

**Minutes of the Joint Meeting of St Ives Neighbourhood Plan Housing and Built Environment Topic Groups:**

**Date: 25.06.14.**

**Venue: St Uny School, Carbis Bay**

1. PRESENT

Action

Paul Woodward	Lelant (Joint-Chair)
Rex Henry	St Ives (Joint-Chair)
Rob Van Hove	St Ives (minutes)
Christine Marenah	St Ives
Beth Grossman	St Ives
Geoff Williamson	Lelant
Paul Viney	Lelant
Dinah Oliver	Carbis Bay
Roger Weatherly	Trevarrack/Halsetown
Ian McChesney	Halsetown
Lucy Davis	(NP Co-ordinator).

2. APOLOGIES FOR ABSENCE

Carmel Henry, Clive Rowe, Martin Page.

3. DECLARATION OF MEMBER INTEREST

None declared

4. REVIEW OF POLICIES

RH described development of BE policy, based on analysis of each part of the area, leading to appropriate policies.

Affordable Housing Policies:

- Noted that the additional cost of 'Design Guide' features may be difficult to achieve for affordable housing. Noted that affordable housing costs generally cross-subsidised by market housing. Although affordable units may be smaller, it was considered that there was no reason why appearance should differ substantially.
- Noted that the Lelant Tyrringham development proposes 66% affordable, demonstrating that over 50% *can* be achieved.
- Local residential qualification: Noted that Social landlords had appeared not to prioritise this. However, if a CLT develops affordable housing, then any residential qualification could be more easily enforced.
- Noted that from the SI development target of 1000 dwellings, it was likely only 300 affordable dwellings would be provided. In this context, it was strongly considered that we should *insist* to CC on the inclusion of policy for a *minimum* of 50% affordable for the remaining unapproved allocation.

'Exceptions' policy:

- Clive and Martin's proposed amendment to Housing Policy 16 did not have the meeting's support and it was recommended that the Housing TG do not follow this approach.
- Noted that the Open Spaces TG reject the inclusion of an 'Exceptions' policy, but the meeting considered this approach unsustainable.
- Noted that Tim from Planning Aid has offered to advise on the formulation of a viable exceptions policy.

5. ALLOCATIONS

RH & RVH have been requested by the SG to draft a proposal for discussion, in the context of the draft policies. This will reflect the CC Framework Site analysis. This exercise has been postponed until after the Gonwin Farm application is determined – anticipated in mid July.

It was recommended that the Open Spaces TG could assist this process by identifying those areas which should not be developed under any circumstances. RH & DO agreed RH/DO to take this to Open Spaces.

6. DESIGN GUIDANCE

General summary guidance will be provided within the main policy document. However, the production of detailed guidance may well be on a longer time frame and have to be added later in a supplementary document.

LD considered that a CIC might be able to assist financing of consultants to produce this document.

7. SUMMARY/NEXT STEPS

There was general agreement between the 2 TGs on most issues discussed. It was suggested that a further joint meeting be held in (perhaps) 2 months.

A joint walkabout in Carbis Bay was agreed – BETG to convene.

RH

A joint meeting of all groups to discuss an exceptions policy was agreed advisable – LD to convene at appropriate stage.

LD

Meeting closed at: 9.00 p.m.

Chairman's signature: