

Portreath NDP Meeting 13th January 2020

7pm Portreath Institute

Attendees: Heather Mullin (HE), John Eyre (JE), Claire Whelan (CW), Cath Dennis (CD), Chris Matijasevic (CM), Imogen Day (ID), Iain Stewart (IS), James Evans (JE1) and Collette Beckham (CB).

Item	Notes
1	Apologies from David Illett (DI), Brigid Clarke (BC), Terry Reynard (TR) and Brian Barber (BB)
2	<p>Previous minutes proposed by CM as accurate, seconded by JE</p> <p><u>Matters arising:</u></p> <ul style="list-style-type: none"> • RL has provided an update on the heritage work she has done. • The VCA folder on basecamp now has the information from the CC revenues team and the CC second homes map of Cornwall by %. <p>Action- JE1 to consolidate the information on second homes from CC and check it against the report from RL- indications of areas of unoccupied properties and check it against the VCA planning recommendations.</p> <p>Action- ID to check whether commissioning spec included drafting the consultation statement.</p>
3	<p><u>Chair's update</u></p> <ul style="list-style-type: none"> • HM has not yet heard back from the community chest funding. <p>Action- HM to check this</p> <ul style="list-style-type: none"> • Locality funding has been received, the community chest and Big Lottery Fund are pending.
4	<p><u>Phase 3 project planning</u></p> <ul style="list-style-type: none"> • The project plan update is on basecamp in the project planning folder. Phase 2 ended in December and Phase 3 runs from Jan 2020-June 2020. The key milestones for this phase are: <ul style="list-style-type: none"> - Policies to be drafted by end of January - NDP document written in full by end of February - Draft NDP submitted to CC for Strategic Environmental Assessment (SEA) early March- takes around 4 weeks. - Pre-submission consultation between 13th April and 25th May - Basic Conditions statement and Consultation statement drafted by end of May - PC to approve draft NDP in June- date TBC - Draft NDP submitted by end of June <p>Action- ID to add pre-submission consultation subgroup to next agenda</p>

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Development Boundary drafting

- JE1 introduced the draft development boundary which has been provisionally drawn, using the former Kerrier settlement boundary (never adopted).
- The map annotations provided some justification around where the line was drafted, however the group discussed some specific areas:
 - North of Lighthouse Hill is currently excluded. The LLCA identifies this land as a coastal strip and it is not considered to be within the built form of the village. It does not meet the infill and rounding off definitions set in the CLP. The car park above it is greenspace, and it is assumed that the PC will take over this land.
 - On the opposite side of the road on Lighthouse Hill is a piece of green land that is recommended to be included in the boundary, it has now been built out (W2/PA08/00451/O)
 - A planning permission granted behind Greenfield Terrace (PA18/08750) was also considered and the group discussed whether this should be included or excluded from the boundary. It was identified that including the site could leave surrounding sites at risk from development if this sets a precedent for supported development. It was suggested to exclude the site which is considered to project into the open countryside.
 - The gardens south of Primrose Terrace were also excluded as it would be considered an extension of the built form into the open countryside.
 - The land between Tregea Hill and Green Lane was then discussed. There are large undeveloped gaps here and the group concluded that these should be retained, therefore the draft boundary was drawn tightly around the existing built form, excluding the area which was granted permission for two replacement dwellings (PA19/03439).
 - There was discussion around the land at Gwel an Mor (detailed in blue on the map) and whether this should be included or excluded from the boundary. The group agreed that the character of the site is not in keeping with the rest of Portreath, which would be a justification for excluding it from the boundary.
 - The gardens north of Greenfield Terrace could be developed, however they would require a coordinated approach (this would be in line with the WHS comments on applications). An application for a single dwelling has been approved in one of the gardens (PA18/03938). IS suggested that there could be some sort of design code to promote single storey buildings and set them back from Sunnyvale Road.
 - The Bridge draft development boundary was then considered. CM informed the group that there is currently a PREAPP between Bridge and Portreath, south of the road. Members of the group shared their view that Bridge has capacity to sustainably expand to meet local needs. The suggestion to include the land between Bridge and the industrial park (orange on the map) was discussed. It was concluded that if the land was excluded, there would be more chance of delivering more affordable housing on the site.

Action- JE1 to put together a pros and cons list of including this land in the development boundary. All to consider this list when available.

- ID questioned the green triangle within Bridge draft boundary.

Action- JE1 to check this site, and make a recommendation on whether it should be removed.

- The small parcel of land at Porthtowan which is within the plan area was discussed. All were in agreement that a development boundary would be drawn around the built form.
- All were in agreement with the draft boundaries, with the exception of the green parcel of land at Bridge.

	<p><u>Policy Statements</u></p> <ul style="list-style-type: none"> The policy statements were taken from existing NDPs and aligned to the agreed NDP objectives. The PC, subgroups and volunteer database were consulted, there were around 30 responses. The scoring process was agreed at the last NDP steering group meeting. 16 policies have been shortlisted. The group were in agreement that the ranking responses provided confidence that the community aspirations will be reflected in the policies. BC commented via email that the ranking document was difficult, but the group felt that the responses given were sufficient to shortlist the policies. JE raised the point that there was no consideration within the policies for the AGLV (although not considered a nationally important site). The policies needed to include the landscape designations. <p>Action- JE1 to check the shortlisted policies for landscape designation references and sense check against the evidence base (LLCA and VCA).</p> <ul style="list-style-type: none"> CW raised the point that the hard to reach groups may not be well represented from the policy shortlisting. <p>Action- JE1 to check the survey findings against the policies and has authority to fill any policy gaps.</p>
7	<p><u>Village Character Assessment</u></p> <ul style="list-style-type: none"> The draft document has been circulated to the steering group, with the deadline for comments being 13th Jan. The group confirmed that all evidence documents will be made publicly available during the pre-submission consultation (they may need breaking up as PDFs as they are large documents). <p>Action- IS and CM to organise a feedback session for the VCA volunteers.</p>
8	<p><u>Youth Survey</u></p> <ul style="list-style-type: none"> The survey findings and write up from the youth event are now on Basecamp to use when policies are drafted. Some feedback suggested that not all young people were aware of the survey and wanted to complete it, however, the data has now been analysed. The young people who want to get involved are invited to contribute by doing some art work with CD. <p>Action- ID to send list of young person volunteers to CD.</p> <p>Action- CD and CW to do facebook post calling for artwork volunteers.</p>
9	<p><u>NDP website</u></p> <ul style="list-style-type: none"> Maggie has been commissioned to create the NDP webpage. CW is working hard to provide the content. <p>Action- ID to add Maggie to basecamp to access content directly.</p> <ul style="list-style-type: none"> The website will be live by the end of January, it was suggested that the St Agnes website would be a good model to use.

10	<p><u>AOB</u></p> <ul style="list-style-type: none"> • A current PREAPP have referenced that they would welcome the opportunity to meet with the NDP group and PC. CM has proposed that the NDP group are involved with this meeting. <p>Action- CM to take PREAPP meeting forward.</p> <ul style="list-style-type: none"> • CD commented that there needs to be more Facebook updates • IS has contacted Ali and Sue to enquire about a film being made. • It was suggested that Cllr Duffin should be briefed with the PC on the NDP • The WHS team have replied to JE, it was felt that it would no longer be relevant for NDP purposes, but the PC may benefit from this training. <p>Action- CM and JE to liaise and organise WHS training for PC.</p> <p>Action- HM to set up meeting with PC and Cllr Duffin before pre-submission.</p>
12	The next meeting is scheduled for 24 th February at 7pm