

Mylor Neighbourhood Development Plan

Minutes of the meeting held on 22 October 2020 at 7pm by Zoom.

Present: David Lansdowne - Chairman, Pat Willmore, Jonathan Griffin, James Robinson, John Killick, Tim Brighton, Jane Moss, John Adams.

In attendance: Michael Brougham, Pat Farrell, Cornwall Councillor for the Mylor and Penryn East ward John Symons, Rodney Myers Chair Mylor Parish Council, Melissa Kelly Clerk to Mylor Parish Council, Sam Irving Head of Housing Delivery Cornwall Council, Cornwall Councillor Andrew Mitchell Portfolio Holder for Housing Delivery,

24 other attendees including Mylor Parish Councillors and members of the public

1	Chairman's introduction – David Lansdowne DL welcomed everyone to this zoom SG meeting which would be run in accordance with CALC guidelines. Voting would take place via a visible show of hands. He thanked the members of the steering group who were all remaining committed to the task in hand. No SG meetings had been held during the Regulation 14 consultation period. Rules of the meeting were explained: the meeting would be recorded for accuracy; questions would be invited after each separate item; text items via chat would be noted; attendees would be muted until they wish to speak. A timeline of recent events (22/6- 22/10) was shown (available on NDP website). The NDP SG first became aware of the renewed interest on Saltbox Close on 9/7. The SG advised that this was inconsistent with the policies in the draft plan. The NDP SG was 'stood down' by the Parish Clerk on 21/9 whilst a consultant was appointed and briefed. DL explained the premise of this meeting: to seek positive steps to move the plan forward in light of the problematic recent events outside the control of the NDP SG. This meeting is not a forum for discussing the details of the 2 development sites currently under consideration. Those discussions should be facilitated by the Parish Council.
2	Apologies for Absence Jan Robson, Jill Quilliam
3	Declarations of Interest. John Adams (NDP SG Communications Group Joint Lead) Item 6 Saltbox Close Tim Brighton (NDP SG Transport Group Lead) Item 6 Saltbox Close Nicholas Trefusis (Trustee of the Trust owning Saltbox Close site – not beneficiary)
4	Record of Previous meeting and admin points – Pat Willmore It was Proposed by Jane Moss and agreed that the minutes of the meeting held on 19 June 2020 be approved as a true record of the meeting and signed by Pat Willmore on behalf of the Chairman. The cost of the work carried out by the NDP SG to reach the stage of the Regulation 14 public consultation, which had to be tailored to comply with Covid restrictions, was approximately £10,300. As no further expenses were anticipated to get the plan to referendum this means that the cost of producing the plan would have been met more or less entirely by a grant from Locality. The cost of employing a paid consultant will be met from Parish Council funds unless an additional source of grant funding can be accessed.

5	<p>Regulation 14 Consultation – Jane Moss Communications Group Lead</p> <p>Jane Moss put on record the outcome of the formal consultation which ran between 13/7 and 11/9 2020 following a unanimous endorsement by the Parish Council on 22/6. Due to Covid the consultation process had to be revised and extended as no community events could be held. Mylor NDP SG’s consultation strategy has been approved and cited as good practice by Cornwall Council. (link to consultation update available on NDP website)</p> <p>1500 postcards were mailed to households in the Parish giving details of how to respond to the consultation. Printed copies were made available upon request. 829 (55%) people responded to the consultation. 150 written responses (some lengthy and detailed) were received which were recorded and are now being analysed by the consultant. A voluntary poll was taken by 216 respondents indicating 89% support for the this plan once it comes to referendum.</p> <p>Concerns surrounding the Saltbox Close site were discussed at an extraordinary meeting of MPC held on 18/8 – halfway through the public consultation. See minutes on Mylor Parish Council website. (link to MPC website).</p> <p>No questions for Jane Moss.</p>
9	<p>Future arrangements for working with MPC appointed consultant- Michael Brougham.</p> <p>(This item moved up the agenda and taken by MB instead of DL)</p> <p>MB is no longer on SG having stood down in the second half of August having been lead author/project manager of the plan since summer 2017. MPC Chairman has asked him to assist the consultant and he is willing to do so and keen to get the work under way once queries surrounding working practices have been resolved. The consultant has been brought in to replace MB and therefore will need to work with the SG due to the considerable back story of the plan. It is not legal to alter the plan at this stage other than in response to the Regulation 14 comments which are currently being reviewed by the consultant. Should a fundamental change be required a further public consultation may be necessary.</p> <p>Two major documents are currently in preparation; the consultation statement, an extremely large document, which is a record of all activities relating to the gathering of information via community engagement dating from Oct 2017 to the present day and the basic conditions statement which is a check on the plan’s compliance with legal requirements and the Cornwall Local plan and the National Planning Policy Framework. MB considers it a shrewd and cost-effective move to bring in a consultant at this late stage after the groundwork has been done by the voluntary steering group. A professional consultant will have the specialist skills to ensure the plan passes successfully through the next stages.</p> <p>No questions for Michael Brougham</p>
6	<p>Saltbox Close Site Development Negotiations – James Robinson/Jonathan Griffin – NDP SG Housing Group Leads.</p> <p>JR opened the discussion by stating that this contentious matter is causing a problem due to a question of process and timing. Site preferences have been expressed by various development parties before the plan is made and this could make the plan vulnerable and jeopardise the referendum. He stressed that it is not the role of the SG to negotiate with developers/landowners but to suggest policies based on community preferences. Furthermore it is not the role of the SG to select sites. SG should review all sites with the community taking into consideration all aspects of the impact of a potential development. There is no question of urgency and funds are available and not running out. The plan covers a 10 year program and will continue to be influential beyond that period.</p>

Questions/Comments:

Michael Brougham There is an expectation of a transparent public engagement process on the 2 sites Tregew Meadow 2 and Saltbox. TM2 has already gone to a pre-app which seems to run counter to CC's own policies. NDP SG has a consultation method designed to work in the Covid era which could be available to MPC to consult on these significant proposals.

Cllr. Symons TM2 pre-app is to assess basic viability of developing the site. Public consultation will follow.

Sam Irving agreed that there is usually a public exhibition at an early stage but Covid restrictions are causing difficulty in facilitating community engagement. He confirmed that an early pre-app is to assess viability only and that routinely there will be a second pre-app and consultation albeit through alternative means. CC is committed to working with the residents of Mylor to provide affordable homes as requested by MPC and the NDP SG. CC has neither purchased nor taken an option on any sites in Mylor. *SI said that CHL had been asked to provide social rented housing. Jonathan Griffin asked who had asked for this as the NDP steering group had made no such request. It was then explained that the MPC AHWP, consisting of David Lansdown, Chris Tidman, Jan Robson and Jon Symons, originally approached CC regarding affordable housing in the Parish (confirmed by MK) and attended a meeting at Tregew Meadow 2. DL stood down from the AHWP as he recognised a conflict of interest with his role as Chair of the NDP SG. CT took over from him.* No direct approach to build affordable housing in the parish had been made by the NDP Steering Group.

Councillor Andrew Mitchell reported that he had received a number of emails from concerned residents and was attending this meeting to allay fears. He stated that it is incumbent on communities to provide affordable homes and stressed that he wished to work with the community, parish council and NDP SG.

Michael Brougham queried the tenure mix of any proposal as the results of CC's own housing needs survey carried out in 2018 conformed to CC's policy of a 70%/30% affordable rent/shared ownership tenure mix.

Sam Irving responded that is rare to build 100% social rented although they will be guided by the community's wishes (ref the current build of 100% social rented properties in Veryan).

James Robinson thanked **SI** and **AM** for their clarification on these matters. The community is content with TM2 as it had been identified as a priority site through community engagement. There is no doubt that Mylor needs affordable housing so TM2 is to be welcomed. He felt that a pre-app at which there can be community engagement at an early stage would be beneficial to influence style and layout etc.

Sam Irving stressed that CC is committed to providing homes and to working with communities to agree how and where they should be built.

Councillor Tidman confirmed that the original approach to Cornwall Council had been for 100% social rented homes but had been advised that this was not CC's preferred approach.

Councillor Symons stated that the community had previously been made aware that any development would be 70/30 in line with CC policy.

Jonathan Griffin Housing numbers on the TM2 pre-app are misleading. There is no opportunity for the public to comment on the TM2 pre-app. Public engagement is only possible through PACE driven community engagement led by Mylor Parish Council. This would enable useful comments to be fed into the pre-app.

Sam Irving agreed that at this very early stage the pre-app is short on precise detail but that anybody can comment on a pre-app. The financial aspect of the scheme is being worked on but it will definitely be mixed tenure in line with general planning policy.

7	<p>Mylor NDP Steering Group – Pat Willmore</p> <p>PW on behalf of the SG and the community as a whole expressed thanks to Pat Farrell (Environment) and Jill Quilliam (Transport), together with those who had assisted them, for their huge contributions to the NDP since October 2017. They have now decided that their work is done and have left the steering group to pursue other interests.</p> <p>Michael Brougham’s decision to step down in August had been an immense blow. His work in leading the group since being appointed as Project Manager in 2017 has been inspirational. Although no longer on the SG Michael is ready and willing to assist the consultant in completing the task.</p> <p>All of these people, the working groups and the remaining members of the steering group were and continue to be motivated by one thing – to provide an NDP for Mylor.</p> <p>Recently, the SG has been unsettled by the temporary loss of its Chair, David Lansdowne, following an abuse of process after September’s Parish Council meeting which led to him being summarily removed from all committees. Although this matter is yet to be resolved he has correctly been allowed to resume his committee work and therefore continues to chair the NDP steering group.</p> <p>No questions/comments.</p>
8	<p>Potential threat to Mylor’s AONB status – John Killick – NDP SG Economy lead</p> <p>John Killick gave a fascinating presentation on the potential consequences of overdevelopment in Mylor. (link to JK presentation on website).</p> <p>Questions/Comments</p> <p>Nicholas Trefusis clarified that Cockwells Boatbuilders and Falmouth Boat Co both occupy sites which have been actively engaged in marine enterprise long before this century.</p>
10	<p>Chairman’s Closing Remarks – David Lansdowne</p> <p>From this meeting it is very clear that the NDP steering group is still alive and kicking and keen to offer its assistance to the Parish Council and consultant.</p> <p>In the best interests of the plan it is desirable to delay any developments until the plan is made. There should be full public engagement on all proposed development employing the PACE principles.</p> <p>DL thanked Sam Irving and Councillor Mitchell for attending as we have gained more information this evening than we have been able to glean in recent months.</p>
	<p>The meeting closed at 8.40pm</p>