

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

Date: 16.10.13.

Venue: St Uny School, Carbis Bay

1. PRESENT

Action

Paul Woodward	Lelant (Chair)
Rob Van Hove	St Ives (Secretary)
Paul Viney	Lelant (acting Vice-Chair)
Geoff Williamson	Lelant
Maxwell Adams	Lelant
Roger Weatherly	Trevarrack/Halsetown
Clive Rowe	Carbis Bay
Dinah Oliver	Carbis Bay
Mary Brown	Carbis Bay
Richard Brown	Carbis Bay
Martin Page	Carbis Bay
Terry Murray	Carbis Bay
Carmel Henry	St Ives

2. APOLOGIES FOR ABSENCE

Patricia Adams

3. DECLARATION OF MEMBER INTEREST

None declared

4. PREVIOUS MINUTES

These were accepted as a true record and signed by the Chair, with the following addition:

Recorded that Maxwell Adams requested the following concerns be recorded regarding apparent majority group views as expressed in the minutes:

MA is concerned about the proposal in the Terms of Reference that larger developments be phased, which may prevent sufficient affordable homes being provided soon enough. Regarding the designated town extension areas: the removal of SUE2 if SUE1 is developed had been suggested. It is recorded that MA considered it should not be removed.

5. MATTERS ARISING

Vice-Chair: CR agreed to act as Vice-Chair for the next meeting.

Housing Allocation Map: Ron Tulley has informed PW that CC have raised the possibility that development areas SUE1 & 3 only may appear in the final Local Plan. However, it is understood that no decision has been taken in this regard.

Marcus Healan's responses to Neighbourhood Plan questions have been circulated – to be discussed at next meeting.

ACTION: RVH to circulate these to CH & TM.

RVH

Cornwall Local Plan update: The population growth projections on which the LP is based were revised downwards by CC politicians at an early stage. CC Planners have consulted the Planning Inspectorate who consider this is likely to be unacceptable. CC full council will make a decision on this in January and if the figures are amended upwards they *may* have to reconsult the public, which would delay submission of the LP to early 2015. Advice from Planning is that this *may* not delay the NP, as long as there are no significant divergences from the LP, but this requires clarification (through the SG). The implication for the St Ives area would be an increase in the target for new homes of 100.

6. STEERING GROUP REPORT

Meeting with Planning Officers (Marcus Healan and Chandelle): They presented a statement defining those issues which were relevant to a Neighbourhood Plan. There are some inconsistencies in this. There is to be a follow up meeting between the SG and

Andy England (CC Senior Planner responsible for Neighbourhood Plans), and this statement is to be clarified with him.

Current planning applications: The SG considered it was not appropriate for Topic Groups to comment on these, but members could make individual representations. Suggested we could present emerging Housing Topic Group thinking to CC for information and suggest they use as a check against applications. However, we need to agree Protocols before we can do this.

7. COMMUNITY ENGAGEMENT

The Halsetown consultation was held on 5th October and was modest but successful with around 30 people attending. Issues raised were useful and positive, being mostly locally based, including conservation of lanes, lack of pavements, any development to reflect the nature/pattern of settlement and use local stone, additional footpath required to St Ives. GW prepared visual materials and was thanked by the meeting for his excellent work.

The following further public consultation meetings are to be held (3 - 6pm + entertainment to 9pm – set up from 2.30pm):

19th Oct: Lelant.

2nd Nov: Carbis Bay.

16th Nov: St Ives.

The questionnaire has already been issued to Lelant residents.

Volunteers are now required for the Lelant meeting to explain the issues and help members of the public with questionnaire queries. PW, MP & CR agreed to attend for the HTG. GW agreed to refine presentation materials for Lelant. MP agreed to supply Lelant map. To GW.

RVH to supply affordable housing definition to GW.

GW/MP
/RVH

8. DESIGNATED TOWN EXTENSION AREAS

SUE1 & 3: As previous minutes.

SUE2: Recognised that site has serious infrastructure and access issues which would need to be overcome either prior to development or integral with it.

SUE3: To be discussed when PA (Rugby Club Chair) returns to group.

SUE4: This site is in 2 sections, the smaller part being identified as a potential town extension area, the larger part not being brought forward at this time. Noted that this site also has serious access issues, which may be uneconomic to tackle for smaller part of area alone – but the complete site provides the potential to provide part of a possible future alternative traffic route from Tregenna Hill to the Higher Stennack area. Concern expressed re potential surface water drainage issues.

9. PROTOCOLS:

There was an initial discussion on affordable housing, local need, phasing, control of development outside designated areas. To be further discussed at next meeting.

10. NEXT STEPS

Agree Protocols.

Review Housing Targets.

Agree Affordable Housing definition.

11. ANY OTHER BUSINESS

MP informed meeting of Developer's Forum meeting with CC on 24th Oct (1.30-3.30). PW agreed to try to attend to represent HTG (*Post meeting note – RVH to attend*).

RVH

12. NEXT MEETING:

Wednesday 30th October, 7.00p.m. Venue to be confirmed.

PW

Meeting closed at: 9.10p.m.

Chairman's signature:

