

Minutes of the Meeting of St Ives Neighbourhood Plan Housing Topic Group:

Date: 24.04.13

Venue: St Uny School, Carbis Bay

1. PRESENT Action
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|-----------------------------|------------------------------|
| Roger Weatherly | Trevarrack/Halsetown (Chair) |
| Paul Woodward | Lelant (Vice-Chair) |
| Rob Van Hove | St Ives (Secretary) |
| Clare Salmon | CC Affordable Housing Unit |
| Sam Irving | CC Affordable Housing Unit |
| Paul Viney | Lelant |
| Maxwell Adams | Lelant |
| Patricia Adams | Lelant |
| Geoff Williamson | Lelant |
| Maxine Armstrong (Cllr) | Carbis Bay |
| Elizabeth Penhaligon (Cllr) | Carbis Bay |
| Martin Page | Carbis Bay |
| Clive Rowe | Carbis Bay |
| Dinah Oliver | Carbis Bay |
| Mary Brown | Carbis Bay |
| Richard Brown | Carbis Bay |
| Philip Allen | St Ives |
| Tony Beavan | St Ives |
2. APOLOGIES FOR ABSENCE
Matt Hayter, Tamsyn Smith, Rex Henry
3. DECLARATION OF MEMBER INTEREST
Phil Allen declared an interest as chair of St Ives Rugby Club which has a current planning application for residential development under consideration.
4. PREVIOUS MINUTES
With some minor spelling corrections of names, these were accepted as a true record and signed by the Chair.
5. MATTERS ARISING
- (8) Holiday/Second homes: CR reported on his research into measures taken by Lake District Council. Their Local Development Framework prohibits speculative development and requires development to be aimed at providing for people born and bred in the area, He considered that this appeared not to arise from their National Park status and suggested we consider whether we should be proposing the same approach in St Ives.
- (10) Land Allocation: GW referred to a paper which he had produced and circulated. St Ives/Carbis Bay have been allocated 750 new homes out of the Cornwall total of 48,000 up to 2030. However, 56% of this allocation is already completed or underway and a further 211 have planning approval. Therefore only 123 remain available for future expansion over the period.
Lelant/Halsetown are aggregated into the adjoining rural area, where only 32% of the allocation remains available.
It was suggested we consider whether the whole of our remaining allocation should now be assigned to affordable housing – for future discussion.

6. CHAIRMAN'S UPDATE

RW reported on the Steering Group Meeting. Noted that we have been asked for a budget for our activities and that members can request reimbursement of reasonable out-of-pocket expenses.

It was requested that the Chair request the Steering Group to carry out a questionnaire to canvas local opinion.

RW

7. AFFORDABLE HOUSING

CS and SI presented the work of their Unit with respect to the Neighbourhood Plan Area. Their role is to maximise the provision of affordable housing (*AH*) through the planning system.

Types of *AH*:

- Affordable Rent (formerly known as Social Housing) – represents 70% of *AH* demand.
- Shared Ownership, generally with a Housing Association (*HA*).
- Low cost housing/discount sales – generally priced at 60% of market value.

The rapid take-up of the area's housing allocation was noted as reflecting market trends. CS offered to advise what % of constructed/approved housing from the allocation is affordable.

CS

Noted that under current CC rules there is no requirement for *AH* in development under 5 units (and generally only under 14). New Local Plan requirement for St Ives area would require 50% *AH* where more than 2 units being provided or site greater than 0.1 hectares. This is a very significant improvement. However, there will always be sites on which high development costs make the full required *AH* provision unviable.

Currently there are 637 households with a local connection on the rented housing needs register, of which 46% are currently resident in the parish. This number is likely to grow, as the need cannot be met at current house-building rates. However each resident rehoused frees up accommodation, therefore the total need may be less than 637 new units.

The working age group represents the major part of this need.

The greatest need is for smaller properties, bedsits/1 bedroom representing 52% of the demand. However many of the 2 person households will have children by the time they are housed, so realistically 30% of new housing should be 1 bedroom. 2-3 bedrooms are also needed but the demand for 4 bedroom and larger *AH* is small.

Market rent average for Cornwall is £140/week, St Ives approximately £600 month (CS offered to advise on actual figures).

CS

Land values drive development cost and high values in the plan area are a major constraint to *AH*. It must also be recognised that developers need to make a reasonable profit.

Affordable Rent schemes of under 5 units are not viable for *HAs*.

Noted that CC is constrained by National Planning Framework which makes a presumption in favour of 'sustainable development'

CS noted that as the new Local Plan requirements were already strong, the Neighbourhood Plan does not necessarily need to go further in this respect. However, she strongly advised that we identify sites for larger scale development capable of delivering a significant *AH* input.

8. PETITION FOR AMENDMENT OF NATIONAL PLANNING POLICY FRAMEWORK

RW drew members attention to this.

ALL

9. INFRASTRUCTURE

Agreed essential that infrastructure is developed alongside residential expansion – to be discussed with Infrastructure Topic Group at future date.

10. FUTURE MEETINGS

Agreed Planning Officer (Marcus Heanan) to be invited to next meeting. RW to RW approach.

Agreed Terms of Reference to be discussed at next meeting – RW handed out paper for consideration.

13. NEXT MEETING:

Monday 29th July, 7.30p.m. at St Uny School (to be confirmed – RW to liaise RW with other groups to avoid clashes).

Meeting closed at: 9.15p.m.

Chairman's signature: