steering Group. However, the means of transmitting those issues derived from the Questionnaire which were PC specific still had to be resolved. A generic summary of those issues would be preferred to handing over the comments database.)

The key issues for me for the NP:-

- **Settlement boundaries**...Kerrier did draw one for Mawnan Smith, but this was never adopted. Cornwall Council are leaving this for NPs, so you will need to consider whether there is any value in doing this for Mawnan Smith, and possibly Helford Passage, Budock Vean, Penwarne, Durgan, Maenporth...? You might also want to reflect on how challenging and divisive this might be.
- If you don't identify settlement boundaries, the potential for **rounding off** could be important
- Should the NP include any policies about **scale** of development? Could the questionnaire responses help with this?
- There appears to be a lot of support for some form of **local design or character** policy or guidance, but many people have pointed out that local character in Mawnan is hard to define. There might some value in the Steering Group looking (discreetly) at recent local development to help identify examples of development that respects local character, and whether this could help form the basis for design guidance. You would need to be very careful about how you do this, if you don't want to upset people!
- The **AONB** covers most of the parish, but some parts are clearly of higher scenic value than others. Should the NP think about whether some parts of the parish should be regarded as especially sensitive?
- Should the NP try to identify any **specific proposals**, e.g. a location for a small business centre, or leisure facilities, or car parking? Or should the NP simply include policies supporting their provision?
- Should the NP include a **wish list** of facilities or projects that the community would want to support, especially as the Community Infrastructure Levy (CIL) is introduced in Jan?

Secretary's Notes:

Cornwall council are not supportive of settlement boundaries, but should we define them nevertheless to identify areas at risk of inappropriate development? We could use Lowenna Fields to highlight dislikes.

Are there areas within the AONB which are more sensitive than others, for example Durgan or parts of Mawnan Smith itself?

We should list and talk to landowners about any development plans or intentions they have for the future. A National Trust land map should be acquired – Jackie Whibley would pursue.

We should consider drawing up a development wish list for funding by the CIL. This could include car parking.

Nigel felt that we should take a risk to make the NDP more realistic – must include some development to reflect need.

Draft Aims and Objectives

The Chair, Jon Holt and the Secretary had met to draft a Vision and Objectives which were essential components of the Plan document and which should lead to the Policies to be applied. The slides were displayed by the Secretary, discussed and amendments suggested. These have been incorporated and are given below:

VISION

In 2030, the unique current character and visual amenity of Mawnan Parish as defined by its status of wholly AONB or an Area of Great Landscape Value and its special coastal and estuarine shores and rural landscapes, are enhanced and protected by allowing future development only in accordance with policies defined within the Neighbourhood Plan.

OBJECTIVES

- HOUSING

To permit housing development iaw the Local Plan by means of infill or rounding-off and, within those developments, to make provision for homes that provide low-cost living to meet local housing need in perpetuity.

- DESIGN AND BUILT ENVIRONMENT

To support development that is high quality, respective and responds appropriately to the landscape and village-scapes of the Parish and the form and character of its natural and built environment.

- NATURAL ENVIRONMENT

To protect and enhance the unique landscape character of the Parish, including the AONB, ecology, biodiversity, and native trees and hedges.

- HISTORICAL

To protect, enhance and celebrate the important heritage of the Parish, including Listed Buildings, ancient monuments, locally important buildings, and ancient field patterns and features.

- SOCIAL INFRASTRUCTURE (Amenities)

- To support and safeguard social infrastructure by providing a high quality of life in our Parish with community facilities, open spaces and services to meet changing needs.

- To safeguard those facilities and local green spaces that are special to the local community.

- BUSINESS

To support and encourage local businesses particularly in agriculture, tourism, leisure, craft and creative industries, ensuring that people have good opportunities for and access to local employment, skills improvement and education.

- RENEWABLE ENERGY

- To encourage any development to utilise minimum use of energy.

- To permit carbon-free energy production.

- TRANSPORT

To permit schemes that seek to overcome traffic congestion within the main settlement area.

The Chair reminded the SG that the next meeting would be on 17 December and that he would be meeting with James Evans, an NDP consultant, on 19 December. He would also be present at the Parish Council Meeting on 20 December. He closed the meeting at 9.20 pm.

T Damer

Chairman

Mawnan NDP Steering Group

15 December 2018