

# RIBA



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## RIBA CORNWALL PLANNING LIAISON MEETING

**Location** County Hall, Truro  
**Date of Meeting** 16 September 2016, 10.30-12.30  
**Minutes prepared By** Jane Hamlyn  
**Purpose** Meeting with Cornwall Council to discuss planning issues  
**Date** 3 October 2016

<b>Present</b>		<b>Initials</b>
David Edmondson	Cornwall Council – Head of Strategic Development	DE
Jane Hamlyn	Atelier 3/RIBA Cornwall Secretary	JH
Jason Jarvis	Lipscomb Jones/RIBA Cornwall Vice Chair	JJ
Matthew Wills	3HW Architecture & Design/ RIBA Cornwall Treasurer	MW

### Apologies

Cian Spowart, Tim Hancock, Mark Kemp

### Distribution

As above.

<b>1.0</b>	<b>RIBA CORNWALL BRANCH STRUCTURE UPDATE</b>	Actions
1.01	AGM has taken place since last meeting (7 September) and JH has stepped down as Chair. Cian Spowart elected as new Chair.	
1.02	Jason Jarvis joins the committee as Vice Chair.	
1.03	Matthew Wills and Jane Hamlyn stay on the committee as Treasurer and Secretary respectively.	

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<b>2.0</b>	<b>PLANNING UPDATES</b>	
2.01	Planning and Enterprise structure is being revised to become Planning and Sustainable Development.	
2.02	There will be a Housing Department and looks like the Affordable Housing team will be moving to this department.	
2.03	Highways may move departments and also Historic Environment.	
2.04	Cornwall Council currently helping parish and town councils to go through the Pre-App process. Looking at spreadsheet/pro-forma to assist with this.	
2.05	Peer review results are coming through.	
2.06	Local Plan – Inspector has sent check sheet through which is being reviewed. Going to council next then expected to be adopted by the end of November 2016.	
2.07	Development Plan Document with allocations of land is out for consultation.	
2.08	AONB document issued and is available online.	
2.09	Historic England are now offering a Pre-App service. This is currently separate to the Council Pre-App service and they are looking at sharing information. At the moment it is a confidential service so Council do not see Historic England's recommendations.	
2.10	May be an opportunity for a facilitated meeting between agents/parishes, which could be part of PPA and a paid service.	
2.11	Some changes to staffing in the Council. Gavin Smith is now Head of Enforcement in West Cornwall. Robin Watson has joined Highways department (from Hydrock).	
<b>3.0</b>	<b>CORNWALL COUNCIL TRAINING</b>	
3.01	Discussed the possibility of RIBA Cornwall working with Cornwall Council to provide more design workshops/training to a combined audience of Elected	

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	Members and Case Officers.	
3.02	Possibility of more joint training events for RIBA Cornwall and Cornwall Council officers. Could get Historic England to do some joint training.	
<b>4.0</b>	<b>FURTHER TRAINING – DEVELOPERS’ FORUM/PARISH COUNCILS</b>	
4.01	Looking to get RIBA to come and speak at the Developers’ Forum. Initially to come along as a guest and then follow up with a session speaking as discussed at previous meeting. JH requested we get dates and details well in advance.	
4.02	RIBA Cornwall had also been looking at the idea of talking to Parish Councils although Council is already doing work with parishes at the moment.	
<b>5.0</b>	<b>PPAS</b>	
5.01	RIBA Cornwall branch members still reporting issues with information from early PPA discussions carrying through to application process.	
5.02	Some good experiences though although not running entirely smoothly with officers seeming constrained by other departments. This can lead to delays and undermine the principle of the process leading to client frustration.  DE explained there is a new PPA charter scheduled to go out next week.	
<b>6.0</b>	<b>PURCHASING POWER TO AFFORDABLE HOUSING</b>	
6.01	Branch members have noted that the affordable housing team seem to be referencing house prices that don’t always reflect market values in local areas. This makes it tricky to make developments viable. Can this be addressed?	
6.02	POST MEETING ACTION – JJ supplied information compiled by Lipscomb Jones showing their findings regarding Purchasing Power Calculations versus real data collected which demonstrates how questionable these	

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	calculations can be and therefore questions whether they should be used at all.	
<b>7.0</b>	<b>RTPI CONFERENCE 2017</b>	
7.01	RIBA South West have been talking to RTPI South West about working together on Planning matters for their 2017 conference.	
7.02	The date for conference will be 19 July 2017, with location to be confirmed.	
7.03	It has been suggested that representatives from Cornwall Council/RIBA Cornwall could present how they have been working together on training workshops etc..	
7.04	JH requested DE write a summary of how the training has been useful to Cornwall Council and what worked/what needs to be improved.	
<b>8.0</b>	<b>Date of Next Meeting</b>	
8.01	This is to be Friday 2 December 2016, 10.30am at New County Hall, Truro.	