



## TORPOINT NEIGHBOURHOOD DEVELOPMENT PLAN

MINUTES of a meeting of the Torpoint Neighbourhood Development Plan (NDP) held on Monday 16<sup>th</sup> January 2017 at 7.00pm in the Committee Room, 4 York Road, Torpoint.

**PRESENT:** Gary Davis (Chair), Eddie Andrews (late arrival), Jon Cowd, John Crago (Town Mayor), Allan Glanville, Chris Goodman, John Osborn, Sheena Morton, John Tivnan, Rob White (Vice-Chair) and the Deputy Town Clerk - Milly Southworth (DTC).

In attendance: Cllr Lambert Keise – Deputy Town Mayor, Cllr Brian Hobbs and Cllr Mrs Julie Martin  
 In attendance: Neal Jillings – Jillings Heynes Planning Ltd and Neil Emery – Clifton Emery Design Ltd. (planning consultants).

### **80-16 NDP Apologies for absence**

Apologies for absence were submitted on behalf of Lisa Hocking, Debbie Marks, Clare McCallum, Odette Norreys and Rachel Tanner BEM.

### **81-16 NDP Declarations of Interest relating to items on the Agenda**

Allan Glanville – Declared non pecuniary interest as Co-editor of Link 2u.

### **82-16 NDP Draft Neighbourhood Development Plan – Neal Jillings**

Neal Jillings (Jillings Hutting Planning Ltd and Neil Emery (Clifton Emery Design Ltd) presented the draft Neighbourhood Development Plan (NDP). Whilst presenting the 101 page document on the display screen, several questions were posited and answers provided by the planning consultants.

During the discussion Eddie Andrews joined the meeting.

Members identified the following as areas for review and discussion in the future at the adjourned meeting.

<b>Page No (s)</b>	<b>Item</b>
16/17	Context – deprivation levels
18/19	Context – Break in time when dwellings/houses have not been built
22/23	Context – utilising aspects of the Vision document, although not replicating this document Neal Jillings explained the Vision is exactly that “A Vision for the future” whereas the NDP document is more specific
32/33	Development requirements – data from the Community Network Areas (CNA) has been utilised to support the Policy TOR/1. Proposed a community building within the Northern Fringe allocation

32/33 and throughout	Annual Monitoring Report (AMR) – a tracking progress report prepared and updated by the Town Council, the AMR could also allow for progress on the Vision for Torpoint to be included; this could be a useful performance measure.
34/35	Housing – Table does not show council tax bandings, for example Band A refers to the number of households in “urgent” need of housing, Band E the least urgent need. “Windfalls” – Neal Jillings explains these are development opportunities around the town and gave reference to the current development/housing schemes currently seeking planning permission by a local developer Table referring to the numbers of strategic housing required in the town according to the local plan, reference to the development within the town centre/bottom end of town – perhaps add “town centre” to Policy TOR/2 The Northern Fringe and the town centre. Questioned the density of the proposed housing development at the Northern Fringe.
40/41	Community & Leisure – discussed
42/43	Tourism – discussed
44/45	Community Infrastructure Levy (CIL) – discussed Policy TOR/7 – list of projects, include a caveat that this list should be included in the AMR
46/47	Conservation, Design and Local Distinctness – Policy TOR/8 discussed if this policy would enhance or restrict the NDP? Final paragraph Page 47 considers a “comparison of a baseline position”, recommended to be undertaken bi-annually.
48/49	Transport – discussed
50/51	Green Infrastructure – additional green spaces have been added after the issue of version 1 of the document
52/53	Public Realm – discussed
54/55	Monitoring and Communication – this is essential to enable the town council to record annual progress
	Site Specific Policies
58/59	The Northern Fringe – review the proposed number of dwellings, in line with the discussions to include housing development in the lower end of town. The proposed community space – debated the best location for this. Neal Jillings suggested that consideration is given to what activities would be offered within it, although it is important to be flexible about the offer.
60/61	‘Bottom End of Town’ regeneration site – highlighted “that developments will not be permitted prior to the preparation of a design and development brief that is ratified by the town council and the local planning authority.”
62/63	Harvey Street – discussed
64/65	Fore Street – retail discussed/ possibility of including restrictions to some retail aspects (for example bakery) Referring to Policy TOR/4 – Retail Impact Assessment, information will be needed on this.
66/67	Trevol – discussed
68/69	Waterfront - discussed
70/71	HMS Raleigh – possibly include a comment to query outcome if HMS Raleigh should close/changes in operational requirements
72/73	Thanckes Park – green infrastructure plan / safeguarding green open spaces
74/75	Chapeldown Road – discussed
76/77	Opportunity sites – further discussion required
84/85	Summary sustainability appraisal – to be completed by Neal Jillings

The Chair proposed a vote of thanks to Neal Jillings of Jillings Heynes Planning for all the work undertaken to date in preparation of the draft NDP document.

The Chair briefly explained the consultation proposals for February, detailing the following dates and times, *volunteers to attend and give guidance to consultees* – **Action all**:

- Thursday 9<sup>th</sup> February 2017 (morning/lunchtime) – Torpoint Community College assembly and then feedback session
- Thursday 9<sup>th</sup> February 2017 6-9pm Committee Room, Council Chambers (DTC to check availability)
- Tuesday 14<sup>th</sup> February 2017 (half term week) 6-9pm Committee Room, Council Chambers (DTC to check availability); daytime session also.
- Saturday 18<sup>th</sup> February 2017 10am – 2pm Committee Room, Council Chambers – run one drop in session.

Members approved these, therefore it is **recommended** that once the draft document has been updated and approved by town council, it is made available for consultation in the town in the month of February 2017.

Reviewing the length of time the meeting had taken, the Chair proposed the meeting was adjourned and all other business would be undertaken at a reconvened meeting on **Monday 23<sup>rd</sup> January 2017, 7pm** in the Committee Room of the Council Chambers.

The meeting closed at 9.10pm.