

## **Minutes of a meeting of the St Goran Neighbourhood Development Plan Steering Group held on 28<sup>th</sup> September 2021 in the Old Schoolroom, Gorran**

**Present:** Kate Longley (Chair), Bob Digby, Richard Enos, David Peacock, Chris Lobb, Barbara Miles, Lisa Dunn, Chris Trew, Matthew Fox, and Cornwall Councillor Julian German.

**Apologies:** Fiona Gulliver and Rob Sharman.

### **Action Points and Feedback from Previous Meeting and Parish Council Meeting:**

The Dropbox is not being used but hopefully when there is a dedicated website this will be used for sharing documents among the Steering Group. The Parish Council has advertised to find a website provider.

Now that the Steering Group has decided not to include a site allocation within the NDP for affordable housing at Carvinick, the Parish Clerk has sent an email to Cornwall Council to ask them to investigate the viability of the Carvinick site for potential housing. **Julian will also follow this up. Action Point.**

There will be an online demonstration of Vocal Eyes via a Zoom meeting on Monday 4<sup>th</sup> October for members of the Parish Council. NDP members can attend and **Kate will send details. Action Point.**

### **Updates from the sub-groups.**

**Communications and Consultations:** The household questionnaire will be done in late 2021 or early 2022 and will be available both online and by paper copy.

**Local Economy, Employment and Transport:** Tourism survey should now be ready. This has been done by students at Truro college and the survey is to gather data from visitors to the parish. Interviews will also be done by the students with holiday accommodation providers.

**Environment:** Meeting to be arranged with the consultant and Lisa to forward to him the biodiversity survey and Harriet's LLCA stage 1 notes. **Action Point.** Barbara to contact Kathryn Statham to arrange a meeting with the volunteers for LLCA Stage 2 training. **Action Point.**

**Housing:** Chris T had been unable to attend the September P.C. Meeting so he will present the housing report at the October Meeting. Julian informed the meeting that properties that had previously been Council Housing (e.g Coastguard Cottages), however many times they had changed hands, can never be used as anything other than permanent dwellings.

**History and Heritage:** Chris L will be walking with Wal Eyre to include the Dodman, Turbot Point and Galowras. There is a document, Heritage Coast Audit, which should be available at St Austell library.

All sub-groups to arrange to meet with the consultant. **Action Point.**

### **Dry-run presentation on Affordable Housing and Development Boundary – Chris Trew.**

Chris T gave an overview of the presentation that he will give to the P.C. at its meeting on 7<sup>th</sup> October. Details were presented to the steering group at the meeting in August. It is recommended that the NDP should include settlement boundaries, though we will need to determine which settlements should have boundaries. Developing settlement boundaries will require inputs from the Local Landscape Character Assessment.

### **AOB:**

David had provided various points of information to the steering group – see annex. Julian is happy to give any help and advice needed to the NDP Steering Group.

**Date of Next Meeting:** 26<sup>th</sup> October 2021 at 7.30pm. Venue to be decided.

## **Annex: Background information for the Steering Group**

### **1. "Residents" and "Community"**

Discussion about the draft article for the October parish magazine indicated that there has been a tendency to use "residents" and "community" as meaning much the same thing (I've certainly done that), and at this stage it probably doesn't matter very much.

However, it reminded me that I was once asked about who would be entitled to vote at the eventual referendum on the proposed NDP. Someone was unsure about the position of (a) a second home owner whose first/principal home was far away from Cornwall and (b) the owner of a commercial business in the parish who lived elsewhere in Cornwall. The person enquiring realised that at various stages of the NDP process those living in or visiting the parish, local businesses, landowners, service providers and other organisations may or must be consulted and their views taken into account. They were however unclear why some of those in the wider community who had expressed views about (and, in some cases, might have a possible financial interest in) the content and policies of the NDP would not be entitled to vote at the referendum stage.

### **2. Who can vote at the referendum?**

Cornwall Council's website contains a summary of The Neighbourhood Planning (Referendums) Regulations 2012 which includes the statement "All voters appearing on the register of local government electors are eligible to vote. Voters must be 18 or over".

The neighbourhood planning guidance on the GOV.UK website includes the following (in paragraph 062):

"Who votes in a referendum?

A person is entitled to vote if at the time of the referendum they meet the eligibility criteria to vote in a local election for the area and if they live in the referendum area."

### **3. What is the basis of the referendum?**

Cornwall Council's summary ends with the statement "The Count is conducted on a 'First past the Post' basis; no minimum turnout is required ... Cornwall Council must bring the Plan ... into force if more than half of those voting have voted in favour ... ")

### **4. What is the lifespan of an NDP?**

My understanding is that the legislation and guidance do not specify any particular period. The www.gov.uk guidance on neighbourhood planning (para. 084) says only that a neighbourhood plan must set out the period for which it is to have effect. It goes on to say that there is no requirement to review or update an NDP but that, where policies have become out of date, communities may decide to update all or part of the plan. Paragraphs 084a and 106, etc., explain how minor modifications (e.g. correcting errors) may be made and how to deal with necessary material modifications which might change the nature of the plan.

Given the speed of current changes re climate/renewable energy/government policies, etc., it might be preferable to opt for a relatively short period.

### **5. The endgame: What happens after the NDP has been completed/adopted?**

There are two recent guide notes from Cornwall Council - "How to get the most out of your

Neighbourhood Plan" and "Do we need to review our Neighbourhood Plan?". These have been compiled with input from town/parish councils whose NDPs have been completed/adopted. They envisage close liaison with CC as to how each NDP is working, an "NDP healthcheck", and what could or should be done if parts of an NDP become out of date and less effective.

**6. "Planning for the Future" consultation document (Government's White Paper published in August 2020)**

This included proposals that NDPs "should be retained as an important means of community input" and that "the role of land use plans should be simplified ... " by identifying three types of land - Growth areas suitable for substantial development; Renewal areas suitable for development; and Protected areas. (The steering group discussed this on 17/8/20 - details in my email of 13/8/20)

It was reported recently that, following the Cabinet reshuffle, the new housing secretary has paused the overhaul of the planning system and will be discussing contentious parts of the proposals with Conservative backbenchers. We shall have to continue to watch and wait (the original consultation period ended in October 2020).