

Mylor Neighbourhood Development Plan

Minutes of the meeting held on 20 February 2019 7pm in the Tremayne Hall, Mylor Bridge

Present: David Lansdowne (Chairman), Michael Brougham (Vice Chairman), Pat Willmore, Tim Brighton, Jan Robson, Jeni Fraser, James Robinson, Jonathan Griffin, Pat Farrell, John Killick, John Adams

1	<p>Chairman's introduction – David Lansdowne DL congratulated the group for the immense progress made to date. He encouraged members to share their enthusiasm and ambition to produce a first class plan. With the working draft it was now possible to begin to see the whole picture.</p>	
2	<p>Apologies for Absence Beccy Brougham, Jill Quilliam, Guy Dodd</p>	
3	<p>Declarations of Interest. None</p>	
4	<p>Record of previous meeting and Administration points and matters arising – Pat Willmore Proposed MB : the minutes of the Steering Group meeting held on 28 November 2018 be approved and signed by David Lansdowne as a true record of proceedings. Seconded JR Agreed unanimously.</p> <p>Proposed MB: the minutes of the Policy Options Conference held on 26 January 2019 be approved and signed by David Lansdowne as a true record of proceedings. Seconded JR</p> <p>PW expressed concern that, despite repeated requests both direct to the Parish Clerk and through the PC Chairman, she has been unable to obtain a schedule of payments made by the PC on behalf of the NDP together with copy invoices. It is impossible to know the true financial position without this information. In addition there is concern that the £5000 originally earmarked for the NDP by the Parish Council has now been removed from the budget. With the end of the financial year fast approaching this matter is now extremely urgent – especially as the Parish Clerk leaves her post on 28/2. JR and DL pledged to try to remedy the situation and, if necessary, facilitate PW to gather the information direct from the Council's books.</p> <p>As pre-arranged PW left the meeting at this point and proceedings were recorded.</p>	JR/DL/PW
5a	<p>Proposals for delivering the Mylor NDP Housing Need – Jonathan Griffin JG's original suggestion was to define sites where we would not like to see development thus leading to sites where development could be considered. 3 types of site: Infill and rounding off – fewer than 5 properties within the settlement boundary = no requirement for affordable dwellings. Allocated sites (policy 8)- chosen by the community – affordable dwelling expectation 50%. Eg Mylor Gardens</p>	

<p>B</p>	<p>Rural exception (policy 9) sites – fully (100%) affordable, outside settlement boundary, community cannot choose them. Mylor has no need of additional open market housing therefore this is the best option. JG presented some possible sites for which he has made good progress in producing evidence based data. Members were asked to provide information (parking, location, environmental, density, design etc) to assist with this evidence whether pro or anti. JG will circulate drafts a week in advance of the next meeting (20/3) to give members time to consider them.</p> <p>Sites may well be contentious but it is up to NDP to present them fairly and with all relevant information so that the electorate can make a well-informed choice.</p> <p>First draft of NDP paper – format, tasks and gaps – Michael Brougham Very much 1st draft. Working towards version 2 from which material can be extracted for consultation. Extra work required (especially to re-order the various strands of the environmental section contributions) in time for progress meeting on 20/3 from which MB will be absent. Version 2 ready by 17 April SG meeting. Once happy with document a statutory 6 week community consultation is required prior to submitting to CC. However, we are encouraged to submit to CC asap to enable them to screen for SEA and Habitats Directive. Looking through the v1 draft: JM will look at/edit foreword; favouring a section description with the contents in an appendix at the back; possibly an ‘executive summary’ A5 8 page booklet; introduction needs more work; need to summarise consultation process – possibly within a table); Vision Statement (with Comms group at the moment); 5 sets of objectives (in various formats so needing work to harmonise); Housing need (how will the village meet the need shown by 2018 HNS?); Houses built since 2010 (included as appendix); Environment assessments will need summarising in the plan; Sustainability Assessment – to complete this we are advised to draft the form shown in the SA Annex, send it out to groups and then compete the appraisal with a special discussion at an SG (or separate) meeting; To carry Housing Group work forward there should be separate Maps Conference in early April. Consultation summary is a major bit of work. Needs more thought. Conclusion leads into action plan; monitoring arrangements; PPA Finally PC needs to own the plan and make revisions in line with periodic changes to the Cornwall Plan. Projects list: PC and community projects. Aspirational list (will not be examined). Appendices (consultation strategy evidence is major element of work). Aim is to have version 2 ready for discussion at April SG meeting from which we will lift policies. This will lead to consultation arrangements. Various options available. Aim to have an exhibition at May Fair. MB will be sending out more text versions of the policies and introductory section information for SG feedback. PF reminded group that Climate Change considerations should be included in plan.</p>	<p>SG JG</p> <p>JM</p> <p>JM/JA</p> <p>PW</p> <p>MB/SG</p>
<p>C.</p>	<p>JR reminded group of ‘Meet the Planners’ event.</p>	

	<p>Housing Implementation and HIG – update David Lansdowne, Jonathan Griffin</p> <p>DL put forward at Jan PC meeting that a development site of 100% affordable housing should be considered in the Parish. DL had spoken to member of St Just TC where a CLT has been set up. Became aware of the amount of work involved and wonders if it is sustainable for this Parish. Sarah Roberts, Affordable Housing Lead of CC, talked of ways of providing affordable housing other than via commercial developers: CCLT, Cornwall Rural Housing are similar organisations. Live West (ex D&C Housing) has a track record in the Parish having developed Tregew Meadow. Sarah Roberts’ view is that CCLT, Cornwall Rural Housing will have a much better link with community. Andrew George (CCLT) came to a meeting with Mylor PC leading to a proposal at Feb PC meeting : to set up a sub-committee of the planning committee which will liaise with these various groups. Time is of the essence if available funding is to be accessed.</p> <p>MB cautioned that as any potential development sites are still privately owned, and therefore the way forward may not be totally straightforward.</p>	
6	<p>Communications – John Adams</p> <p>Has renewed survey monkey subscription. Has heard nothing about a possible lighting survey. JR hopeful that when the PC is back up to full complement this work can be progressed.</p>	
7	<p>Environment, AONB and Heritage - Pat Farrell</p> <p>Group currently considering the Climate Change agenda. JR reported that CC has asked for support in their declaration of a Climate Change Emergency to enable them to pitch for funding to improve energy sustainability.</p> <p>MB confirmed that the plan will include Climate Change considerations. Details of the Climate Change at Tremough on Sat 9th March have been circulated. NDP presence important. Whoever attends, please give a debrief and bring back any handouts.</p>	
8	<p>Economy – John Killick</p> <p>Confirmed that currently sensitive information can be shared with working groups but not general public at this stage to avoid knee-jerk adverse reactions. Difficult to accurately assess expansion needs of local businesses.</p>	
9	<p>Transport and Accessibility update – Tim Brighton</p> <p>Following up on Flushing pontoon. Guy English is gathering information. MB has information on the expansion of Prince of Wales Pier and will pass it over to the Transport Group.</p>	
10	<p>Facilities, Societies and Education - Sophie McGannity</p> <p>No report</p>	
11	<p>Dates of Next Meetings:</p> <p>20 March Tremayne Hall 7pm</p>	
12	<p>Chairman’s Closing Remarks</p> <p>Encouraged Jeni Fraser to forewarn PC as to what is coming their way with the plan at the Feb meeting. MB offering another presentation. JF feels that at this stage an accessible summary rather than a presentation will be more beneficial.</p>	
	<p>Meeting closed at 9.10 p.m.</p>	