

Culture and Heritage and Local Economic Development – Joint Meeting, 9 June 2014:

PRESENT: Janet Axten, Christine Marenah, Rowena Swallow, Matt Hayter, Morag Robertson, Mark Osterfield, Lucy Davis

Potential policies that merge issues from both groups emerging are:

1. Holiday accommodation

New residential accommodation including second homes and holiday lets will be permitted provided that:

- The development or conversion does not result in the loss of commercial or business premises;
- The development or conversion does not result in the loss of community and public spaces and/or buildings.

NEED TO CHECK:

- How does the process of conversion to holiday let currently work, e.g. applications for change of use; business premises??
- Can the NDP cover conversion of use?

2. Local Enterprise

Proposals that support the development of small scale enterprises that meet the needs of the community will be permitted provided that they would:

- Contribute to the character of the built environment of the local area;
- Not adversely impact on road safety or traffic levels;
- MORE...

3. Community facilities and public spaces

Existing community facilities and public spaces must be maintained as such. Development should not lead to the loss of such facilities and spaces, unless suitable alternative provision can be made. This includes:

- St Ives Sailing Club
- MORE...
- Include particular use classes

4. Exceptions Policy

Additional development outside of the sites allocated under the Cornwall Local Plan will be permitted provided that:

- It incorporates x% small work units;
- All housing is affordable to local people on average incomes;
- It is developed in partnership with St Ives Community Land Trust;

- It incorporates x% rental accommodation.

This will need to be cross-checked with and added to by the housing group who are also working on an exceptions policy.

Related objectives:

- A vibrant and diverse economy
- A living, working active town
- Community balance

Evidence needed:

1. Number of commercial properties in St Ives parish
2. Number of people looking for commercial premises – estate agents
3. Population profile – younger generations not staying in area, link to schools
4. Applicant numbers for vacancies at Sloop Craft Market, Porthmeor Studios etc
5. Industrial estate – no unused units, companies wanting to expand etc.

ACTIONS:

- **Research and collate evidence**
- **Liaise with housing group about exceptions policy**
- **Populate list of community facilities and public spaces**
- **Find out about conversion of use inclusion in the NDP**
- **Check appropriateness and viability of suggested policies and refine wording**