

EGLOSHAYLE, ST BREOCK AND WADEBRIDGE NEIGHBOURHOOD PLAN

Steering Committee meeting, Thursday 22 June ²⁰¹⁷ 2016, 9.30am

Attendance: Cllrs Tony Rush (Chair), Adrian Jones, Simon Malloni, Peter Collis and Jeremy Varcoe

1. Apologies - None.

2. Minutes of last meeting – Meeting Notes of 26 April 2017 were received as a true record.

3. Grant Update – A. SEA: PC reported that technical support to carry out the SEA had been confirmed. Nick Chisholm-Batten of AECOM would be in touch soon. His Assessment would last two to three months but the consultants would be potentially available until March 2018 for any follow-up work

B. Paul Weston (PW): A further consultancy grant worth £8,100 had been agreed in principle for Paul to support us for 18 days, taking the Plan close to the concluding stages.

4. Review of Terms of Reference – It was agreed that the Frequency of meetings paragraph should be amended to read, “A Steering committee meeting shall be held monthly or when considered necessary and appropriate”.

It was also agreed that an additional Paragraph be added to reflect a decision taken in 2014 concerning representations of the NDP group before Cornwall Council Planning Committees when considered necessary to advance or protect the draft NDP. The new Paragraph would read: “The committee may nominate one of its members to represent the interests of the NDP project by speaking at Planning Committee meetings when an application raising issues of potential importance to NDP policies was being considered on the understanding that what was said should reflect any formal submissions made by the Town and/or parish Councils as formal consultees”.

5. Project Plan – PC produced an updated timetable for the concluding stages of the process. The next task, assisted by PW, is to amend the draft Plan to take account of the SEA, the comments received during the February public consultation and scoping concerns expressed by Cornwall Council. The revised pre-submission Draft would need to be approved by all three Councils in September. In addition PW would help in preparing a required summary of all consultations to date showing the concerns disclosed with an account of how these had been taken into account.

6. Green Spaces – The list of potential green spaces for insertion into the Plan as approved by Wadebridge Town Council, together with two from St Breock were considered. In the case of all the smaller sites the TC were asked to provide more details, including ownership, responsibility for maintenance, the precise extent and the public use made of the area.

The TC's resolution to designate as a Public Open Space the whole area of Gonvena Hill currently treated in the Plan as suitable for housing and the site of a current, active planning application, was accepted as theoretically possible. The Land Supply Assessment had identified sufficient suitable land to enable the housing target in the Plan to still be achieved. There were, however, potential legal issues. Such a move must be backed by sufficient objective evidence of support for the decision. Only five comments about development of Gonvena Hill had been received during the most recent consultation; four opposing it and one in favour. Alternatively there had to be other cogent reasons for such a change, especially as the developer had relied on the suitability of the site for housing shown in the draft Plan. The TC was asked to consider further.

7. Issues arising from meeting with Cornwall Council officers on 7 June – TR briefed the Committee on that meeting. It was agreed that PC would draft a response to the specific queries about the progress of the Plan and the current thinking on the SD Policies concerning the areas and boundaries establishing the sites suitable for different categories of development. He would also make the point that any revision of the Plan could only be made after completion of the SEA and agreement on the other changes necessary to reflect the outcome of public consultation and Cornwall Council's scoping.

8. Date of Next Meeting – Thursday, 13 July 2017.

The main business to be a joint meeting with the SEA consultants with PW in attendance.

WTC received, 12/07/17.

Steering Cllce received 13/07/17.