

## **FALMOUTH TOWN COUNCIL**

Minutes of a meeting of the Article 4 & Neighbourhood Plan Stakeholders Meeting held in the Council Chamber, Municipal Buildings, Falmouth on 15<sup>th</sup> September 2014 at 2.00p.m.

Present: Councillor Ms C Atherton CC (Chairman) and Councillor Chappel

In attendance: Mrs E J Middleditch (Administration Officer)  
Colin Biggs (Falmouth & Penryn Churches Together)  
Richard Thomas (Falmouth BID)  
Mark James (Falmouth & Penryn Community Network Manager)  
Sarah Arden (Cornwall Council)  
Jilly Easterby (Falmouth University of Exeter)  
Sheila Rollison (LLAMA)  
David Yelland (Falmouth Bay Residents Association)  
Mike Jenks (Falmouth Civic Society)  
Rosemary Ridette-Gregory (Falmouth District & Hotels Association)  
Angela Beale (Falmouth & Penryn Conservation Group)  
Andy Coote (Falmouth Town Forum)

1. **APOLOGIES**

Apologies were received from Mark Williams (Town Clerk) and Richard Gates (Town Manager).

2. **WELCOME BY CHAIR**

CA welcomed the Stakeholders Committee members and provided a background of her diverse work within the Town as an MP and Councillor.

3. **INTRODUCTION**

CA advised the Stakeholders that the Town Council supports an Article 4 Direction for the Town. Cornwall Council Planners had advised that a Neighbourhood Plan would strengthen the application and the Falmouth & Penryn Community Plan would provide a good basis to start from.

4. **ARTICLE 4**

CA responded to Stakeholders queries and explained that if passed an Article 4 Direction could be used in Planning Law as it would dictate matters such as maximum percentage of permissions to be granted for houses in multiple occupation (HMOs) for certain areas of Falmouth, what type of properties would classify as HMOs, for example two or three storey properties and sets of standards could be set for Landlords and Estate Agents to work to. Falmouth Town Council had already agreed a financial contribution to progress an Article 4.

5. **NEIGHBOUHOOD PLAN**

SA advised that Cornwall Council could provide support and policy advice when needed but it would not send representatives to attend meetings. She advised that an Article 4 Direction is a restrictive Policy whereas a Neighbourhood Plan can reflect and influence positively and would strengthen the case for an Article 4 Direction. CA advised that a Consultant would have to be employed and interviews had already taken place. The Town Council had set aside funding for the Post and it may be that Penryn Town Council could also assist if it joins the Town Council for a Falmouth & Penryn Neighbourhood Plan. It is estimated that the whole process would take up to two years.

SA informed Stakeholders that the Falmouth & Penryn Community Plan and Town Framework Site Allocation documents can be used to identify areas for development but it was important to ensure boundary negotiations take place with bordering Towns and Parishes before identifying sites. CA confirmed that bordering Towns and Parishes had been approached but none had confirmed their wish to join in with a Neighbourhood Plan. AB thought this was not the case of Budock. JE was concerned that there is no land left to build on.

6. **NEXT STEPS AND PRIORITIES**

It was agreed that

- (i) The Town Council and Stakeholders Committee progress an Article 4 Direction and Neighbourhood Plan.
- (ii) CA would update and summarise current Falmouth & Penryn Community Plan document and draft into a public consultation questionnaire for stakeholders consideration at the next meeting
- (iii) Stakeholders to provide CA with Questionnaire suggestions prior to next meeting for inclusion
- (iv) EM to provide Mike Jenks with Falmouth & Penryn Community Plan Disc for MJ to edit
- (v) CA to write to Cornwall Council to start the application process for funding with specific mention for the Neighbourhood Plan to be set on Falmouth's boundaries unless other parishes wish to join in.
- (vi) Source FM to promote the progression of an Article 4 & Neighbourhood Plan
- (vii) AC to assist CA with drafting Terms of Reference to be submitted to the next meeting.
- (viii) EM to email contact distribution list to all Stakeholders

7. **DATE OF NEXT MEETING**

It was agreed that meetings would take place on a two monthly cycle. Date of next meeting to be confirmed at a later date.

There being no further business the Chairman declared the meeting closed at 3.30pm.