

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

Date: 15.01.14.

Venue: St Uny School, Carbis Bay

1. PRESENT

Action

Paul Woodward	Lelant (Chair)
Rob Van Hove	St Ives (Secretary)
Geoff Williamson	Lelant
Maxwell Adams	Lelant
Pat Adams	Lelant
Paul Viney	Lelant
Roger Weatherly	Trevarrack/Halsetown
Dinah Oliver	Carbis Bay
Martin Page	Carbis Bay
Elizabeth Penhaligon (CC Cllr)	Carbis Bay
Maxine Armstrong (SI Cllr)	Carbis Bay
Carmel Henry	St Ives

2. APOLOGIES FOR ABSENCE

Mary Brown, Richard Brown, Stuart Guppy.

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

A special meeting was held in late December to discuss the the St Ives/Carbis Bay housing targets. A letter was written to Andrew Mitchell and Tim Andrewes (previously circulated to TG members by PW). Noted that CC has now agreed the target of 1000 dwellings, which needs to go out to consultation which will delay the Local Plan implimentation.

Maxine Armstrong is chasing Andy England re the existing evidence base for the LP/NP and has made contact.

MA

RVH has obtained and circulated planning approval maps and will collate these onto larger sheets.

RVH

6. STEERING GROUP REPORT

Questionnaire: Around 1000 responses were received, which is considered reasonable. Initial results from the 'aspirations' questions are being issued via topic group chairs (see below).

David Todd is arranging meetings with schools to engage young people in the LP process.

Each topic group is to produce a Timeline to meet the requirement for draft policies to go out to public consultation in April.

Lucy is to arrange a Forum with the neighbouring parishes outside of our NP area to discuss common areas of concern.

7. TIMELINE

A brief discussion took place - we will need to return to this at a later meeting.

It was emphasised that we need to represent the views of the community and that our final set of policies need to reflect this.

Noted that Questionnaire does not identify 'socially marginalised' respondents.

8. PROTOCOLS:

Small group discussions took place with the aim of reviewing the extent to which the draft Protocols reflect the views expressed by Questionnaire respondents to the question on 'your top priority projects'. Discussions did not stick to this topic and reporting back included the following views:

- GW noted that in St Ives Parish, between 2001-11 the following changes took place (compared in table below with rest of England:

	St Ives Parish	Cornwall	England
Population increase	2.4% (270)	6.6%	7.9%
Dwellings increase	16% (962)	12%	8.4%
Occupied dwellings increase	6% (278)	7.3%	7.9%

Thus a large increase in the housing stock resulted in a small rise in population, due presumably to the influence of second homes and tourism.

- Many of the issues raised cannot be addressed through Planning.
- Off-site affordable financial contributions should be ring-fenced and held within the Plan area.
- Allow some holiday development to support the local economy.
- Maintained discounted outright sales are more effective/efficient than shared ownership.
- A majority of the respondents are against significant development and are very upset about development in the town over recent years.
- There is a reaction against development as currently experienced, but not against affordable development.
- One sub-group expressed the view that the 50% affordable requirement should not be negotiable - if affordable provision is not viable, they considered the site should not be developed until the viability situation changes. However another sub-group considered that all schemes should be subject to viability as stated in current Council Policy – they pointed out that it is not just prices paid for land which affect viability, as many problems can be encountered once site investigations take place.
- With regard to Protocol 3 (re restricting open-market housing) one option proposed is that Developers undertake a pre-application submission (pre-app) with Town Council and Neighbourhood Plan representatives, prior to submitting a formal pre-app to C.C. Noted that previous discussions with C.C. have indicated their reluctance to impose such restrictions through S106 agreements (possible infringement of Human Rights quoted!) but could be self-imposed by Developers.
- On any development, the number of open-market dwellings which can be sold, prior to the provision of the full approved number of affordable dwellings, should be restricted.
- Concern was expressed that if development provided for resident occupiers only (Protocol 7) there may be a danger in some cases of impact on the tourist industry and employment. E.g. if caravan parks become unviable and under this Protocol are replaced with residential dwellings with loss of former use. It may be appropriate to keep holiday facilities and employment by restricting site to existing use but upgrading accommodation (timber lodges, chalets etc).

ALL

RVH

- Infrastructure requirements should be met by simultaneous provision (i.e. site cannot be completed and left before infrastructure delivered). This might be largely controlled through Building Regulations and Planning Conditions.
- It was felt that general comments from the survey, whilst reflecting local views and opinions, should be acknowledged but only those with planning validity and robustness should be reflected in the neighbourhood plan to avoid potential challenges and diversion from ultimate aims and objectives.
- It was generally considered that Protocols 1 to 9 appear well supported by the Survey.

It was agreed that each TG member present would each take one Protocol and 'cut and paste' those survey results which support that item. PW has already circulated the results as a Word document. RVH agreed to circulate the Protocols in Word. Contributions to be e-mailed to PW by 9.02.14 please.

9. FORTHCOMING SEMINARS

- Tuesday 28th Jan: St Ives Trust: Marcus Healan: Local Plan update. 7pm, Porthmeor Studios.
- Tuesday 4th Feb: St Ives Trust: Cornwall Design Guide. 7pm, Porthmeor Studios.
- Tuesday 4th Feb: St Ives Trust: Context and Place. 7pm, Porthmeor Studios.

11. NEXT MEETING:
Wednesday 12th February, 7.00p.m. at St Uny School.

Meeting closed at: 9.05p.m.

Chairman's signature: