

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

Date: 18.09.13.

Venue: St Uny School, Carbis Bay

1. PRESENT Action
- | | |
|-----------------------------|---------------------|
| Paul Woodward | Lelant (Chair) |
| Rob Van Hove | St Ives (Secretary) |
| Geoff Williamson | Lelant |
| Paul Viney | Lelant |
| Maxwell Adams | Lelant |
| Elizabeth Penhaligon (Cllr) | Carbis Bay |
| Clive Rowe | Carbis Bay |
| Dinah Oliver | Carbis Bay |
| Mary Brown | Carbis Bay |
| Richard Brown | Carbis Bay |
| Carmel Henry | St Ives |
2. APOLOGIES FOR ABSENCE
- Roger Weatherly, Stuart Guppy⁽¹⁾, Matt Hayter, Tamsyn Smith, Martin Page, Philip Allen
3. DECLARATION OF MEMBER INTEREST
- None declared
4. PREVIOUS MINUTES
- These were accepted as a true record and signed by the Chair.
5. MATTERS ARISING
- Appointment of Vice-Chair: Agreed this now to be a rotating role on monthly voluntary basis – Paul Viney agreed to act for period up to next meeting.
- Meeting with Planning Officers (Marcus Healan and Chandelle): This is now for Topic Group Chairs only and will be confined to discussion on defining what can be included in a Neighbourhood Plan. RVH had collated questions for them and these have now been e-mailed separately.
- ACTION: RVH to circulate responses when received. RVH
6. STEERING GROUP REPORT
- RVH attended for PW.
- Questionnaire: This has been heavily edited by StGp to reduce length is understood to have now gone to the printer.
- Other items dealt with below (7).
7. COMMUNITY ENGAGEMENT
- The following public consultation meetings are being held (2-8pm):
- 5th Oct: Halstown.
19th Oct: Lelant.
2nd Nov: Carbis Bay.
16th Nov: St Ives.
- Volunteers are required to explain the issues and help members of the public with questionnaire queries.
- ACTION: Volunteers please contact PW. All
- The StGp have requested that each TG produce 3 display boards. GW agreed to co-ordinate. GW, CH, RVH (& CR after 14.10.13) agreed to meet to produce these.
- ACTION: GW to arrange meeting. GW
- ACTION: Please e-mail GW with ideas for content. All

9. DESIGNATED TOWN EXTENSION AREAS

SUE1: Proposed development currently in consultation stage prior to application. Understood that developers offer on affordable housing and community facilities financial contribution may be reasonable, however clarity/confirmation is required. Members urged to attend consultation on 19.09.13 and report back to next meeting.

SUE2: Recognised that site has serious access issues. Concern expressed that if SUE1 provides 200 homes and SUE3 up to 90, then whole target allocation will be met. Therefore suggested that this site be deleted if these sites achieve planning permission.

SUE3: Not discussed.

SUE4: Concern expressed re potential surface water drainage issues.

The following general concerns were raised:

- How do we ensure developers deliver the affordable housing they are signed up to?
- Requirement for affordable housing recognised as critical. How do we ensure the 50% rule is operated prior to the adoption of the Local Plan? CR suggested writing to CC to clarify/urge this. *
- Need for open space identified, both within developments but also on a larger scale to meet existing need (particularly in Carbis Bay) – DO to pursue through Open Spaces Group.
- Post meeting note: SG⁽¹⁾ has raised concern (by e-mail) that development on 'green belt' land is in contravention of Agenda 21 and must be resisted by all means, farm land being essential for crops as the population grows. – For future discussion.

DO

To be discussed further at next meeting.

*RVH has produced a draft Planning Brief for new development in the Plan Area to attempt to address the policy vacuum existing until the LP & NP are adopted.

RVH/
All

ACTION: This to be circulated for comments/contributions by TG members.

10. AREAS OUTSIDE ST IVES & HAYLE COMMUNITY NETWORK AREA

ACTION: For future discussion.

11. PROTOCOLS:

The following were suggested:

- Protection of the affordable status of new housing.
- 52 week occupancy.
- Retain open space.
- Set standards for housing including internal space standards and density – all family dwellings to have gardens and density therefore likely to be in mid-range.

To be further discussed.

12. NEXT STEPS

Conclude discussion on Town Extension areas.

Agree protocols.

Review Housing Targets.

Agree Affordable Housing definition.

8. NEXT MEETING:

Wednesday 16th October, 7.00p.m. Venue to be confirmed.

PW

Meeting closed at: 9.10p.m.

Chairman's signature: