

## **Minutes of a Public Meeting of the Mawnan NDP Steering Group held on 17 December 2018 at The Bowling Club, Mawnan Smith**

**Present:** Terry Damer (Chair); Dennis McQuillan (Sec); Peter Stokes (Treasurer), Richard Martin, Mick Hartley, Georgena Morris, and 6 members of the public.

**1. Apologies:** Cllrs Jackie Whibley and Graham Marsden, Carrie Gilmour, Jon Holt, Melissa Mercer.

The meeting opened at 7.00 p.m.

The Chair welcomed everyone to the meeting and reprised events since the last public Steering Group (SG) meeting on 23 July:

- The circulation of the Questionnaire (Q1) which achieved a 40% return.
- The analysis of the Q1 and subsequent exposition in September. A resumé of the analysis is on the website.
- The presentation by the Cornwall AONB that attracted some 80 people and which has also been placed on the website.

### **2. Minutes of Last Meeting**

Due to time constraints, the minutes of the 19 November meeting, which was largely a record of the AONB event, were not circulated in draft form. The Note for the Record of Nigel Gilmour's briefing on "Next Steps" to the SG on 3 December was essentially restricted to his briefing notes. The Chair accepted both as true records of those events and duly signed them off.

### **3. Matters Arising**

There were no matters arising.

### **4. Aims, Objectives and Policies**

A focus group of the Chair, Secretary and John Holt had drafted a Vision statement and enabling objectives. Although reported on in the Notes of the 3<sup>rd</sup> December meeting they had not been made widely available. Copies were circulated to those present and are attached at Annex A. Sarah Mason felt that the Vision needed to include words to reflect a need for affordable housing; however, it was felt that this was covered in the Housing objective. Nevertheless, the SG was open to suggestions and would revisit the Vision. The Chair indicated that the objectives had to be cascaded down into policies for each area; these policies would form the crux of the NDP and this work would need to be undertaken by the Working Groups. The Landscape Character Assessment (LCA) was a standalone document that provided critical background to the Plan.

**Action: Working Group and LCA Leaders**

## 5. Engagement Schedule

The Chair was concerned that the 2012 attempt at a Parish Plan had failed due to a lack of engagement with residents and poor inter-communication with the Parish Council. Therefore, a Statement of Engagement had been compiled by him stretching from the Parish Council deliberations in 2016 to the AONB meeting in November 2018. It detailed all contact with the local community through meetings, Farmers Markets, Fun Run, advertising, the use of a website and Facebook, and mailings via MailChimp to our contact group which is some 260 strong. There is a little further work to do but the aim is to have the document with County NDP Planning (Sarah Furley) in January 2019 so that they can confirm their verbal deduction, based on the results of Q1, that a further survey of Parish residents is not going to be required. This will save considerable time and money which could be devoted to expediting the Draft Plan. He saw the need for more focus group meetings and commented on the importance of placing our documents on the website for public viewing.

## 6. Finance

a. Invoicing. There had been a problem in handling the invoice from Cornwall Wildlife Trust (CWT) for their map of the parish. The Treasurer would resolve the matter with the Parish Clerk and reiterated that all invoices should be passed to him for payment so that VAT could be reclaimed via the parish.

b. Budget. The current funding period was coming to an end; to obtain further funding the balance, approximately £150, would be returned to Groundwork. Funding for the period Jan – Mar 19 would be applied for and consist of stationary, hall bookings as the basics but could include costings for LCA support and the engagement of a planning consultant to help draft the NDP.

**Action: D McQ was to consult Kath Statham on how to expedite the LCA document and determine the potential costs.**

*(After a meeting with James Evans, the planning consultant, on 19 December, the Chair and Jon Holt had agreed to forward documents to him for his appraisal of the task with a view to produce a Strategic Environmental Assessment (SEA) by end March 2019. He would quote for that work and produce a quote for work on the Draft NDP and its presentation from April 2019.)*

c. Consultancy. From the floor, Sarah Mason, a local resident and the CEO of the Cornwall Association of Local Councils (CALC) commented that when the steering group meets with the consultant, they try to identify where his time is best focussed to get the best value for money. She believes some policies are not sufficiently robust and there is some suspicion that consultants cut and paste planning policies which then lead to weakness which developers can use. It will be important to get best use of his expertise.

d. She also advised that the Crantock action for judicial review of a planning decision against their NPD has been turned down at the court. Clarification is now being sought from Government on the three key areas of their appeal against the decision to grant permission for affordable housing on an exception site. These areas were:

- That 'local' means the area of Cornwall Council, not the designated area of the NDP.
- That the parish council cannot automatically count existing planning permissions when looking at applications towards the housing need threshold.
- That because the NDP policies meet and agree with Cornwall Council's local plan, the local plan effectively trumps the local NDP.

A private member's bill has now been introduced in parliament to limit the rights of a developer appealing against a planning decision taken in an area covered by a neighbourhood plan.

## **7. Any Other Business**

a. The Chair outlined the "Next Steps" in the NDP process. Based on the meeting with JE, the target was to hold a referendum on the Plan by January 2020. We would need to work closely with the Parish Council to consult and review the plan as it develops and proceeds towards inspection. Work on the policies would need to be undertaken by the Working Group leaders who should heed Sarah Mason's advice and make them both robust and reflect the public view.

b. A question was asked as to whether a meeting had taken place with local business and landowners as to their thoughts on future development. It was felt that some reticence would be forthcoming, and these people had had the opportunity to express their wishes via the Questionnaire. Focus groups could be useful when determining policies. The secretary agreed to obtain a National Trust (NT) map showing their land ownership.

### **Action: Sec to obtain NT land map.**

c. There was concern at how to pass non-NDP related comment from the Q1 database to the Parish Council. The whole database, if handed to the PC would go into the public domain and could enable attribution of comment to an individual. This would breach the privacy accorded in the Q. It was agreed that the non-NDP topics should be given to the PC in general form at a private meeting.

## **6. Next Meeting**

Due to the absence of the Secretary on holiday, the next public meeting of the Steering Group would be held in the Bowling Club at 7.00 pm on Monday 28<sup>th</sup> January 2019.

The Chair thanked those present for their involvement and the meeting was closed at 8.30 pm.

T Damer  
Chair  
Mawnan NDP

4 January 2019

## 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.