



MINUTES

- Meeting Title:** Langarth Stakeholder Panel Meeting
- Date:** 19 March 2019
- Time:** 17:00 – 19:00
- Location:** Room 2N:02, New County Hall, Truro
- Attendees:** Cllr Dulcie Tudor, Cornwall Councillor for Threemilestone and Gloweth (DT - Chair), Cllr John Dyer, Cornwall Councillor for Chacewater, Kenwyn and Baldhu (JD), Cllr David Harris, Cornwall Councillor for Truro Trehaverne (DH), Cllr Rob Nolan, Cornwall Councillor for Truro Redannick (RN), Cllr Bob Smith, Truro City Council (BS), Rachael Gaunt, PBWC (RG), Adam Birchall, Cornwall Council (AB), John Gregson, ICC (JG), Sandra Perez, ICC (SP)
- Apologies:** Cllr Bert Biscoe, Cornwall Councillor for Truro Boscawen (BB), Cllr Loic Rich, Cornwall Councillor for Truro Tregolls (LR), Mr Roger Gazzard, Truro City Council (RG), Cllr Ken Hart, Kenwyn Parish Council (KH), Trish Hewitt, PBWC (TH), Cllr Ian Holroyd, Kenwyn Parish Council (IH), Cllr Vella Truro City Council

Minutes

- 1. Apologies and Introductions**

DT introduced Sandra Perez, from Inner Circle Consulting, who was running the procurement exercise for the masterplanning team. Apologies were recorded as above.
- 2. Minutes and actions from meeting held on 18 February**

JG had circulated a copy of the slides that were presented at the last meeting.

The need for a working name for the new community was discussed and it was agreed that it should henceforth be referred to as Langarth. This could be expanded/modified through the masterplanning and branding processes.

3. **Rationale for Council Intervention**

As background to the discussion later in the agenda on masterplanning DT reiterated the rationale for Council intervention, and the Council's vision and objectives for the development. JG agreed to circulate the slides used in the presentation. **Action 1: JG**

In discussion on the position on the Langarth Farm Phases 1/2 AB reminded members that the role of the panel is to raise matters of community interest that relate to the development and to act as a 'moral persuader'. The Council had been working with Inox and Sanctuary and urban designers LHC over the past 12 months to improve the quality of the design of Langarth Phases 1 and 2 for reserved matters planning approval and believed that they had made significant design improvements within the constraints of viability. DT said that the planning process had been paused pending further review to see if further improvement was possible, and that she had asked for a breakdown of the 'before' and 'after' designs that identified the changes that had been made.

JG pointed out that the masterplanning work would be performed in parallel with evaluation of viability and deliverability and that all stakeholders needed to be realistic in their expectations of ideal design since any development would need to be financially viable for developers and that it would need to be physically deliverable.

JD initiated a discussion on options for foul water drainage for the development, including an anaerobic digester/reed bed design proposed by a local landowner. It was agreed to invite South West Water to a future meeting to explain their proposed scheme, which had previously been reviewed by the Strategic Planning Committee.

Action 2: AB

JD cited a figure for the total number of homes planned at Langarth that was significantly higher than the 2700 consented in outline planning permissions. AB agreed to discuss with JD outside the meeting. **Action 3: AB/JD**

RN asked whether it would be appropriate to set a notional target for energy efficiency of homes built at the development. AB pointed out that the Council could adopt a more ambitious target than building regulations would require for its own housing but this would be difficult to enforce for homes built by the private sector.

4. **Terms of Reference**

- DT reminded members of the purpose and activities of the panel, which in the agreed terms of reference are:
- Input to the design of governance and engagement structures for the Threemilestone programme to ensure the participation of the community

- Actively participate in the development of the vision and masterplan for Threemilestone to ensure that the current and future needs of the community are adequately reflected in the emerging thinking, planning and designs for the new development
- Ensure connectivity between the new development and existing communities and facilities, and sustainable transport, are included in the scope of the masterplanning work
- Make reasoned proposals for the improvement of community facilities in existing settlements in the vicinity of the new development
- Encourage the active participation of stakeholders in events organised by the programme to engage with the community

DT emphasised that:

- Members should focus on these matters and avoid digressions onto peripheral matters
- The main vehicle for members to input to the design of the development is the masterplanning exercise, which will start with an extensive period of information gathering from stakeholders and quantitative research (considered under item 6 on the agenda)
- JG agreed to re-send the terms of reference, including the changes agreed at the previous meeting, to members. **Action 4: JG**

5. Roles and Responsibilities

AB set out the roles and responsibilities of the following parties on the panel as follows:

- Local councillors – to reflect the needs of existing and future communities in the design process
- Council officers – to provide expert advice and support, and to reflect the positions of other stakeholders
- Engagement experts (Rachael Gaunt) – to provide expert advice and support on engagement with the community. This had been found essential in previous masterplanning exercises in Cornwall
- Subject matter experts – to be brought in as required to input on specific items of interest

6. **Masterplanning procurement process**

SP outlined the process for selecting a suitable practice to conduct the masterplanning exercise. Key points were:

- The design charrette, involving members of the panel, will take place on 27 March.
- Bidders would be evaluated on a range of aspects, of which the design charrette would carry a weighting of 10%
- Its purpose is to test candidate's approach in engaging with a range of stakeholders. It will also test candidates' understanding of the brief, their overall creativity and their approach to delivering the output on the day.

The panel agreed that DT, JD and BS would attend the charrette. SP agreed to circulate the Invitation to Tender for the masterplanning work to panel members. **Action 5: SP**

7. **Broadening the representation of the community**

DT proposed, and it was accepted, that the membership of the panel be widened to include representatives of the community in addition to councillors. It was agreed that the following should be approached with a view to them joining the panel:

- NHS – both the Royal Cornwall Hospital and local GPs
- The head of governors of Threemilestone Primary School
- A representative of the Stadium project or of another sporting body
- A representative of Churches Together in Cornwall, (Alan Stanhope)
- A resident of Threemilestone, (Damien Richards)
- Truro Chamber of Commerce or other business representative

AB agreed to develop this list with DT and invite candidates to join the next panel meeting. **Action 6: AB/DT**

AB, SP and RG agreed to approach candidates with a view to their involvement in the design charrette on 27 March. **Action 7: AB/SP/RG**

8. **Any other business**

JD reported on a conversation with Graham Barral, who owns the airstrip to the north of the development area and had expressed concerns over the development. JG reported that these concerns had been considered when the outline planning application for Langarth Farm had been determined in 2013 and had not prevented the application being granted.