



**PENRYN**  
Town Council

**Minutes of the Penryn Neighbourhood Plan Steering Group**

**Wednesday 16 January 2019 at 6.30pm**

**The Council Chamber, Higher Market Street, Penryn**

**Present:** Councillor Ms Rebecca Holden (RH)      Mr E Dawkins (ED)  
 Councillor Dr Jo Garrett (JG)                      Mrs F Dawkins (FD)  
 Councillor Mrs M May (MM)                      Mr Mael Garrec (MG)  
 Councillor J Symons (JS)                          Ms J Lane (JL)  
 Councillor C Mullins (CM)  
 Terry Grove-White (TGW)

**In Attendance:** Helen Perry - Town Clerk (HP)  
 Linda Body (LB minutes)

<b>Agenda Item:</b>	<b>Minute:</b>	<b>Action:</b>
1. Apologies	Apologies for absence were received from Mark James (MJ)	
2. Declarations of Interest	There were no declarations of interest.	
3. Minutes of previous meeting	<p>The minutes of the meeting of the Neighbourhood Plan Steering Group held on the 12 December 2018 were approved as a true and accurate record.</p> <p><b><i>Proposed by Mr Eric Dawkins and seconded by Mrs F Dawkins</i></b></p> <p>Matters arising from the minutes:</p> <ul style="list-style-type: none"> <li>• Article 4- will be discussed fully at the next meeting</li> <li>• Green Space – discussions took place on the green spaces around the town that the group would like to see protected. TGW will provide a plan of the open spaces /green infrastructure we have currently got plotted. All to send LB their preferences so that a list can be compiled. This led on to the Persimmons Home Play area (Round Ring Gardens) which has £22k of S106 monies allocated to it. MM and JS will meet with Dave Edmondson of Cornwall Council to discuss further and report back to the group.</li> </ul>	<p><b>All</b></p> <p><b>TGW</b></p> <p><b>MM/JS</b></p>
4. Correspondence	RH had received a proposed vision statement from ED	<b>All/LB</b>

	and FD. It was suggested that everyone consider what they feel should be included in the Plan's vision statement. LB to source the initial draft vision statement and include on next meeting's agenda.	
5. Plan Update	<ul style="list-style-type: none"> <li>• TGW reported to the meeting that he had given a presentation in regard to where we are now and the future programme, to the Town Council at their Full Council meeting on the 7 January 2019. TGW will report back to the Council in June with a draft Neighbourhood Plan.</li> <li>• AECOM Inception Meeting - TGW informed the group that it had been successful in obtaining further grant funding. Alongside this came the approval for a MHCLG/Locality Site Assessment technical support package. Consequently, an inception meeting took place with AECOM on the 4 January 2019 and AECOM are now completing assessments of the sites that the group previously highlighted and will also give advice on environment and policy terms. They will also work with Cornwall Council to identify possible SHLAA sites (possible sites within Cornwall which have the potential for future housing development). AECOM would also be able to assist us if Cornwall Council required a Strategic Environmental Assessment (SEA), although a further bid for technical support would need to be put in.</li> <li>• Design of the website etc – TGW will get an updated draft Plan document to Mike Hewitt (Digital Designer) by mid February. Once designed the new version can then be used to take to Cornwall Council to ascertain if a SEA is required or not.</li> </ul>	
6. Kernick Industrial Estate	<p>TGW opened discussion for the group and asked what the group feels the vision should be for the site as at present the group does not have a robust policy in place.</p> <p>Kernick estate has been identified in the Cornwall Local Plan and the Cornwall site Allocations Document as a strategic employment site.</p> <p>Main issues identified were:</p> <ul style="list-style-type: none"> <li>• More available leisure facilities, i.e. cafe/bar, possible hotel, that could be integrated with student accommodation</li> <li>• More accessibility to the facilities already there, i.e. the school playing fields</li> <li>• No erosion of the existing industrial area, start-up units to be encouraged</li> <li>• Very convenient for residents of the town, this needs to continue and be protected</li> </ul>	

	<ul style="list-style-type: none"> <li>• More connectivity for pedestrians and improved transport links</li> <li>• Better signage, especially on the University side</li> <li>• Use Class Order – make more use of this in regard to planning consent</li> <li>• Rugby Club – protect the land and club house</li> </ul> <p>TGW will take these issues on board and incorporate them into the Plan.</p> <p>The discussions led on to other industrial sites within the town which need protecting. The group will feedback their thoughts to LB so that they can be listed in the plan.</p> <p>Business Improvement District (BID) – the group went on to discuss the possibility of this scheme for Penryn in the future. It was suggested that it be added to a Full Council meeting agenda in either September or October.</p>	<p><b>TGW</b></p> <p><b>ALL</b></p> <p><b>HP</b></p>
7. Next Steps	<ul style="list-style-type: none"> <li>• Crantock Neighbourhood Plan – Judicial Review</li> </ul> <p>The group decided to take on board the problems encountered by the Crantock Neighbourhood Plan and that a further piece of work should be done on ensuring that this does not happen again. We need to identify areas that we definitely do not want development on and to fully clarify what “Local Need” is.</p> <ul style="list-style-type: none"> <li>• Article 4 and Student Accommodation</li> </ul> <p>The next meeting of the NHP group will primarily discuss Article 4 and student accommodation. Oliver Lane, (Director of Residencies and Facilities) at the University has been invited to attend. The group will need to decide if they wish Article 4 to be included into the Plan, for either the whole of Penryn, part of Penryn and also to define the policy approach, as previously suggested by Cornwall Council. There are lots of different caveats surrounding Article 4 and these will need to be investigated going forward. In terms of time scales for inclusion of Article 4 TGW will bring an example time table and other policy samples to this meeting.</p>	<p><b>TGW</b></p>
8. Date of next meetings	<p>13 February 2019 – 6.30pm</p> <p>LB to advertise in the Falmouth Packet, various Facebook pages and place on notice boards in the town and the Library.</p>	<p><b>LB</b></p>
	<p>Meeting closed at 8.00pm</p>	