LUXULYAN NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

REPORT OF A MEETING HELD ON TUESDAY 17TH APRIL 2018

Present: Robin Stephenson (RS) - Chairman; Nick Legard (NL) - Vice-Chairman; Mick Coleman (MC); Simon Hall (SH); Roger Smith (RSm).

Apologies: Francis Payne (FP) - Luxulyan Parish Council; Sue Perry (SP) - Luxulyan Parish Council.

Minutes of the meeting held on 20th March 2018

These were approved as a true record. There were no matters arising.

Finances/Grant completion form

RS reported that the grant completion form had been completed and sent. Broadband service for the Institute had been extended until September, which would provide a useful facility for other users, as well as for the Steering Group.

If further requests for action were received from Cornwall Council, it might be necessary to apply for a further grant.

Final Draft for Consultation/Comments received so far/Potential response

Since the last meeting one more response had been received. This had raised some concern about the possible visual impact of affordable housing.

All comments received had been considered very carefully but it had only been felt necessary to make one small change to the pre-submission draft plan. It was agreed that the document clearly reflected the wishes expressed by respondents to the questionnaire, with priority being given to the provision of affordable homes for local people. A statement explaining the Steering Group's response to comments received had been published.

A copy had been sent to Cornwall Council Neighbourhood Planning team, which had responded by asking for a large number of statutory bodies to be consulted before the draft plan was submitted. This had meant that the consultation period had had to be extended until 10th May 2018. RS had quickly sent copies to these bodies (apart from 3 for which there were no valid contact details) and had received some responses, none of which raised any objections.

RS was waiting to hear if a Strategic Environmental Assessment would be needed. If it was, there would be a further delay.

Tregarrick Farm

RS, NL and RSm had attended the parish council meeting to hear the proposals for flood alleviation that had been drawn up on behalf of the developer (the Planning and Land Partnership). The representative of the latter, Mr De Havilland, had not read the draft plan but said that he would. It had been possible to point out that the proposal did not fit in with the draft plan's recommendations or the wishes regarding future housing expressed by respondents to the questionnaire. One councillor had written in appreciation of the comments made during the meeting by members of the Steering Group.

Letter from Coastline

The Parish Clerk had passed on a letter from Coastline Housing expressing an interest in the future provision of affordable housing for local people. NL had made contact with them and invited them to send a representative to the May meeting and they had agreed to do so.

SH suggested that while it would be useful for the Steering Group to carry out preliminary investigation of such provision, it would be more appropriate for the Parish Council to work with any provider of such housing in carrying out any such project. This was agreed.

Timescales/Project plan/ Actions required

RS had updated the Project Plan. The key dates were:

- **Tuesday 8th May 2018:** RS, NL and RSm to meet to consider any responses received from Cornwall Council and steering group.
- **Thursday 10th May 2018:** End of extended consultation period. RS to brief parish council on the pre-submission draft.
- **20th May 2018:** Deadline for the pre-submission draft to be sent to Cornwall Council for scrutiny.

Any other documents required for Cornwall Council

Action: RS to check with Tony Lee about progress with the preparation of the Consultation, Basic Conditions and Equal Opportunities documents, and to enquire about any other necessary documentation.

Any Other Business
None

Dates of next meetings:

- Tuesday 15th May 2018, in Luxulyan Memorial Institute, starting at 6.30 p.m.