



## Neighbourhood Plan Subcommittee

Minutes of Meeting, 12 November 2013, 5pm at Hayle Community Centre

Present:

Cllr. John Bennett, Chair  
Cllr. Brian Capper  
Cllr. Nick Farrar  
Cllr. Owen Philp  
Cllr. Dave Cocks  
Cllr. Bob Mims  
Cllr. Clive Polkinghorne  
Cllr. Jayne Ninnès  
Marcus Healan, Cornwall Council Planning Liaison Office  
Chandelle Randall, Cornwall Council CNA Manager  
Angarrack residents:  
Marion Kennard  
Mike Witheridge  
Jeff Cooley

Apologies:

Cllr. Robb Lello  
Cllr. Graham Coad

1. Chandelle identified her role as the POC within Cornwall Council. She sits on the NP Group at CC which includes Esther Richmond and Mark James. Marcus is our planning link officer.
2. **What is included in the Cornwall Local Plan?** High level view of whole area, visions and objectives, infrastructure, job targets and employment space, and housing targets.
3. **Gypsies & Travellers:** work is under way on a document.
4. **Status of Town Framework:** This has not progressed for 6 months due to work on the Cornwall Local Plan. There will be a Cornwall Site Allocation Plan to identify where the houses in the target could be built. There will be a ratio of jobs to houses.
5. **Is there a definition of affordable housing?** Yes but not clear what it is.
6. **Is flooding taken into account?** Yes, this is part of the Site Allocation process.
7. **Where does Town Framework fit with NP?** The site allocation element of the NP could be in the Town Framework making the NP simpler and, perhaps, less contentious. The evidence base and the Sustainability Assessment will be done by CC for this element.
8. **Are education needs considered?** This is part of the Cornwall Local Plan infrastructure.
9. **Regarding the NP, what is permissible? For example, Penwith Local Plan Policy TV2 prohibits building within a 'green belt' area surrounding the villages of Phillack and Angarrack. Can this be incorporated into the NP?** Yes, areas can be protected provided there is an evidence base and community support. If we produce a list of issues and policies that we want to include in

our NP, Marcus and Chandelle will review and suggest the items that are best placed in the NP and what might be included elsewhere.

10. **How should we proceed with the Sustainability Appraisal?** Truro is employing a consultant to deal with this aspect. Chandelle felt it was mostly a box ticking exercise and should not be beyond us.
11. **Communications:** Jo Howard can give advice on how to design the communications aspect of the process.
12. **What help would it make sense to buy in?** Feock employed a Project Coordinator. This ensured that the process was kept going and did not go through periods of no activity. Chandelle suggested talking to St. Ives, Gwinear Gwithian and St Erth to learn from their experience.
13. Members of the public from Angarrack reiterated their concern about Hayle expanding towards Angarrack. Mike Witheridge shared a letter he had received from DCLG (attached) which indicates that protection of green areas around settlements is an appropriate issue for the planning process. It was noted that a policy similar to the existing TV2 would be included in the NP for discussion. Marcus suggested that it could be raised as a question for consultation, for example: "Do you support the creation of a green buffer zone around the villages of Angarrack and Phillack?" This would be accompanied by a map.
14. Some councillors find the 5pm time slot for NP meetings difficult. There will be no meeting next Tuesday and anyone who wishes to attend regularly should contact John Bennett with their preferences for meeting day and time.

Notes by John Bennett.

Geoff Document 2



Department for  
Communities and  
Local Government

Mr M Witheridge



Our Ref: P1/72/027231/13  
And P1/78/027591/13

3 October 2013

Dear Mr Witheridge,

Thank you for your letter to the Prime Minister and the Rt Hon Eric Pickles, raising concern about the changes to planning policy. As I am sure you can appreciate, each Minister receives a large number of letters and emails and they are unable to respond to them all personally. Therefore, your letters were passed to the Department for Communities and Local Government because of its responsibility for national planning policy and I will reply to both.

I apologise for this lengthy response, but I wanted to ensure the points you raised in your letter were properly addressed.

The Government's hopes and intentions for planning, and how it should work, are set out in the National Planning Policy Framework, available on the gov.uk website. The Framework maintains strong protection for Green Belt, National Parks, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest, and requires planning policies to support biodiversity at a landscape scale. The Framework also asks planning authorities to recognise the character and beauty of the countryside, take into account all the benefits of the best agricultural land, and encourage re-use of brownfield sites if not of high environmental value.

The term 'green wedge/buffer zone' etc. is an informal one, and (in England) does not feature in national planning policy or guidance. Developers should be guided by their own professional advice. However, long usage by planners has established the convention that if a Local Plan designates an area as a 'green wedge/buffer zone', it should be treated as if it enjoyed the protections of Green Belt. It would be for the local planning authority to explain in its Plan what it meant, but essentially a 'green wedge/buffer zone' will function mainly to prevent the sprawl of development, the unwanted merging of distinct settlements, and encroachment on the countryside. We have a Plan-led system, so where a 'green wedge/buffer zone' is created in a Local Plan the policy will carry the significant weight generally accorded to policies in an adopted Plan. Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

Early and meaningful engagement and collaboration with neighbourhoods, local organisations

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