

Linkinhorne Parish Council

**Minutes of Special meeting of the Council
Wednesday 3rd July 2019
at Rilla Mill Village Hall at 7.30 pm**

MINUTES

Those present were: Cllr Hearn (Chairman), Cllr Ward (Vice-Chairman), Cllr Corfield, Cllr Hordley, Cllr Lobban, Cllr Sturrock and Cllr Wallis.

**Action
required
by:**

Melanie Kilby (Clerk)

Members of the public: 0

1) Absent: Apologies received from Cllr Boarland Cllr Daniel, Cllr Rounsevell, Cllr Sharp-Philips and Cllr Stansfield

2) Code of Conduct: a) Declarations - None
b) Grants of dispensation - None

3) Neighbourhood Development Plan (NDP):

To consider / approve the latest version of the Neighbourhood Development Plan.

Background:

The lead of the NDP Steering Group gave a summary of how the NDP has got to where it is. The Steering group was created in 2014 at the request of the Henwood Residence Association. The working group initiated with 9 members (5 non Parish Council members and 4 Parish Councillors). Only one member from the original 9 remains. Over the past 5 years the goal posts have changed and there have been multiple drafts of the NDP. Advice has been sought from other parishes undertaking their own NDP and from Cornwall Council at their NDP surgeries. Cornwall Council have recently provided a template version which they have requested those producing NDP to completed however, this does not have to be adhered.

After the public consultation in 2017 the NDP came to a halt with a discussion between the Parish Council and Cornwall Council on its definition of adjacency. The Parish Council requested that clear definitions of the terms used within the Cornwall Local Plan are provided, to ensure that conflicting advice is not given and that consultees and planning officer are working from the same sheet. Consultation with the Cornwall Community Land Trust and that the Parish has already reached its required housing supply has also guided the plan in a specific direction.

Over the past 6 months the NDP has been revisited and a final push has taken place to get the NDP close to its final version.

Once in place, the NDP will provide guidance / policies to judge a planning application against when determining a response to a planning application. It will sit in the following hierarchy:



There must be conformity between the different levels and the NDP is unlikely to be approved if there are any conflicts or negative policies. The policies must fill in the gaps and not duplicate planning policies in the NFPP or Cornwall Local Plan to ensure support from Cornwall Council.

Next steps

| Stages | Approximate timescales |
|---|------------------------|
| 1. Meeting with Cornwall Council at the NDP surgeries | |
| 2. Submission followed by consultation period | 6 week |
| 3. Returned to Parish Council with comments and feedback | ~6 weks |
| 4. After any changes are made submission of the NDP for formal consultation | ~6 weeks |
| 5. Examination | up to 4-5 months |
| 6. Referendum (Public vote, simple majority) | 28 days |

This meeting is to focus on gaining a consensus that the NDP documents that have been circulated are meeting the needs of the parish and that they are substantially fit for purpose. With particular focus on the policies contained within the NDP.

The NDP steering group have the desire to complete a design guide as part of the NDP.

Review of NDP

Items discusses:

P3 Objectives:

- A member questioned whether ‘climate change emergency’ should feature in the objectives. A discussion took place around how it should be include. It was agreed that support for climate change measure should be included in the objectives.
- Support for Local Schools – it was raised that the school was no longer run by the local authority and that it could be classed as a business. The discussion concluded that it should remain an objective as the community has highlighted the need for local education within the parish.
- Supporting Local Business – the addition of the word ‘consulting’ was raised. It was agreed that the PC in respect to planning applications was not responsible for consulting with business as this is the responsibility of the local authority. However, business can approach the Parish Council to provide comment on a planning application. It was **agreed** that the wording would remain ‘Supporting local businesses to provide economic growth’.
- It was highlighted that the home choice register information on p5 is constantly fluctuating therefore its accuracy is dependent on the date it was populated.

P 8 Policies:

- GP1 – Change of wording from ‘Does not prejudice opportunities for local business growth’ to ‘Does not prejudice local businesses or opportunities for local business growth’.
- GP2 – **Resolved** to approve.
- GP3 - **Resolved** to approve.

- H1 – A member highlighted that there was no mention of external lighting. A discussion concluded that point F should be changed from ‘All new builds must include provision for electric vehicle charging points and small scale renewable energy generation installations’ to ‘All new builds must include provision for electric vehicle charging points, small scale renewable energy generation installations and appropriate external lighting conforming to the dark skies guidelines .

- H2 – This policy was included In response to comments provided during consultation with parishioners. Discuss took place on the S106 agreements and how the restriction placed on single or very small scale developments are hindering project moving forward due to the build cost standards referred to by the local authority. Especially when those building the properties want to achieved higher standards to ensure long term efficiencies. **Resolved** to approve.

- H3 – All plans both nationally and regionally refer to an ageing population and providing housing to alleviate the problem however there are no policies in place. Linkinhorne Parish has a higher proportion of ageing population in comparison to elsewhere in Cornwall therefore this policy has been put in place to address this. Essentially creating an OAP exception site policy. **Resolved** to approve.

- **LW1 Resolved** to approve.

- **LW2 Resolved** to approve.

- **CD1 Resolved** to approve.

- **SF1** Parking issues within the villages were highlighted . Questions were asked on how the appropriate number of parking places could be enforced. The responsibility lies between the local authority and the highways agency, it is unlikely that it would be possible to included it within the NDP . **Resolved** to approve.

- **SF2 Resolved** to approve.

- **SF3** Need to remove outline of potential sites on the map of Upton Cross. **Resolved** to approve.

Summary of recommended changes

| Section/ Page | | Page No. | Recommended changes |
|---------------|-----|----------|--|
| Objectives | | 3 | To add: Support Climate Change Measures |
| Policies | GP1 | 8 | Change of wording from ‘Does not prejudice opportunities for local business growth’ to ‘Does not prejudice local |

| | | | |
|--|-----|----|--|
| | | | businesses or opportunities for local business growth’. |
| | H1 | 12 | Point F should be changed from ‘All new builds must include provision for electric vehicle charging points and small scale renewable energy generation installations’ to ‘All new builds must include provision for electric vehicle charging points, small scale renewable energy generation installations and appropriate external lighting conforming the dark skies guidelines |
| | SF3 | 17 | Need to remove outline of potential sites on the map of Upton Cross |
| | | | Note at the end of the document to say that ‘All terms are as the National Planning Policy framework’. |

Glossary of terms :

All the information has now be included in the main documents therefore the Glossry of terms is no longer required.

Linkinhorne Landscape Character area description:

- Remove the word **two** from the Description
6. Description
*An extensive exposed granite upland of tors, rocky outcrops and heath with pastoral farmland in the more sheltered areas especially in the valleys around the edges of the moorland. This is some of the highest land in Cornwall with Caradon Hill and Sharp Tor being among some of the **two** highest peaks.*
- Remove the words **church-based**
13. Description
*Prominently, neutral grassland and broadleaved woodland in valley bottom, and **church-based** hamlets on slopes. Different land uses linked by strong pattern of Cornish hedges with trees in sheltered parts throughout and dominance of older vernacular villages. Narrow winding sunken lanes overhung with tall, tree-lined hedges linking dispersed farms and hamlets.*

Resolved to :

1. Endorse the current version of the Neighbourhood Development Plan subject to the recommended changes as stated above
2. Allow any minor material / administrative changes requested by Cornwall Council to take place and proceed to final consultation
3. If significant changes are requested by Cornwall Council then these changes need to be approved at a further meeting.

4) To consider / approve closure of the tunnel in Jubilee Field due to bumble bee nest.

Resolved to approve the closure of the tunnel to allow the bumble bee nest to remain until the

autumn, when the nest will naturally die off and the queens leave to hibernate elsewhere. The entrance to the nest will then be silicone to seal the hole and prevent the bees from nesting again in that location next year.

A member who is part of BIBBA (Bee Improvement and Breeding Groups) has offered to provide advice if required.

5) Close of Business

The meeting closed 9.07 pm