

**Padstow Town Council
Neighbourhood Development Plan Steering Group**

**Notes of meeting held on Tuesday 22 June 2021 at 7.00 pm in the
Church Rooms, Church Street, Padstow**

Present: Councillors C Watson-Smyth (Chairman), A P Flide, J O'Keefe, D N Vivian and Mrs T Walter

In Attendance: Kathy Pemberton (Town Clerk), Samantha Daly (Support Officer and Note Taker) and Councillors J Fidler and A Rees

- 1. Election of Chair: RESOLVED** that Councillor C Watson-Smyth be re-elected as Chairman whereupon he took the chair.
- 2. Apologies:** None.
- 3. Declarations of Interest:** None.
- 4. Public Participation:** There was no public participation.
- 5. Meeting Note (5 January 2021): RESOLVED** that that the meeting note was a true record of the meeting held on 5 January 2021.
- 6. Policy PAD 11: Principal Residence Requirements:** Members were referred to the agenda paper in this regard. The paper set out responses received from the Regulation 14 Consultation, including those received from Cornwall Council, and asked the group to consider whether the inclusion of policy PAD11 would make a beneficial contribution to the local housing market and to community wellbeing over the next few years.

Comment was made that among some of the concerns highlighted was whether the policy was enforceable and it was noted that Cornwall Council would not object to such a policy and that it would be enforced by way of a planning condition.

The general feeling of members was that the Regulation 14 Consultation comments on the issue confirmed the finding of previous consultations that the majority of residents wished to see such a policy included in the plan and as such PAD11 should be retained, subject to making the minor amendments set out in the appendix to the report.

ACTION: Members resolved to retain policy PAD11 subject to making the minor amendments marked in red text on agenda pages 5 – 6.

- 7. Draft Submission Version of the Padstow Parish Neighbourhood Plan:**
 - i) Steering Group's Recommended Changes Following Regulation 14:** Having individually responded to the Schedule of Comments received in response to Regulation 14 with views on recommend changes, the

Steering Group acknowledged the updated Schedule setting out the group's collective majority recommendations.

ACTION: Members resolved to agree the Steering Groups collective recommendations for changes to the Plan following Regulation 14 as set out in agenda pages 8 – 72.

ii) Basic Conditions Statement and Consultation Statement:

Members gave consideration to the draft Basic Conditions Statement and the draft Consultation and were supportive of both.

ACTION: i) Members resolved to RECOMMEND TO COUNCIL that the draft Basic Conditions Statement and the draft Consultation Statement be approved to accompany the final Submission Version of the Padstow Parish Neighbourhood Plan upon its submission to Cornwall Council; and ii) that this be subject to updating references to Cornwall Council's opinion as to whether changes to the Plan are significant enough to require SEA/HRA re-screening, with final sign off delegated to the Town Clerk in consultation with the Chairman.

iii) Submission Version of the Padstow Parish Neighbourhood Plan (version 4.1): Members were generally very supportive of the draft Submission Version of the Padstow Parish Neighbourhood Plan (4.1) however there was much debate regarding the red text included at the top of Plan page 32 as a result of the Steering Group's recommend changes in response to Regulation 14 comment number 139. The Town Clerk clarified that the text had been amended as per the recommended approach outlined in the earlier agenda item which would have been as a result of the majority of Steering Group members supporting its inclusion. If the Group wished to amend this in the draft Plan then this would need to be reflected in the previous document also. Furthermore, as outlined in the red text any proposed developments would need to satisfy Policy PAD5 Local Green Space.

Concern was expressed that the amendment was being made in response to a single comment made by an individual who may have a vested interest in the matter. Furthermore, it was considered the Plan should not show favour to any development proposals. This would be considered by the Planning Authority in relation to the Local Plan and AONB constraints. It was suggested by a member that the Plan should be accepted subject to removing the amendment to Plan page 32.

It was noted that CC's opinion as to whether the changes in version 4.1 were significant enough to require SEA/HRA re-screening were still awaited, as were the updated maps as agreed by the SG and appended to the Plan in the agenda pages. The Town Clerk anticipated, all being well, that Council would therefore be considering the submission version of Plan to Cornwall Council at its July meeting.

ACTION: Members resolved to: i) agree the changes to the draft Submission Version of the Padstow Parish Neighbourhood Plan

(version 4.1) as amended following the Regulation 14 Consultation, subject to a) removing the red text at the top of Plan page 32 and reflecting this decision in the Schedule of Comments document (item 139); b) making the agreed map changes identified in the SG's recommended changes; and c) updating the Plan references to reflect CC's decision regarding the need to re-screen the Plan for SEA/HRA, with final approval delegated to the Town Clerk in consultation with the Chairman; and ii) to RECOMMEND TO COUNCIL the amended version, as agreed in i) above, be made the Submission Version of the Padstow Parish Neighbourhood Plan and submitted to Cornwall Council.

- 8. Consultation Comments:** Members noted to schedule of consultation comments unrelated to the Neighbourhood Plan.

ACTION: Agreed that the comments be referred to the relevant bodies for consideration/action as appropriate.

- 9. Project Plan:**

i) Update: It was noted that the Plan had slipped a little due to Purdah and the change of Council and that the Steering Group were meeting in June and not May as originally expected, however members were pleased to have reached project plan point 6.7 which was a significant milestone.

ACTION: The SG requested that the Town Clerk express thanks to the Consultant, Paul Weston for his help and support throughout the process.

ii) Next Steps: The agenda paper setting out the stages following the submission of a Neighbourhood Plan was noted.

- 10. Date of Next Meeting:** To be confirmed.

The meeting ended at 7.28 pm