

Minutes of a meeting of the Neighbourhood Plan Steering Group Meeting held in the Council Chamber, Municipal Buildings, Falmouth on 5<sup>th</sup> April 2017 at 2.00p.m.

Present: Councillor Ms Atherton (Chair) (Cornwall Council and Falmouth Town Council)  
Councillor Chappel (Falmouth Town Council and Beacon Residents Association)  
B Hodges (Save Our Falmouth)  
Mrs S Rollison (Lambs Lane Members Association)  
J Gidman (Falmouth Civic Society)  
D Yelland (Falmouth Bay Residents Association)  
Ms A Shields (Falmouth Civic Society)  
B Buist (Falmouth Harbour Commissioners)  
O Lane (Falmouth University and University of Exeter)  
S Besford-Foster (Plan Support)  
A M Williams (Falmouth Town Clerk)

1. **APOLOGIES**

Ms K Thomas (Save Our Falmouth), Ms R Riddette-Gregory (Falmouth and District Hotel Association), M Jenks (Falmouth Civic Society) and S Penna (Grounds and Facilities Manager, Falmouth Town Council).

2. **MINUTES**

The minutes of the meeting on 5<sup>th</sup> January 2017 were agreed.

3.. **UPDATE ON CORNWALL COUNCIL DPD**

It was noted that the DPD now had a revised strategy for Falmouth. These saw the removal of purpose built student accommodation allocations, and that need provided more strategically on site at Penryn Campus, Treliever, and Kernick. The NP must conform to the DPD and would therefore need to be revised to reflect these changes. This would remove the additional value to the town centre that could have been delivered.

The DPD set growth delivery until 2030 and did not expect any additional sites or accommodation to those identified.

The Group felt that opportunities to maximise public realm improvements should be incorporated, and the Quarry Car Park and Maritime Car Park sites included for development potential as well as better utilising the Church Street Car Park site, and thereby aiding pedestrian priority. Green buffers were retained to the north and west of the urban area. Housing sites were at College/Hillhead/Falmouth North/ Kergilliack/Falmouth Road and Kernick

4. **NEIGHBOURHOOD PLAN CONSULTATION**

Having discussed the implications of the changes to the Development Plan Document made by Cornwall Council, the Stakeholder Group noted that the NDP and the DPD must hang together, and that changes to the NDP will be necessary to adapt to the new situation with the DPD. The Group agreed that the aim should be to retain as much of the existing strategy as possible, as it has been well received by the community, whilst adapting to the new situation and constructing a new approach to delivering it. It was AGREED that the revised approach should involve the following steps:

(1) **Town Centre:**

- a. Seek commitments to support the town centre strategy from CC direct funding, regeneration grants, Coastal Community Fund etc.
- b. Replacing the allocations on the expunged sites, for residential and/or commercial development, to generate some of the planning gains needed.
- c. Look at the feasibility of low cost solutions to increasing car parking at the Quarry.
- d. Ask Cornwall Council for DPD amendments to require S106 funding from PBSA and peripheral housing sites to support town centre improvements.

- e. Discuss the possibly with Cornwall Council of reintroducing some PBSA on the Vospers site.

(2) Student Accommodation:

- a. Support the DPD strategy by adopting 0% additional HMO target across the entire NDP area, removing Policy HMO1 from the Falmouth NDP.
- b. Removing Policy HMO3 from the Falmouth NDP so that ad-hoc PBSA applications are not encouraged.
- c. Identify town centre off-site policing/street angels as a local CIL priority.
- d. Ask Cornwall Council for DPD amendments to require S106 funding from PBSA in Penryn for or off-site policing/street angels and a financial contribution towards delivering affordable housing for rent in Falmouth.
- e. Include details of the DPD student strategy implementation in the NDP.
- f. Emphasise need for joint management of student issues.

(3) Other sites and policies:

- a. Make allocations and/or adopt rigorous criteria to ensure that sites that could no longer attract PBSA will not experience other unacceptable proposals.
- b. Remove the urban capacity sites and replace with a policy with criteria to remove Heritage England's objection.
- c. Remove proposal for pontoons at Church Street so that it will not automatically trigger HRA and SEA.
- d. Remove policy on dredging – also outside remit of plan – but reference to it in text will not trigger need for HRA and SEA.
- e. Incorporate 'saved' Carrick policies.

(4) Other steps

- (1) Investigate if its possible to rely on previous Cornwall Council work or commission Heritage Impact Assessment and SEA if needed;
- (2) Raise comments / objections during the forthcoming DPD pre-submission consultations, to get off-site contributions into Falmouth, with the hope that there would be a positive response from CC.
- (3) Ask for whole parish to be the Designated Area.
- (4) Do not redo the R14 consultation again, but maximise PR work when the Plan is submitted to CC.
- (5) Encourage Cornwall Council and University to emphasise joint working on the student accommodation strategy to ensure that the DPD Student Strategy can be effectively defended at appeals and the DPD Inquiry.

The Stakeholder Group agreed this strategy should be adopted, and asked the Project Manager to prepare the revised draft Falmouth NDP accordingly.

5. **ARTICLE 4 DIRECTION (HOUSES IN MULTIPLE OCCUPATION)**

It was noted that the Direction came into force on 16<sup>th</sup> June 2017 and the emerging NP policies as they currently stood would be used to underpin it as material considerations when assessing planning applications.

An accreditation scheme for HMOs should be created and a good practice guide could be produced.

There being no further business to transact the Chair declared the meeting closed at 3.45pm.