

MINUTES OF A MEETING OF THE SECTION 106 STEERING GROUP HELD ON MONDAY  
22 OCTOBER 2012 AT 7.30 P.M. IN THE TOWN HALL, PENRYN

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Councillors: Mrs Gill Grant (Chairman)  
Mark Snowdon (Vice-Chairman)  
Mrs Beverley Hulme  
Mrs Mary May

Co-Optees Andrew Marston  
Martin Northern  
Christopher Smith

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**7. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**8. DECLARATIONS OF INTEREST**

There were no declarations of interest, however, Councillor Mrs Mary May declared that she was a Member of Cornwall Council.

**9. MINUTES OF THE MEETING HELD ON 10 SEPTEMBER 2012**

**RESOLVED** that Minute Nos. 1 to 6 of the meeting of the Section 106 Steering Group held on 10 September 2012 be approved and signed by the Chairman as a correct record.

*Proposed by Councillor Mrs Gill Grant and seconded by Councillor Mark Snowdon*

It was noted that the date of the planning permission for Waterside Kitchens was 13 July 2011.

**10. PUBLIC OPEN SPACE**

Donald Martin, Public Space Officer, Cornwall Council, attended the meeting and advised the following:

- Section 106 contributions were currently under scrutiny and Cornwall Council was in the process of developing a new protocol and a new set of standards for public open space provision in accordance with the National Planning Policy Framework.
- Cornwall Council did not have sufficient budget to commit to any increased costs in maintenance of public open spaces, therefore any proposals coming forward would need to be cost neutral in this respect.
- The Steering Group might find it beneficial to consideration of the public open space provision in the Town Framework.
- It may be possible to pool several contributions together for a project that would create a town facility in Penryn.
- It would be prudent to engage the services of a landscape architect for the design of any major projects.

- It was hoped that Section 106 Agreements could be standardised to make them slightly less prescriptive.
- In general terms, developments of five dwellings or more would generate a Section 106 contribution towards public open spaces of approximately £1k per household.
- Developers were paying closer attention to where their contributions were being spent in the current economic climate.
- Any outstanding contributions were ringfenced and could not be subsumed into the new Community Infrastructure Levy.
- Projects which could attract additional funding from elsewhere would be looked upon more favourably.
- Section 106 contributions could only be used towards projects which provided public access to open spaces.
- If the Town Council were minded to take on responsibility for any of its public open spaces, there was a budget available through the Devolution team at Cornwall Council for capital improvements prior to taking them on.
- Pedestrian routes were key to successful sites for public open space and Section 106 contributions towards transport could be used for this purpose.

Concerns were raised regarding the issue of consultation and how much should be invested in this aspect of bringing forward new projects, however, it was noted that consultation could be done effectively without the need for costly consultants and lengthy consultation periods.

## **11. TRANSPORT**

The update that had been provided by Cornwall Council officers on outstanding Section 106 contributions for transport was noted.

## **12. NEXT STEPS**

Following the discussion on outstanding public open space contributions, it was agreed that the way forward was for members of the Steering Group to each compile a 'wishlist' of their top ten projects for both public open spaces and transport to be discussed at the next meeting with the object of compiling an agreed list of top priority projects.

## **13. DATE OF NEXT MEETING**

It was agreed that the next meeting of the Steering Group be held on Monday 19 November commencing at 7.00 p.m.

## **AGREED ACTIONS**

- (a) Donald Martin to advise whether any public open space contributions were at risk of being returned to the developer.
- (b) Donald Martin to advise the specific wording of the terms of the agreement in relation to each of the outstanding public open space contributions.
- (c) Each member of the Steering Group to compile a 'wishlist' of their top ten projects for both public open spaces and transport contributions to be discussed at the next meeting.
- (d) Town Clerk to provide maps and post-it notes for the next meeting.

There being no further relevant business the meeting was declared closed at 8.30 p.m.

Chairman