

Minutes of the Meeting of the St Hilary Parish Neighbourhood Planning Steering Group held on 21<sup>st</sup> February 2024

Present: Martin Searle (MS); Geoff Williamson (GW); Jane Howells (JH); Roy King (RK); Mike Ryan (MR)

1. Apologies: Peter Tunstall Behrens; Denis Reed.
2. Minutes of the Meeting of the 19<sup>th</sup> January 2024: Approved
3. Matters Arising:
  - Item 7 Possible Referendum Risks: MR circulated the Steering Group with three versions of a rebuttal of the inaccurate comments made by Simon Adkins on Facebook and the Cornwall Council Planning Comments Section. However, as members were divided on the wisdom of replying at this point none of the responses was sent. Also, JH had asked Cllr Paul Rule to explain to Simon why his comments were inaccurate and highly misleading. Cllr Rule did take up the point about parish councillors being appointees and Simon had apologised. However, he had refused to address with Simon the false issues concerning the Neighbourhood Plan.
4. Responses so far to the Continuing Regulation 16 Public Consultation:
  - MR reported that we had received support from Breage and Ludgvan Parish Councils although the former had expressed concern about the lack of a development boundary for Halamanning. Ludgvan had also enquired about this prior to their vote and we had been able to provide them with an explanation that they had found very helpful.
  - Devon and Cornwall Police have welcomed our inclusion of a Designing Out Crime Policy in the Design Guide.
  - Cornwall National Landscape requested that we update all of our references to the AONB and that we use the 2022 Cornwall Character Assessment as the evidence base for landscape matters.
  - The Forestry Officer for Cornwall Council had responded with a general guidance note – Neighbourhood Planning Trees & Woodland -which we hadn't seen before. This included an example policy with a set of detailed restrictive policies that neighbourhood plans could use. These seemed to conflict with advice we had received from the planning team which had suggested that we consider the CEDPD Tree Canopy Policy as a more comprehensive form of protection albeit at a strategic level in place of our existing policy and that we drop the requirement to replace felled trees on a three to one basis.
  - The Marine Management Organisation had provided a list of statutory requirements for coastal development similar to what they had provided under the Regulation 14. Consultation
5. Selection of Preferred Candidate for the Post of External Examiner:

MR reported that Cornwall Council had approved two of the three shortlisted candidates for our consideration – Liz Beth and Deborah McCann. Both candidates were well qualified and had extensive relevant experience so it was necessary to

decide who might be the closer match to our local situation. After extended discussion and deliberation it was agreed to recommend Deborah McCann as our preferred choice with four in support and one abstention.

6. Any Other Business:

- Policy 5c Principal Residence: GW had produced an analysis of the latest census information for St Hilary Parish which did not seem to support our assumed trend of a growth in the proportion of unoccupied dwellings in the parish. This would suggest that we would be unlikely to be able to supply convincing evidence to support Policy 5c. Breage and Perranuthnoe NDPs had applied their Principal Residence Policies to their Cornwall National Landscape areas to overcome a similar problem that the evidence would not support the policy for the whole parish but would for the coastal area south of the A394. Deborah McCann had supported Perranuthnoe in doing this as their external examiner. The meeting agreed that it would be useful to provide evidence for this fall-back position to be in place if required. MS agreed to check the list of dwellings for the CNL area in the parish to establish which were for resident households and which were second homes or for holiday and other short-term lets.
- JH said that we needed a communication strategy to enable us to provide a swift and appropriate response to public comments and events. She agreed to provide one for the next meeting.

7. Date and Time of the Next Meeting: Wednesday 13<sup>th</sup> March at 14:00 in the OSR