

## **Minutes of a Meeting of the Mawnan NDP Steering Group held on 15 April 2019 at The Bowling Club, Mawnan Smith**

**Present:** Terry Damer (Chair); Dennis McQuillan (Sec); Peter Stokes (Treasurer), Jon Holt, Richard Martin, Mick Hartley, Georgena Morris, Cllr Jackie Whibley, Simon Sheldrake.

### **1. Apologies:** Cllrs Graham Marsden and Rex Sadler, Melissa Mercer (Media)

The meeting opened at 7.00 p.m. The main purpose of the meeting was to determine progress in sending policy justification evidence to the NDP consultant, James Evans. There were 2 additional items to the published agenda:

a. To provide an NDP Update to the Mawnan Parish Council meeting on 18 April; It was agreed this would be provided by the Sec.

**Action:** Sec

b. To consider the recent planning application regarding Penwarne Road. See AOB.

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

The minutes of the last meeting (18 Mar 19) had been circulated. No alterations had been requested and the Chair accepted them as a true record.

### **3. Matters Arising**

There were no matters arising.

### **4. Finance**

a. £2930 had been lodged with the Parish Council (PC). There was now no need to return unspent monies to Locality. James Evans had not yet billed for his services to date. £200 had been spent on hall bookings and stationary. The bulk of the funding was committed to consultancy costs.

b. A new bid would be produced in May that would likely encompass the expenditure required until the end of the NDP process currently planned for April 2020. It would need to encompass consultant fees, document production and public consultation exercises.

c. RM was asked to determine likely end-costs from his contact at Feock NDP that had recently completed their plan.

**Action:** Richard Martin

### **5. Progress**

a. Settlement Character Assessment (SCA). The SCA team had started their work after a briefing held by the Sec on 3 and 4 April. The plan was to have the assessments completed by end April with correlation into a document (the Design Statement) by early May. This would be sent to the consultant and distributed in draft form to the wider community. A summary group (TD, DMcQ and MH) would meet on 29 April to monitor progress.

b. Strategic Environmental Assessment (SEA). The consultant was working on the SEA version of the Draft NDP document which would reflect the vision, objectives and policies

sent to him by the working groups (WGs). James Evans (JE) now hoped to have the basic draft available by the next meeting (13 May). The Chair emphasised the need for the WGs to expedite their input to the document. JE would attend the next meeting.

c. Business/Amenities. After consultation with JE, the database for interviews had been refined to provide a cross-section of businesses and amenities that would be interviewed by a team operating in pairs with either JW or SS in attendance. JH agreed to support the interview team. A standardised questionnaire would be used to ensure the robust analysis of comments received. Business would be asked "what they could do for the Parish". The WG planned to complete interviews by end-April. JW would send the planned interview list to the Chair. Discussion revolved around the need for indoor sports facilities and the importance of such amenities as the Doctor's Surgery. The NDP should aim to retain current facilities and not to let them wither, only to be replaced by housing.

**Action:** Jackie Whibley

d. Housing. The consultant was content with the input received to date. JH reiterated that only main settlements, including Mawnan Smith, were subject to rounding and infill. Outside this, and within the AONB, other developments should be treated as rural exception sites. The Chair and JH had met with George Eustice MP who was interested in the NDP work and sympathetic with the avoidance of over-development in rural areas; he stood ready to offer support where a clear case could be established against such development. JH was also in contact with the Parish Council via Cllr Brooksbank regarding the very recent (1April) Penwarne application.

(1). It was recognised that apart from National Trust holdings, farmers in the area were the principal landowners. JM was trying to build a picture of land ownership; he asked group members to map out farm boundaries as they knew them. The intention was to hold a meeting with farmers to discuss pressures on their way of life and the potential impact on development.

e. Environment/History. No response had been received to requests (via Newsletter) for information regarding new history or landmarks. Efforts were in hand to determine whether any common land or green spaces existed within the parish that might need protection. The group had still to compile a document for the consultant showing all Listed Buildings and designated ancient monuments.

**Action:** Georgena Morris

## **6. Any Other Business**

a. An outline planning application, PA19/02775, had been submitted to build 11 homes of which 6 would be affordable on Penwarne Road. A previous application for 8 homes had been made in 2015 but had been refused. In discussion it was considered that the plan did not meet the terms of infill or rounding as these only applied to a main settlement area. Moreover, the proximity to the AONB boundary and the surrounding area would damage landscape character. Concern was also raised about road traffic, access to the site and the lack of footpaths. There were clear indications that the proposal did not meet current CC Local Plan or Supplementary Planning Guidelines. Although the NDP plan was still evolving, the 2018 questionnaire response indicated that the community at large did not wish to see development of this scale.

b. It was, therefore, considered necessary to bring the matter to the attention of the wider NDP community so that they could make their wishes known via the Cornwall

Council Planning portal – the end date for comment was 25 April 2019. The Housing WG leader would provide questionnaire statistics and CC guidelines to assist comment and brief the community via a Newsletter written by the Chair to the contact group. In addition, in the absence of the Chair, JH would attend the forthcoming Parish Council meeting on 18 April to brief the council on the NDP view.

**Action:** Chair and Jon Holt

## **8. Next Meetings**

The next public meeting of the Steering Group would be held in the Bowling Club at 7.00 pm on Monday 13 May 2019. James Evans would be present to outline the initial draft NDP document and reinforce where gaps still exist.

T Damer Chair

Mawnan NDP

8 May 2019