

**MINUTES OF THE NEIGHBOURHOOD PLAN PUBLIC MEETING
HELD IN THE ROCHE VICTORY HALL, ROCHE
ON MONDAY, 22ND SEPTEMBER 2014 AT 7.30PM**

Present: Lord Matthew Taylor (Chairman of Steering Group), Councillor D. Laishley-Hayward (Chairman of the Parish Council), Mrs. Julie Burdon (Parish Clerk), Parish Councillor Mrs. Irene Northey, Reverend Ruth Murfitt, Mr. John Murffit, Mr. Mike Tregaskes, Mr. John Murfitt, Mr. Dennis Barrasin, Mr. M. Tippett, Cornwall Councillor J. Wood, Sarah Arden – Cornwall Council, approximately 250 Members of the Public

AGENDA ITEMS	Action
<p>Public Meeting:- Councillor David Laishley-Hayward, Chairman of Roche Parish Council opened the Public Meeting and introduced the Steering Group to the members of the public.</p> <p>There was a head count of approximately 250 people in attendance and people were ask to give their names, address and email contacts so the Neighbourhood Plan Steering Group could keep in touch with them going forward.</p> <p>Matthew Taylor thanked the members of the public for coming to the public meeting. He advised the meeting is to discuss taking control of the future development of our village.</p> <p>Matthew Taylor explained this is about the future of our village, it is not a protest meeting, and to help explain the procedure and role of a Neighbourhood Plan. It will take some time to get the process through to the end. The Steering Group is now official and the Neighbourhood Planing is official. This meeting will help members of public to ask questions and to answer them, following this a questionnaire will be sent around the village, following this and further consultation there will be a draft Neighbourhood Plan drawn up. Once the draft plan is ready, there will be consultation events running through the day when public can come along to discuss and view and another questionnaire. It will then be up to the Parish to then approve and refer to Cornwall Cornwall Council and an Inspector to ensure it conforms with the rules, and then a referendum to have a vote from the public to agree the Neighbourhood Plan. When agreed Roche will have our own local planning policy in place.</p> <p>There are plans on noticeboards this evening for the public to view in respect of proposed future developments. There are some existing permissions for some that have not been built and those already built since 2010, we have almost got all of the development that Cornwall Council says we need for 2010-2030 already. A Neighbourhood Plan can therefore exercise some real control. If you do not have a Neighbourhood Plan you are risking having much more development put in your Parish or development in places or forms you do not want. We also see the loss of the environment and heritage in Roche, it is a special place with a long history, it has some wonderful gardens, fields, etc. We can decide to protect them. If we do this Neighbourhood Plan we can set consersation policies in our Parish. It is not always just the number of houses, it can be the style, the way they are built, where they are built, that the Neighbourhood Plan can control. It would be good to get the traffic out of the village – we can not fund a bypass but we can say how the traffic limits development or tht a bypass would be a precondition of more. If development took place we can prioritise what would we want from the developer, footpaths, other improvements, in the form of a Section 106 Agreement.</p>	

Do we have room at the School for more children, without having to take them to schools out of the village – does this mean we should limit development or make new class rooms a precondition of development, we could include this in our Neighbourhood Plan. All of these things are examples of what a Neighbourhood Plan can say, it is up to the public what they want to see in their Neighbourhood Plan for Roche. All of these are the opportunities for parishioners to have their say. Tonight kicks that off.

We need to look at the maps and decide whether we want more development or not but also what we require from any future development. We then need everyone to vote on the referendum and along the way we need to evidence the community involvement. Without involvement we would only be guessing what the public wants.

Matthew Taylor then introduced Sarah Arden of Cornwall Council, the lead person who would be helping us to create a Neighbourhood Plan. Sarah advised that Matthew Taylor had gone through the process very accurately. Cornwall Council pay for the plan referendum at the end, someone external from the Council will examine the plan. There is one question which is “Do you wish to see this Neighbourhood Plan” and it has to be a yes vote to carry forward. Sarah will be our Neighbourhood Plan Assistant.

Sarah suggested the Steering Group looks on Cornwall Council’s website to use other Parishes and peoples experiences with regards to a Neighbourhood Plan. Cornwall Council would make anything required available to the Parish to assist with the Neighbourhood Plan. She will help construct policies that will hold weight. There needs to be a clear instruction of what is required.

Matthew Taylor introduced Reverend Ruth Murfitt who spoke to the members of the public. She believes that Roche is really worth bothering about, we need to keep our community, we need to keep our village life. If we are not careful, we will become the victim of our own success. As a Parish we need to communicate how we feel. We have a dream, a vision, we need to get this across to the community. If we don’t do something now, we are not sure what it will be like in the future. Roche must be one of the oldest settlements in the whole of Cornwall. The reality is that we live here now and things are changing, it must be the parishioners in control of their village.

Cornwall Councillor John Wood spoke to the public and advised that tonight’s meeting is about taking control. Cornwall Local Plan is being put together over the next two years to try to get the plan for Cornwall right. In that Plan the Government are advising the number of properties to be developed in Cornwall. We need to take our share but its about how parishioners want to see Roche evolved. Most hauliers advise they would rather go through Roche than Bugle as there are no traffic lights. Now we want to say “We want control”. Having drawn up the Neighbourhood Plan we need to present to the public and we need to have 51% vote yes and then if becomes a planning document. This meeting tonight is the first step and just having people say “they do not want development” does not cover this, we need evidence to prove this. He would like to hear ideas this evening of what people would like to see in the Neighbourhood Plan. There will be various open days when people can come along to include their comments of what they want to see in the Neighbourhood Plan.

David Roberts, 63 Edgcombe Road – he is concerned about the speed of the vehicles along this road, i.e. traffic lights, speed humps, etc.

Lynn Inch – how long is the process going to take, how many people are on the Steering Group, will be making the decision.

Brian Collery, Primrose Close – lorries coming through the village and the speed coming through, the worse area is Victoria Road, lorries coming through at speed. Now there is a pharmacy in place and he believes there is an accident waiting to happen.

Kerry Stone, representing her Mother living in Marshall Close and most of her neighbours. Her concerns are mainly about a pelican crossing, she wrote to Cornwall Council and was told there was no funding for this. Her other concern is the Post Office being taken away. The elderly and disabled need to have their say as well.

Matthew Taylor reported on the race track, pavements, etc. There is limited items the Neighbourhood Plan can do with this, we can say that we do not want more development than strictly required because of the traffic issues, pavements, etc. We can say we need to see these improvements take place before any more development. If anyone wanted more development here, we could still stipulate no more development unless these conditions are met, i.e. traffic calming, etc. Elderly people – same thing applies, it is about putting into place the things the village needs, it is what happens before any further development can take place in the village.

He could not guarantee everything raised could be sorted but it could be part of the plan. Timing – he wished it could be in place overnight. This will take many months, it has already taken 2-3 months to get to this stage tonight. If we move along it could be next summer to get the draft agreed, we can, however, only do as quickly as the parishioners will allow. We need to demonstrate community involvement in the Neighbourhood Plan. In terms of the Steering Group, the Parish Council had first to get the Neighbourhood process in place and then put together the Steering Group. If there is anyone in the room that was or is a planner/architect and we would be delighted to include them on the Steering Group. If there is anyone in the room that is keen to get involved (especially who was or is a planner/architect) we would be delighted to include them on the Steering Group within practical numbers. If anyone has a real burning desire to be on the Steering Group to let the Parish Clerk know. But it is important to understand the Steering Group will not have the final say, its role is to facilitate to put the questions out to liaise with the public, to draft a plan based on public views which then would go to a referendum. The Parish Council too would have to “sign off” before it even goes to Cornwall Council.

Cornwall Councillor John Wood advised this is going on all over the County, so Roche is not unique. This is the first very important meeting tonight to liaise with the public.

Mrs. Lynn Inch advised she would like to see a younger person on the Steering Group. Matthew Taylor advised he would like to see a younger family person on the Steering Group. He would like to involve the schools as well at a later stage.

Claire Briault wanted to clarify what powers we have between now and next summer.

Mike McCarthy of Tremodrett Road – very little is done about infrastructure, when we have rain Tremodrett Road is flooded, he would like to see in the plan something to do with drainage. He would like to see gas brought from Victoria to Roche, he has been advised it is up to the individual to get this brought into the village, he would also like to see this included in the plan.

David Dowell of Old Lane – he queried whether we would have to wait until next summer for zebra crossings, etc.

Matthew Taylor reported on gas and advised this is not in the remit of a Neighbourhood Plan, this is a separate long campaign that is on-going. We could, however, make a comment of the high cost of heating and could be reflected in the favouring homes designed with low energy consumption in mind.

Timing – a draft by next spring/summer is a rough idea how long the Neighbourhood Plan could take, it could be longer. The sooner we get the draft, the sooner we can influence planning as a well supported draft has influence. He does not believe that developers will not put forward anything in the interim. We cannot create a Neighbourhood Plan overnight but we can influence the decisions as we progress it.

Are we going to have to wait to do anything, like pelican crossings? – No - Cornwall Councillor John Wood can follow this up, these are on-going issues that can be raised with the Council irrespective of the plan. The huge turnout we have had tonight shows the sort of involvement the village wants in its future. We are not asking, we are telling.

Daniel Inch, Tregarrick Road – what is the biggest hurdle we could put forward to stop more houses, no-one wants to see any more development in the village, there was a majority show of hands. Do we say it is a “by-pass” before we even say no more development, it needs to be something dynamic to stop more development surely? Matthew Taylor advised there are currently about another 50-60 houses to be built at most as ‘our share of the local plan draft 2010-2030 so that Cornwall Local Plan requires is 3-4 houses per year. We need to say how we want this – natural infill or a small estate or two, or if we want more (or what is needed before we would consider more – less traffic say, or new classrooms) and include in our Neighbourhood Plan and then this would become policy. The maps up tonight are where people are saying they would like to build on their land – but with Neighbourhood Plan we control that, not developers or Cornwall Planners. Everybody will have a chance to vote, including those wishing to see more development.

Brian Higman, Victoria Road – Roche runs from Minorca Lane to Belowda and all these areas need to be included.

He would not like to see small hamlets like Belowda die with no more development allowed for people that would like to remain living in their hamlet. Bypass for Roche – he would like to see a plan resurrected, it may be worth looking into this as to

Loveday Vauxhall, Tremodrett – does the Parish Council have the final say on any planning applications? She was also concerned with regards to a chemist in the village.

Lisa from Hermitage Road – All the houses being built in the Parish, where has any existing money from the Section 106 funding gone? Can the Glebe Meadow development proposal be stopped? She advised that if everyone put a £1.00 donation tonight on the way out to help produce the Neighbourhood Plan. We have had a contribution from the Parish Council and the Steering Group Members.

Matthew Taylor advised there is no national government money available at this time to help us until the 1st April 2015, they are looking for charities for funding, the Steering Group are assisting themselves with donations and hopefully and most crucially the Parish Council will also contribute as they have already done.

He has spoken to the Planning Minister and informed him there was no money until the General Election, the Minister did ask him to contact him about this, hopefully he will do something to help too.

Matthew Taylor advised the Neighbourhood Plan system is fairly new and we are one of the early groups to take part following the early pathfinders. Sharon Edyvean of the Roche Playing Field Sub-Committee advised they have had Section 106 funding for the playing fields. The Parish Council are only consultees on planning, they do not make the final decision.

With regards to the Glebe Meadow, it is not too late for this development to be stopped, lots of people are currently working on this. But it may come ahead of the Neighbourhood Plan. For anyone interested the Diocese is having a meeting on the 9th October to consider putting in an application. Anyone can send a letter to Reverend Ruth Murfitt expressing their concerns, which she would send with the petition. Hamlets – he believes that natural organic development would not be stopped, the plan is not about this, even then you could still say what the design should be. Bypass – he is aware there were plans in the past, this could say we do not want any extra development without a bypass or we could protect the route of a bypass as part of the Neighbourhood Plan but the Neighbourhood Plan cannot fund one.

Cornwall Councillor John Wood advised that Cornwall Council costed the footpath for Higher Trezaise at £193,000. The pharmacy – Government policy advises a pharmacy cannot be stopped if someone wants to open one. There is a legal covenant that does not allow the pharmacy to move up to the Surgery, legal action is being sought with regards to this as that would be a better location. They have been trying to get a dentist in the Surgery and rules keep getting changed. More generally, it is so important to show the community of Roche drew up the plan and not the Steering Group. No planning lawyer or developer can fight against the Neighbourhood Plan, if it is properly drawn up.

Sharon Edyvean, member of Roche Young Farmers, Roche Playing Field Sub-Committee and many other organisations advised that £50,000 has been spent in Roche Playing Fields. Moving forward for the Playing Fields they need to take from the Neighbourhood Plan whether there needs to be something for the elderly. Do we want anymore development before something is done with Roche School, this is one of the main things that go from tonight. The extension of Roche School, which will probably see demand go upwards needs to be looked at urgently.

Liz Clutson from St. Michaels Way – on the estate where she lives there are 4-5 plots where she lives that nothing has been put on them. She would like to see these developed before any other developments take place.

Can the members of the public put in writing what they definitely want so it can be taken on board.

Matthew Taylor advised yes the public can put their views in writing and this can be sent to the Parish Clerk or any other member of the Steering Group, or even a Parish Councillor.

Matthew Taylor advised the school issues can definitely be included in the Neighbourhood Plan, the school is full and we have a problem and not the facilities to go with it – this can be included as an issue to be addressed (for not having more homes, or as a priority for S106 funding or a precondition for solution before extra development. In terms of the existing development, there are lots of un-built development and we could include this as a reason against more development. It is not acceptable in a community like this that children cannot be educated in their own village, and policies around this are what you can include in a Neighbourhood Plan.

Matthew Taylor advised there will be a questionnaire coming out to parishioners, it will take a while to get it together and get it printed. Once we have done this we will commence draft proposals and we will have public open meetings for anyone to attend and add their views and view the proposals. They will go to local businesses and the school as well to involve everyone.

Karen from Tremodrett – she has lived in Cornwall all her life and it is slowly turning in to industrial. Can we stop this?

Jeff Cote from Trezaise – Sewage, when was it last upgraded. Is our sewerage going to be able to take this.

Andrea from St. Michaels Way – traffic around the entrance of this site. Development that has already started where the old sales office has been put on hold. The road should have been finished 3-4 years ago, it is now 8 years. No-one heeds the speed restrictions.

Resident of Trezaise – traffic speeding concerns from this area.

Sean Rabey from Shires Way – new development by Kier Living recently been built on greenfield land. Chapels in the village have been re-developed which are beautiful buildings. Current buildings are just like square boxes and do people actually want them. What about the heritage report on Roche – where can that be found?

Pauline Arthurs of Thornton Close – dangerous road pulling out of Parkwoon Close – needs this included as well.

Matthew Taylor reported on traffic issues in the village, he is well aware of this pulling out of the Old Rectory. He understands how dangerous it feels walking through the village too. Wind Farms and industrial development too would be absolutely considered as part of this project. We can make choices of where we would like development to go, we can also say what we feel about wind farms. On sewerage, there does have to be the correct amount for the number of houses but this is an obligation for South West Water to provide, he is not sure of the capacity today for Roche but he would follow up now the question has been asked. The Sewerage Company has to ensure there is sufficient sewerage capacity, however for development that takes place.

Sarah Arden advised she understands a lot of the infrastructure issues raised tonight and she will take these issues back to Cornwall Council after tonights meetings. She will start to do something about providing this information.

Matthew Taylor advised he would personally like to see a speed camera on Trezaise Hill.

Matthew Taylor – Kier Development – greenfield site, he understands the comments, this development has really changed the outlook from Roche Rock. In future the Neighbourhood Plan can have policies to protect key views and heritage. All of these things can be involved in the Neighbourhood Plan.

The link to the heritage report on Roche in 2005 (CISI) commissioned by English Heritage and the Councils will be included on the Neighbourhood Plan Website.

Doris Aldridge – she has to go to the doctor for routine prescription. She advised she had to go to the pharmacy as they would not allow her to have it at the surgery. The pharmacy does not have big enough room to stock more products.

Cornwall Councillor John Wood repeated he is working on this.

There was a show of hands regarding whether people wanted more development than the 3-4 a year likely needed by the draft Cornwall Local Plan to get a sense of the mood of the meeting, and to inform the Diocese regarding their proposal to develop the Glebe Meadow. There was a unanimous vote against the principle of more estate development.

Matthew Taylor summed up the meeting's importance as the start of the process and how wonderful the turnout had been. All the comments would help inform the questionnaire. He reminded people attending tonight must ensure they all are part of creating this Neighbourhood Plan by responding to the questionnaire and future public consultation and the referendum, encouraging others too.

Mike Tregaskis reported on the consultation that Restormel Borough Council did in 2005, according to that, the village stopped at the Church and Trezaise was not mentioned in it all. Matthew Taylor said we need to hear from people of the whole community, including all out-lying hamlets.

Meeting Closed:- There being no further business to discuss the meeting closed at 9.23pm