

**NEWQUAY NEIGHBOURHEAD PLAN: WORKING PARTY MEETING**

**11am 17 March 2016 Room 11 Marcus Hill**

**Present:** NTC: Sandy Carter, Margaret North, Dave Sleeman,  
Joanna Kenny (notes)

**CRCC:** Claire Hurley,

**Cornwall Council:** Esther Richmond,

**Apologies:** Tracy Edwards, Darren Daniels, Colleen O’Sullivan  
Ghislaine Gwilliam,

ITEM	NOTES	ACTION
1	<p><b>ADMINISTRATION</b></p> <p><b>1. Action points: (long outstanding)</b></p> <ul style="list-style-type: none"> <li>• Working Party Administration, TOR etc : Andy Curtis to progress at Planning Committee.</li> <li>• Still need Colan refusal letter</li> </ul> <p><b>2. Basecamp</b></p> <ul style="list-style-type: none"> <li>• The new members on the Working Party to be provided with access to Basecamp. This site, now rarely used (last upload July 2015), but can be used to share non-public documents (e.g. CRCC cost monitoring) – budget progress, drafts etc.</li> </ul> <p><i>Secretary’s Note – now policy documents are emerging, would be appropriate to use Basecamp</i></p> <ul style="list-style-type: none"> <li>• All publically available information, information documents, meeting notes etc should be recorded on the Website – via Louise Sykes in the Town Council office</li> </ul> <p><b>iii. Budget</b></p> <ul style="list-style-type: none"> <li>• With the additional DCLG grant of £4,000 (total grants obtained £15,000), spend of the NTC budget had been minimal.</li> <li>• It was agreed to apply for yet another DCLG grant for around a further £4K to cover the costs of more professionally led workshops. It would not be surprising having obtained 3</li> </ul>	JK/AC

	<p>grants so far, as to whether the authorities felt Newquay had had its quota – but worth a try</p> <ul style="list-style-type: none"> <li>• It was agreed to ask the Council’s authority to widen the bid for an ‘awards for all’ grant to cover the cost of two rounds in June and September of household delivery/return consultation. Rough costs at £250 per £1,000 – at 8,000 households (with hand delivery to TR8) should cover a bid of £10,000.</li> </ul>	<p>CH JK</p>
<p><b>2</b></p>	<p><b>SCHEDULE FOR PLAN PRODUCTION</b></p> <p>Local Plan still scheduled to be adopted in September 2016 (<i>Secretary’s Note: some officers anticipate November</i>) it was agreed that a realistic Plan Production would be:</p> <ul style="list-style-type: none"> <li>• March/April Landscape Evaluation Phase I, led by Kath Roberts. Training session scheduled for</li> <li>• April/May Landscape Evaluation Phase II – terms of reference to be agreed but should include Settlement Edge analysis (Newquay Town, Watergate, Tregurrian) and Renewables Sensitivity analysis</li> <li>• April/May Design Guide development –Workshop scheduled for Saturday – at Newquay Centre.</li> <li>• April/May: Economy Workshop– to include tourism, hotel study, Employment Space study (based on CC work?)</li> <li>• April/May Work with Schools on appropriate Apps/Video/Web publicity</li> <li>• June Parish Allocations Document – including if appropriate local calculations for 5 Year Land Supply.</li> <li>• June/July – public consultation on outline policies, house to house questionnaire/ response paid</li> <li>• July– Issue confirmation, analysis of supporting evidence , identify gaps</li> <li>• July/August - Policy writing + SEA scoping exercise (if necessary)</li> <li>• September/October Formal 6 week public consultation on detailed policies plus Youth Referendum - via post and response paid</li> <li>• November - submit Plan to Cornwall Council</li> </ul>	

<p><b>3</b></p>	<p><b>SCHOOLS LIAISON</b></p> <p>A catch up meeting was taking place in the afternoon.</p>	
<p><b>4</b></p>	<p><b>STEERING GROUP</b></p> <p>Meeting took place 16<sup>th</sup> March in Newquay Centre.</p>	
<p><b>5</b></p>	<p><b>THEME DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li>• Environment, Landscape and Habitant, in two phases: <ul style="list-style-type: none"> <li>○ Phase 1 Landscape Character Assessment Kath doing desk study – volunteer workshop likely to be 2 April (Saturday at Newquay Centre + site visit) with survey completed within the month. Questionnaire to gather evidence of community value distributed and available on web. Claire to confirm date with Kath and Colette.</li> <li>○ Phase 2 – Claire to discuss with Kath, need Settlement Edges Analysis and Renewables sensitivity analysis</li> </ul> </li> <li>• Housing – Productive workshop held and supporting paper produced. Deskwork required to produce Local Allocations Document and, possibly, a local 5 year housing supply. Some issues passed to policy development</li> <li>• Economy – (and Tourism). CRCC has updated the Hotel Study with current facts – Colleen would investigate if Cornwall Council had done any work on demand for different types of accommodation. Local Plan indicates that Neighbourhood Plan should do an Employment Space Study. Gill Moore was looking at the approach and would report back.</li> <li>• Design (including Heritage, shop fronts etc). The NNP likely to contain a simple policy of referring to a Local Design Guide. Tim Kellett employed and a workshop has been scheduled for early March</li> <li>• Need to include consultation to get developer’s perspective is included – both small and large. A subgroup with separate meetings with each developer? Darren to liaise with Chris Luxon</li> <li>• Connectivity – inc cycle paths, May be covered at the higher level Local Plan – with no more than a statement in the Neighbourhood Plan – say that estates needed to be</li> </ul>	<p>CH</p> <p>CH</p> <p>DD</p>

	<p>planned to fit into an appropriate infrastructure linking roads and providing pedestrian walkways to encourage a community feel – discuss with Dave Edmondson.</p> <ul style="list-style-type: none"> <li>• Community Facilities</li> <li>• Local expansion on policies included for Newquay which mostly refer to central Newquay. Need to identify valued open spaces, conservation areas, specific street scenes, Retail Centres (including Chester Road) – Colleen to check if any Article 4 directions exist</li> <li>• JK has produced a table of planning decisions at Town Council over last 3 years – several common themes appearing – Environment, HMOs, Garden Grabbing etc</li> </ul>	<p>C O'S</p> <p>JK</p>
<p><b>6</b></p>	<p><b>POSSIBLE POLICIES</b></p> <ul style="list-style-type: none"> <li>• Feedback from presentations requires each identifiable area (Pentire, Porth, Minor etc) to be covered separately in plan</li> <li>• Definition of sufficient parking but that would include available street parking – any difference for HMOs? needed written evidence of need</li> <li>• HMOs – consider policy being developed in Falmouth – a problem if over 30% (say) in any street – would need an Article 4 direction</li> <li>• Urban Design – refer to separate guide; can talk about size, sustainable/energy efficiency. Also a section on local climate conditions – salt, wind etc. E.g. Materials, Poor quality gate fixings fail in the wind?</li> <li>• Garden Grabbing – difference between gardens not in the public eye and those which contribute to the open nature of particular areas.</li> <li>• Cliff Edge/Coastal Strip protection – in the news in the light of contentious applications – to fit in with Cornwall Council's Coastal erosion policy – preserves both view and cliffs (no developments requiring cliff works?)</li> <li>• Development Envelopes seem an acceptable approach – need also for Tregurrian and Watergate</li> <li>• Hotels and their setting – report had been upgraded. Are there any areas where Hotels should not be replaced by housing (eg Narrowcliff?)</li> <li>• Infrastructure – still the most commonly raised concern by residents. Possibly look at policy once minimum housing numbers reached that future developments prove they</li> </ul>	

	<p>don't exacerbate infrastructure problems – discussed with James at Steering Group, no real ideas. This is such a key issue for residents, Plan will have to deal with it – a recent appeal noted that anecdotal concern is not enough, needs have evidence of under capacity. Possible study of evidence from schools, surgeries and pharmacists as to how they have responded to market demand in the past - Claire to see if any historical data available, Joanna to check pharmacist etc in new development</p>	<p>CH/JK</p>
<p><b>7</b></p>	<p><b>NEXT MEETING</b></p> <p>Normal third Thursday of month at 11am –21<sup>st</sup> April</p>	