



## TORPOINT NEIGHBOURHOOD DEVELOPMENT PLAN

MINUTES of a meeting of the Steering Group for the Torpoint Neighbourhood Development Plan (NDP) held in the Committee Room, York Road, Torpoint on Monday 10<sup>th</sup> October 2022 at 7.00pm.

**PRESENT:** Councillor Gary Davis (Deputy Town Mayor) (Chairman), Councillor Mrs. Lizeta Fellows, Councillor Mrs. Chris Goodman, Sheena Morton, Councillor John Tivnan BEM and the Town Clerk - Milly Southworth (Clerk).

	ACTION
<p><b>12-22NDP Welcome and introductions</b> The Chairman welcomed everyone.</p>	
<p><b>13-22NDP Apologies for absence</b> Apologies for absence were submitted on behalf of Councillor Miss Rachel Evans BEM (Town Mayor), Councillor Mrs. Kate Ewert, Keiran Moon and Rob White.</p>	
<p><b>14-22NDP Minutes of the Steering group meeting</b> The minutes of the previous steering group meeting held on Wednesday 20<sup>th</sup> July 2022 were taken as read, confirmed and accepted.</p>	
<p><b>15-22NDP Updated NDP Terms of Reference, following meeting of Wednesday 20<sup>th</sup> July 2022.</b> The Chairman detailed the updated NDP Terms of Reference, as circulated.</p>	
<p><b>16-22NDP Update on the next steps for the development of the Neighbourhood Development Plan: -</b> a) To consider, discuss and agree the recommended changes/amends to be made to the DRAFT plan, following an initial review by Cornwall Council Neighbourhood Planning: All members reviewed the proposed changes, in depth, a summary is here: -</p> <p>TOR1 Development Boundary and Development Principles</p> <ul style="list-style-type: none"> <li>➤ Agree to replace this with TOR1 and TOR2, incorporating principles from TOR4, TOR5 and TOR6.</li> <li>➤ Discussed affordably housing at length and understand the reasoning behind removing the statement: "Where it can be demonstrated that the delivery of affordable housing might impact on the viability of regeneration proposals in this area only, a reduced proportion of affordable homes may be acceptable", reluctantly agree to this.</li> <li>➤ Add in a generic sentence on tourism, leisure facilities.</li> </ul> <p>TOR2 Employment</p> <ul style="list-style-type: none"> <li>➤ Agreed the proposed text.</li> <li>➤ <b>Remove</b> reference to Enterprise Court.</li> </ul> <p>TOR3 CIL No changes proposed.</p>	

#### TOR4 Transport

- Agree first paragraph, that starts "All major development proposals should.....".
- **Remove** "Development proposals that would have a significant negative impact on the operational requirements of the Torpoint Ferry will not be supported".

#### TOR5 Local Green Space

- Can support, with evidence, the areas shown on the policies map, are designated as Local Green Space.
- Agree move the sentence that starts "Development that would harm the openness or special character of a Local Green Space....." To the supporting text.

#### TOR 6 Green Infrastructure

- Agree wording.

#### *Location Specific Policies*

#### SS1 The Northern Fringe

Agree proposed text, need to confirm: -

- Convenience store size, need to check with Cornwall Council / Antony Estate;
- Delete "adjacent to the retail store".
- Recycling facilities – no plans for this to be included, will be a developer decision, **Remove**.
- Antony Estate has advised this is a viable development policy, agreements are in place.
- Recommendations from Heritage report have been incorporated (Clerk to check).

#### SS2 Torpoint Town Centre

- Agree proposed text.
- Agree "Diversity of uses in the town centre" and reference made to the principles of policies TC1, TC2 and TC3 in the Climate Emergency DPD.
- Agree Lower Fore Street proposed text.
- Harvey Street – will be "on street" parking
- The Waterfront – Proposals made prior to the masterplan should demonstrate how the development supports the vision in the Torpoint NDP to make the waterfront more attractive, accessible and better connected to the town centre, including "access to the full tidal range, to enable passenger ferries to connect to the waterfront. Waterfront to be more accessible from the town, which will enable other communities to connect to the waterfront".
- Number of dwellings from Town Team Project Board consultant latest report, suggests 55 dwellings.

b) To consider and action the next steps, following pre-screening by Cornwall Council Neighbourhood Planning for Habitats Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA): -

All documents had been previously circulated, including the full Screening Report, plus responses from Historic England and Natural England and it is acknowledged that following this opinion, the next steps are to apply for Technical Support funding from Locality, which will fund the Habitats Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA).

(Councillor Mrs. Chris Goodman left the meeting at this point).

Clerk

<p>c) To update on the knowledge base. The Clerk will forward the draft knowledge base to Cornwall Council for an initial review.</p>	
<p><b>17-22NDP</b> Update on the <b>Town Team Project Board (TTPB)</b>, which is progressing the Lower Fore Street Redevelopment Project. The Chairman (Councillor Gary Davis) explained the TTPB had recently met and an Expression of Interest had been submitted, for £3million, to apply for Shared Prosperity funding. The schemes included are the Jetty Project, plus the cycling and transport scheme improvements. The Chairman also advised that Cornwall Council has submitted a One Public Estate: Brownfield Land Release (BLRF2) funding application, supporting phase 1 of the Lower Fore Street redevelopment.</p>	
<p><b>18-22NDP Correspondence/Publicity</b> Information will be published in due course, however, the draft NDP is not yet ready for consultation. Agreed will publish detail on the SEA and HRA screening, when this has been undertaken.</p>	Clerk
<p><b>19-22NDP AOB</b></p> <ul style="list-style-type: none"> <li>➤ The Clerk highlighted a future conference titled "In and Beyond Neighbourhood Plans for Community, Nature and Climate", scheduled for Saturday 22<sup>nd</sup> October 2022 in Penryn, Councillor Tivnan and the Clerk are planning to attend.</li> </ul>	
<p><b>20-22NDP Date of next meeting</b> To be agreed.</p>	

The meeting closed at 8.14pm.