

# RIBA



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## RIBA CORNWALL PLANNING LIAISON MEETING

**Location** County Hall, Truro  
**Date of Meeting** 3 March 2017, 10.30-12.00  
**Minutes prepared By** Jane Hamlyn  
**Purpose** Meeting with Cornwall Council to discuss planning issues  
**Date** 22 June 2017

<b>Present</b>		<b>Initials</b>
David Edmondson	Cornwall Council – Head of Strategic Development	DE
Jane Hamlyn	Atelier 3/RIBA Cornwall Secretary	JH
Steve Kirby	Cornwall Council	SK
Jason Jarvis	Lipscomb Jones/RIBA Cornwall Vice Chair	JJ
Mark Kemp	Parkes Lees/ RIBA Councillor	MK
Tim Marsh	Cornwall Council	TM
Cian Spowart	PBWC/RIBA Cornwall Chair	CS
Matthew Wills	3HW Architecture & Design/ RIBA Cornwall Treasurer	MW

### Apologies

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### Distribution

As above.

<b>1.0</b>	<b>PLANNING UPDATES</b>	<b>Actions</b>
1.01	There is a new Director of Housing starting next week.	
1.02	Cornwall Council have adopted national standards in regard to space standards, but only in regard to affordable housing at the moment.	

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1.03	Guidance notes have been reviewed recently on issues such as rounding off, air quality etc. Once signed off by Phil then they will be available on the website. To be verified 16	
1.04	March so April issue likely.	
1.05	MW and JH explained the Planning buddy scheme. This is where a couple of Chartered practices have been assigned a Planning officer who they can speak to directly to assist with general issues and planning assistance to speed up the process and encourage collaboration. Both were positive about the arrangement.	
1.06	DE explained that Section 73 will be tightened up in the future. CS requested some guidance that can be used to explain to clients.	
1.07	Pre-Apps – Community Engagement Forums – these are in early stages, facilitate Town and Parish Councils to deal with schemes at an early stage.	
1.08	Design agenda should be more resolved by July in time for Weymouth event on 19 July. Would be good to explain various initiatives – planning buddies, training, CBG conference..	
1.09	CS attended the latest LEP meeting earlier this week. He has suggesting we lead a new way of dealing with flooding issues - help release more land with innovative design.	
<b>2.0</b>	<b>ELECTED MEMBERS</b>	
2.01	Members are enforcing the DRP process on schemes like Wain Homes developments that have come through committee.	
2.02	CC trying to get members to recognise when agents have followed a really good planning process – including pre-app, consultations etc..	
2.03	There will be some new ways of working coming in at the same time as new councillors – smaller working committees etc.. Could be new people coming in as councillors in May, some members are standing down.	

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2.04	New Councillors to get a 2 day planning induction.	
<b>3.0</b>	<b>DESIGN TRAINING – JAN 17 &amp; OTHER INITIATIVES</b>	
3.01	Feedback from the RIBA Cornwall/Cornwall Council training event in January was very positive although Cornwall Council are hoping they will get higher numbers in future.	
3.02	There will be a design training slot again next year for members including newly elected members who will need training.	
3.03	Tour of Duchy works was arranged for Councillors by CC, however only 2 turned up.	
3.04	CC looking to produce a video presentation to demonstrate good and bad architecture which can be shown to councillors.	
3.05	MW has discussed with Marshall Plummer about new Planning graduates coming into architects' offices for a day. RIBA members would be interested in a reciprocal arrangement. DE to discuss with MP.	
<b>4.0</b>	<b>NEIGHBOURHOOD PLANS</b>	
4.01	CC trying to get more design into Neighbourhood Plans. Mark Pearson has been talking to groups. Encouraging RIBA members to help. Some already involved. CC get a newsletter regarding updates to plans – could be forwarded to RIBA.	
4.02	Steve Kirby and Tim Marsh have been working to help with these Neighbourhood Plans.	
4.03	Don't want plans to become too prescriptive.	
4.04	Major document being produced on local distinctiveness is ongoing – should be really useful for the plans when available. Being led by Dan Ratcliff and will be a multipurpose tool for professionals and used in schools.	

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	<p>* DE departed for another meeting*</p>	
<b>5.0</b>	<b>RAISING DESIGN QUALITY PROJECT</b>	
5.01	TM and SK explained their roles in the 2 year project focused on 'Raising Design Quality'.	
5.02	They are reviewing and liaising with many parties to produce a statement of where we want application process to go.	
5.03	Looking at sites, allocations, in house elements.	
5.04	It should help RIBA members understand what CC are looking for in terms of applications.	
5.05	Ensure things like D&A statements reach certain quality levels.	
5.06	Training – to give officers more confidence.	
5.07	Demonstrating financial benefits of good design is a RIBA ongoing research project which might be useful.	
5.08	MK suggested this would be a good opportunity to make Cornwall specific policies – contamination and arsenic related issues for example. SK said the desire is to do this, but not necessarily the resource available.	
5.09	Similar issue with ecology – could be dealt with more strategically. CC need to invest in some land to protect – other land protected by Natural England.	
5.10	MK would like to see CC investing in local businesses to produce things such as pre-fab elements to be used in projects across the county.	
5.11	Would be helpful to have feedback about Cornwall Design Guide – RIBA can help with this. Needs to be a resource used consistently by all parties.	
<b>6.0</b>	<b>DATE OF NEXT MEETING</b>	
6.01	Date of next quarterly meeting to take place in June, date and time to be agreed.	