

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

Date: 26.03.14.

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
Paul Viney	Lelant
Roger Weatherly	Trevarrack/Halsetown
Dinah Oliver	Carbis Bay
Clive Rowe	Carbis Bay
Martin Page	Carbis Bay
Stuart Guppy	Carbis Bay
Maxine Armstrong (SI Cllr)	Carbis Bay

2. APOLOGIES FOR ABSENCE

Mary Brown, Richard Brown, Pat Adams, Carmel Henry

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 correction: Richard Brown attended, Mary Brown did not.

5. MATTERS ARISING

Outstanding:

- Rex Henry and Martin Page to consult on Stakeholder list and Landowner identification. Previous list sent to LD from MP autumn 2013 to be re-sent to MP. MP/RH
- Information on Pre-App for development of 150 houses at Estover Farm (Consols): GW reported that this was not supported by CC. He will issue CC's report to PW. GW

Item 7, 1st para: Noted that SI housing figure of 1000 is the *target*.

Item 7, 2nd para: Agreed that any 'Exceptions' policy in our Protocols should not permit significant holiday/restricted occupancy housing developments.

6. STEERING GROUP (SG) REPORT

Draft Policies are to be submitted to the SG by the end of April (see item 9 below). Phase 2 consultations will commence during May.

Site allocations/identifications: CC have requested SG's views on how this is to proceed. TGs to report back to SG (see item 8 below).

7. JOINT MEETING WITH NEIGHBOURING AREAS

PV & GW attended and met representatives from Hayle, St Erth & Gwinnear/Gwithian. All are progressing NPs.

Progress:

Hayle: Have appointed consultants.

St Erth: Concentrating on land allocation and infrastructure, have allocated 2 sites for housing.

Gwinnear/Gwithian: Have assessed housing needs and consider their likely share of Network housing target will not meet these. Currently concentrating on infrastructure and are seeking to finance this with from Section 106 agreements.

Funding discussed:

- Home Bonus Funding: Central Gov. awards local authorities £350/year/dwelling for 1st 6 years. Noted that CC has been awarded £29m since 2010, but unclear what has happened to this – Joint Meeting agreed that letters be written to local MPs & CC to pursue this.
- Neighbourhood Plan funding: Central Gov. awards local authorities £5000 for each designated Neighbourhood Plan to support the Plan process – unclear what benefit we are receiving from this!
- Community Infrastructure Levy (CIL): Paid by developers, but still in consultation stage. SI area should get 25% of Levy on monies arising from projects in the area – for infrastructure only.

Noted that James Hardy has been appointed as Community Network Co-ordination Manager.

Agreed that common objectives are required to facilitate sharing of evidence etc between the adjacent NP areas. Further meeting to take place – Lucy to co-ordinate.

8. SITE ALLOCATION/IDENTIFICATION

Concern expressed that this is the most controversial aspect of the NP, and must not be allowed to jeopardize acceptance of the NP as a whole. However the community needs to have a major input and we should not leave the decision to CC. Agreed also that we should not leave decisions on site allocation to developers/the market. Noted that we are not elected to make decisions on this, but we can make proposals, which will be tested (and approved or not) in consultation with the community. Suggested that a separate consultation meeting should be held locally for each proposed site – *to be recommended to SG*.

Agreed that PW put the following proposal to the SG for discussion:

PW

Trial site identifications in round 2 of consultations, in partnership with Cornwall Council, with further investigation into existing evidence already prepared by Cornwall Council with respect to site evaluations, sustainability appraisal and strategic environmental assessments.

9. PROTOCOLS

Agreed these to be agreed at next meeting, following which PW will collate for issue to SG – volunteers will be required to assist.

GW has circulated proposed policy on parking, which it was agreed to discuss at the next meeting.

ANY OTHER BUSINESS

RW issued paper on Principles of Housing Provision in St Ives Neighbourhood - agreed this will be discussed at the next meeting.

10. NEXT MEETING:

Wednesday 9th April, 7.00p.m. at St Uny School (unless venue otherwise advised).

Meeting closed at: 9.05p.m.

Chairman's signature: