

Meeting notes

23/10/19

St Hilary NDP Steering Group

The Old School Room

Comments on the James Evan's draft

Vision

The vision statement has been drafted by JE. Mike has had a go at updating the vision.

Actions: Mike to send Colette his vision. Colette to rework the vision as a draft and allow 15 mins for discussion at the end of the Policy Objectives Workshop

Objectives

Agreed: To worry about the overarching objectives once we've got the policies right in the policy objectives workshop.

Housing

The wording of the housing objective by JE is too enabling. Tighter wording is required.

The CNA target for housing has now been met. This affords the opportunity for drawing a tight settlement boundary and dealing with proposals outside the settlement boundary as 'exception sites' which work off a baseline of 100% affordable.

Agreed: The meeting agreed to go forward with the above approach to the housing policy.

Action: Peter to send Colette the draft work that has been done on settlement boundaries.

Garden grabbing and 'field' grabbing for new housing is an issue in St Hilary.

Action: Colette to include in the policy mix

Heritage

A suite of heritage policies are required

- Designated and non-designated heritage assets
- World Heritage Site
- Historic Character and local distinctiveness.

Heritage policies need to consider setting.

Some evidence gathering is required to ensure the policies add value, over and above those in the Cornwall Local Plan, in order to avoid repetition.

Evidence is needed on the non-designated but valued elements of heritage within the parish (including mining heritage for the WHS policy). This could be gleaned from Cornwall Council's Sites and Monuments Record.

Action: Following the Policy Objectives Workshop, Colette to identify gaps in evidence for all policies.

Renewable Energy

The renewables policy is too encouraging. There is support within the CRCC community consultation report for domestic solar, less so for wind and not commercially.

Agreed: A specific policy objective on renewables is not required. Policies on domestic renewable energy could be in a climate change policy under the 'Environment' suite of policies. Energy efficiency of homes could also be included.

Design

A design statement has been drafted.

Action: Peter to forward to design statement to Colette.

Local green space

No discussions have taken place to date about designation of a 'Local Green Space'. Potential areas are Halamanning and the cricket field.

Action: Park for now and discuss at the policy objectives workshop.

A discussion was had on Tree Preservation Orders and trees. The NDP can't designated TPO's. It would be for the Parish to work with the Natural Environment team at Cornwall Council to make the orders.

Action: Jane include TPOs on a running list of initiatives and project.

Action: Colette to include TPOs within a trees and woodlands policy.

Infrastructure

A discussion was had around what kinds of infrastructure could be delivered by planning. With not many homes going in, it was felt that this wasn't particularly a policy priority. There was some discussion about whether a masts policy was wanted. It wasn't felt that there was significant pressure.

Delivery of superfast broadband is needed, although this wouldn't be delivered via the NDP.

Action: Jane to include connectivity and broadband on the running projects and initiatives list.

The discussion on infrastructure led to thinking around flooding. There's no mains drainage in the parish. Some areas e.g. around the Hayle River is a Zone 3 flood zone.

Agreed and Action: A flood and drainage policy is needed. Colette to include **Economy**

There needs to be an approach to 'sustainable tourism'. The policy direction for caravans is to limit growth.

Discussion on promoting other forms of employment space. E.g. live work, creative units, small workspaces.

A discussion was had on farm diversification. Want farm businesses to survive but would prefer to see remain working farms.

Agreed: The direction for both diversification, farm building conversation and business space would be to encourage redundant agricultural buildings to become business spaces e.g. not residential/ holiday lets.

Other actions/ items of agreement

The only designation maps to be produced have been done by Kath Statham as part of the LLCA.

Action: Colette to review.

Action: Jane to forward Colette the consultation statement.

Action: Jane to look for anything that's been done on housing needs assessment and send to Colette

Agreed: To carry on regardless of the proposed boundary changes and to look to resolve the NDP ahead of any boundary changes being actioned.

Action: Jane to send Colette any demographic/ economic information from the census if we have it.

Action: Jane to send Colette the WHS NDP guidance.

Policy Objectives Workshop

The next stage is a 'policy objectives' workshop with the steering group. This is to ensure we're clear on which policies are going in the plan and to get clarity on what we want to achieve within the plan. We also need to ensure the SG have complete consensus on the policy approach, so we can move forward into drafting in full agreement and with a really clear idea of the policy framework.

Draft date for the Policies workshop

Weds 13th Nov 5-8pm. The Old Schoolroom.

Action: Jane to circulate the invite to the group and copy Colette in.

Peter suggested that Geoff Williamson who had been member of the St Ives NDP group would be a useful person to have come to the workshop.

Agreed and action: It would be good to invite Geoff to the workshop. Peter to draft an introductory email.