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RIBA CORNWALL PLANNING LIAISON MEETING

Location Circuit House, Truro
Date of Meeting 10 June 2016, 09.30-11.00
Minutes prepared By Jane Hamlyn
Purpose Meeting with Cornwall Council to discuss planning issues
Date 12 June 2016

Present		Initials
David Edmondson	Cornwall Council – Head of Strategic Development	DE
Jane Hamlyn	Atelier 3/RIBA Cornwall Chair	JH
Tim Hancock	Atelier 3/RIBA Cornwall	TH
Matt Wills	3HW/RIBA Cornwall Treasurer	MW

Distribution

As above.

1.0	REVIEW OF DESIGN WORKSHOPS AT CORNWALL COUNCIL STAFF CONFERENCES	Actions
1.01	DE said that feedback from attendees of the workshops run by the RIBA on design quality was really positive and people felt that got a lot out of them.	
1.02	JH explained that they were very interesting to those who ran the workshops too, and that it was useful to us to hear members of the Planning Department speak so openly about the process.	
1.03	Feedback has been distributed to all RIBA branch members.	
1.04	The architect/planner helpline idea has received some support from branch members as well as planners but would need more to be developed further. RIBA to pitch this again face to face with branch members at the AGM.	JH/MW

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2.0	DEVELOPERS' FORUM	
2.01	It has been suggested it would be good to present something on Design Quality at an upcoming Developers' Forum.	
2.02	RIBA to sit in on next Developers' Forum (2pm, Wed 20 th July). This falls on the same day as RIBA Cornwall Boat Trip in Falmouth so will only be able to attend the first hour.	JH/MW/TH
2.03	Following this will look at setting up a talk for the following Forum.	
3.0	ELECTED MEMBER TRAINING WITH CASE OFFICERS	
3.01	DE requested RIBA consider helping with another training day for Cornwall Council. This time the aim would be to get much higher numbers and mix elected members with case officers.	
3.02	Michael Griffin, Chair of the Developers' Forum is also going to speak to members about viability.	
3.03	Would be good to demonstrate case study examples of investment in quality versus percentage of affordable housing. If lower contributions are required then can higher quality of architecture be achieved?	
4.0	TOWN AND PARISH COUNCILS	
4.01	Talking to Town and Parish Councils would also be useful, as discussed at previous meetings. Tying this in with the development of their neighbourhood plans would make sense.	
4.02	CDRP could also be involved.	

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5.0	HIGHWAYS	
5.01	DE has spent some time talking to the Highways team recently. It seems there is a desire to see more innovative solutions such as shared surfaces. Need to change some attitudes in the team though.	
5.02	DE queried how much control architects have on implementing road designs on larger schemes. TH and MW explained it is rare to have control on schemes such as this as usually contractor led at this stage.	
6.0	CURRENT POLICY UPDATES	
6.01	It was discussed how it is currently very difficult to advise clients on policy as it is often unclear what has been adopted and which policies are being given the most weight.	
6.02	Cornwall Council are looking to produce some policy updates to help explain things to Members and these could also be given to RIBA too to forward on to branch.	DE
6.03	JH suggested that any Planning Policy updates/newsletters sent to case officers would also be useful to RIBA members so we are all referring to the same information.	DE
6.04	JH requested to be copied in on any updates which can then be distributed to the branch.	DE
6.05	Planning Inspector currently thinks that National Affordable Housing thresholds should be adopted. This is problematic for Cornwall Council as significantly lower than previous threshold in the county. Decision is pending.	
6.06	The recent referendum in St Ives showed a clear message regarding new housing and as this came directly from residents it is considered that this should be given considerable weight with future applications. A decision has not been made on how to deal with affected applications currently in progress.	
6.07	The policy adopted by the Roseland Neighbourhood plan currently has less weight as the Inspector considers it against the requirement for the 5 year supply of land.	

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	However if this issue is solved then greater weight will be given to the Neighbourhood Plan policy.	
7.0	LOCAL PLAN	
7.01	Currently looking at the possibility of the Local Plan being adopted in September.	
7.02	There is one final consultation and officers' view is now any final changes proposed should be accepted to allow the plan to be adopted.	
8.0	OTHER BUSINESS	
8.01	JH will be stepping down as Chair of RIBA Cornwall on 7 September, with Cian Spowart of PBWC Architects taking on the role following this.	
9.0	Date of Next Meeting	
9.01	This is likely to be in September, date and time to be confirmed.	