

# ST MINVER HIGHLANDS PARISH COUNCIL

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## NDP Working Party Meeting – 19<sup>th</sup> May 2022 Public Meeting

Notes of the NDP Working Party meeting held on the above date.  
 at The Perceval Institute at 19:00hrs.

Ref		Action
115/05 /22/WP	<p><b>Persons Present:</b>                      Lowlands Representatives: Cllr. B. Gisbourne, Cllr. M. Richards, Cllr. A. Medland (Chair).                      Highlands Representatives: Cllr. H. Mably, Cllr. N. Mably, Cllr J Richards</p> <p>Lowlands Councillors: Cllrs C. Boswell-Munday, K. Meneer, L Williams                      Highlands Councillors: Cllrs. D. Meagor, R.Whitehead, D. Jones.                      Cornwall Council: Cllr C Mould.                      Number of parishioners present: 30</p>	
116/05 /22/WP	<p><b>Apologies:</b> Cllr D Hutley.</p>	
117/05 /22/WP	<p><b>In attendance:</b> J Wilson, Clerk, and minute taker.</p>	
118/05 /22/WP	<p><b>Declarations of Interest/Dispensations applied for from Members:</b>                      None.</p>	
119/05 /22/WP	<p><b>Introduction and description of the review process to date.</b>                      The Chair, Cllr Ange Medland, welcomed everyone to the meeting and gave a brief introduction which covered how the NDP was originally produced. A great deal of work and consultation went into producing it. Many groups and lots of different people contributed to this important document, which was adopted in 2017 by Cornwall Council, St Minver Lowlands Parish Council and St Minver Highlands Parish Council. Cllr B Gisbourne had provide several hard copies of the NDP Document for anyone who didn't have a copy.</p> <p>It was always the intention to have a review in 2022 ie the 5-year review. Over the last 7 months the working party, consisting of Parish Councillors from both Lowlands and Highlands working together, has been carefully reviewing the NDP document.</p> <p>It was never intended at this stage to alter it; it is considered at this stage that this would be a very light touch review. But any document that has been in place for 5 years does need revisiting and checking and this is what the working party has been tasked with. The findings by this group are that this is a very thorough, strong, and robust document.</p> <p>It was never the intention at this stage to make any radical changes to anything written in here. There are several of the policies relating to affordable housing that may need a little bit more attention – ie as we find that youngsters born and brought up here can't actually afford to live here. Here Cllr Medland mentioned Helen and Jean who were instrumental in getting the development at Dingles Way in place, which was a radical development designed to bring affordable housing for local people to the local area.</p>	

120/05 /22/WP	It was noted that the meeting is being recorded for minutes taking purposes only	Once the minutes have been agreed, they will be published on the Highlands website
121/05 /22/WP	<b>Public session:</b> <b>Any members of the public that wish to speak about the NDP may do so for a maximum of 5 minutes each.</b>	
122/05 /22/WP	This section is for members of the public to express their opinions about the document and the process, and we hope this will ensure that the working party is aware of the opinions of those living and working in the parish. Anyone wishing to speak should speak their name first and then they will be able to speak for a maximum of 5 minutes. (Parish Council's answers are in italics)	
123/05 /22/WP	Alex Roads: What is meant by a light touch? <i>When the NDP was adopted here 5 years ago there weren't such problems with affordable housing as we have now. During that 5-year period there has been no affordable housing in the two parishes. This a problem in both parishes but it can't be solved overnight. It needs addressing and we would like to see affordable housing both parishes.</i>	
124/05 /22/WP	Ian Day: Will this meeting be minuted? <i>Yes, and the minutes will be published.</i>	
125/05 /22/WP	Jean Tatum: Representative of St Minver CLT. The problem in getting affordable housing is finding the land. Land has been set aside for development but not set aside specifically for affordable housing – anyone who has land in the development areas is not going to sell it at £10k a plot when they can get much more for it if it is sold for other uses. The only other way would be via a company such as Ocean Housing or someone like them (ie not guaranteed for locals) Can more land be found specifically for affordable housing? Eg a small area for say 10 or 12 houses, near services? <i>Unfortunately as soon as land in the development area is considered for affordable housing, the owners think they could get more money for it, so it then is no longer affordable – it is a difficult situation. Housing will need to be self-build in order to be affordable. We were very fortunate with Dingle's Way ie the way the land was acquired and the price. We are very conscious of what we need to address to get affordable housing in place.</i>	
126/05 /22/WP	Jean Tatum – We were disappointed that the earlier site ie the field on the corner, wasn't supported. We would like to get some more built whilst we can! <i>Affordable Housing is one of the things that we want to address – Cllr Medland said she will do her very best to make this happen for Jean - so thank you for bringing this up</i>	
127/05 /22/WP	Helen Richards: Second and holiday homes are welcome but there needs to be a limit on their numbers. In Trebetherick it is roughly 91% (second and holiday homes). When youngsters can't buy a home where they were brought up, this will have an impact on Cornwall's future available workforce. <i>We have come up against this and we are aware of this problem, but the difficulty is how do we address this?</i>	
128/05 /22/WP	Helen Richards: We should be able to go forward with a third phase of self-build affordable housing so there are houses for people to move on from Dingle's Way. Couldn't the development boundary be set so that outside of the development area there should be affordable housing only? <i>But you can't force people to sell land and outside of the development area, people can't build on it anyway. We need the right proposal on the right piece of land, which is affordable and for local people only and in that case hopefully both Parish Councils would be able to support it.</i>	

129/05 /22/WP	It was mentioned that the school is losing numbers – and is now looking at putting 2 classes together, and although this is an important consideration it probably should be considered as a separate issue for a different meeting.
130/05 /22/WP	<p>Christine Hawken: affordable housing is being directed towards cheap rather than affordable We need the people who buy the second homes here to support the businesses here. We need affordable and moderately affordable so there is a mix for local people, but these shouldn't go as second homes ie we need some to be available for people to move on from affordable into moderately affordable. But the problem is these are all being bought up by people from outside the area so when locals come to want to move up there is nothing available for them. There is no housing stock for the people that haven't got homes. Why don't we do an estate of mixed housing of all ranges of prices (expensive and less expensive) for local people? S106 only goes on affordable housing.</p> <p><i>The Parish Councils are aware of these problems A plan is in the pipeline at the moment with some affordable and some slightly larger, moderately affordable. All for local people. We have tried using the permanent residency clause, but it doesn't always help. We have identified the problem, but it is much more difficult trying to find a solution that works. But hopefully we will move forward with it.</i></p>
131/05 /22/WP	<p>Cllr C Mould: Thanked the Parish Councils for carrying out this review. All land outside the development boundary set aside for building is designated as exception sites – these have “hope” value. People sit on this waiting to see if it goes up in value.</p> <p>The NDP has stood up to the test of time. Originally it was thought that there may be too much land set aside as exception sites, but this hasn't really worked that way. The consultations showed that the majority of people in the parish didn't want the development boundary to move.</p> <p>Now there is a crisis in affordable housing, right across Cornwall – we just do not have the housing for people here.</p> <p><i>We want affordable housing like the Dingles Way development, but it is difficult to replicate.</i></p> <p><i>It would need the land to be at the right price, it would need to be the right sort of development, of the right size and mix and meet the necessary requirements.</i></p> <p><i>We have all said we would love to see affordable housing of the right type in the area for local people.</i></p>
132/05 /22/WP	<p>Tom Irons: It seems the development boundary is looked at as the holy grail. But it wasn't right to begin with – are there exception sites in both parishes? On affordable housing, it was always a stretch to buy a home but now there are no small homes left - they have all been knocked down and replaced with palaces. The development boundary should be more flexible, and affordable housing should be in Rock and St Minver and not Polzeath.</p> <p>Exception sites are outside the boundary and if the right scheme came up it should be accepted. There is nothing left for first time buyers.</p> <p><i>There are exception sites in both parishes. This is land just outside the development boundary –but it seems that if these sites were sold it would be for a price that was never going to be affordable enough to be used for affordable housing.</i></p>
133/05 /22/WP	<p>Alex Roads: We could scrap the development lines and go with a different model – if the area is pressured by second homes, then why not have a percentage that is allowed of second homes and when that is reached eg 75% don't allow any more. Then, there would be moderately affordable available for the local people to buy. So a mix of housing of any calibre could then be built. There is a scheme such as this in Switzerland if interested - when the affordable housing percentage eventually goes above the percentage set for it eg 26%, then more second homes could be allowed. So there is a balance.</p>

	<p>This would allow a spread of housing. It is an interesting system <i>There is such an imbalance at the moment. This system could have its merits.</i></p>	
134/05 /22/WP	<p>Christine Hawken: For some of the exception sites there is no way to reach them ie no access – and in other sites you would have to cross other people’s land. <i>Cllr Ange Medland suggested Mrs Hawken ring her regarding this issue.</i></p>	
135/05 /22/WP	<p>Endellion Sharp: There should be no new build except for permanent residence. Is PR being enforced? <i>The Parish Councils insist that this clause is included on new builds. It is being enforced, but there is only so much you can do to police this condition. Parish Councillors can’t police this. People are paying the full council tax but the Parish Councillors can’t go knocking on doors checking that people are living there full time.</i></p>	
136/05 /22/WP	<p>Gina Smart: How long does the PR clause last? <i>Permanently – it is on the property deeds.</i></p>	
137/05 /22/WP	<p>Tim Lunt: There are some with PR conditions on that are let! <i>Cornwall Council could look into it - if residents notified the Parish Council, we could pass on this information to Cornwall Council to deal with. We would welcome any support</i></p>	
138/05 /22/WP	<p>Jane Forster: In New Polzeath should any new build have a PR condition attached? But people could agree and accept the clause but then actually be living most of the time elsewhere. <i>All we can say is please let us know and we will notify Cornwall Council of the possible breach of the conditions.</i></p>	
139/05 /22/WP	<p>Michael Perrot: Isn’t there a clause that says a percentage of any development must be affordable? <i>Yes and this starts off at 50% but it needs to be viable for the developer so they work it back – some will be affordable and the rest is PR. The NDP is a legal document, but you can’t force people to sell their land or pressure the Council to change the rules. There is a development proposal for Trewiston Road area – with 50% affordable. But the developer wants to put in 46 which the Parish Council have said is too many – the Parish Council wants 36. Still waiting for the decision re this application</i></p>	
140/05 /22/WP	<p>David Robinson: We are really just chipping around the edges. Can the Parish Council change Cornwall Councils decision on anything? <i>Cornwall Council has ultimate control over plans, but they do take notice of the NDP, and the policies contained therein. The NDP is a powerful document.</i></p>	
141/05 /22/WP	<p>Cllr Mould: The NDP is a legal document. Planners have to defer to it. This protects the development boundary. But things do fall between the cracks.</p>	
142/05 /22/WP	<p>Alex Roads: Industrial land is important as well. This important for local people too. Therefore we need some more land allocated to industrial use/development.</p>	
143/05 /22/WP	<p>Gina Smart: Planners have to refer to the NDP document. Plans were put in for something outside the development boundary and it was also in an AONB. <i>At local level it wasn’t supported. It has not been decided. There are certain exceptions eg business, tourism.</i></p>	
144/05 /22/WP	<p>Cllr Mould: The original permission - this came under farm diversification, starting with a festival and expanding after that. They got permission to develop the buildings but then it was sold.</p>	

145/05 /22/WP	Keith Snelling: Mr Snelling was part of the original development team, and he actually wrote the NDP. There is a section on development in an AONB – it has a number of categories, and they are very specific. Re the above it came under the section for development of existing things such as a farm. Generally though it is very strong in protecting an AONB. No decision has yet been made on this particular plan	
146/05 /22/WP	Jean Tatum: Concerned over Cornwall Council's attitude to continued development of holiday chalets and lodges. <i>This comes under the need for business growth. Every one that comes in is looked at individually.</i>	
147/05 /22/WP	Karen Meneer: Affordable rented accommodation is also needed. We should bring in a scheme for people of all ages to be able to rent. Some people don't want to buy or can't afford to buy, so should be able to have the option to rent as well. Scheme should include some 1 and 2 bed places for rent - ie housing stock for local people. People have a right to be able to live here. <i>The Parish Councils support this view.</i>	
148/05 /22/WP	Pat Perry: Query about Trewornan Bridge. <i>The official route is through St Teath. The works are to start on Monday. It should be noted that the driver was ok, and everyone was pleased to hear that. The aim is to have the repairs completed as soon as possible.</i>	
149/05 /22/WP	Michael Perrot: there have to be protections in place - even when it is farm diversification that is going through. The process is important. <i>There is a section about AONB's in the NDP that covers this. Just because something is being changed doesn't mean it will be bad for the area. In this case it was in an AONB, and it was bought as a farm, and it was changing to a festival. But we must remember this hasn't happened.</i>	
150/05 /22/WP	Jean Tatum: the Cornwall Council is too focused on bringing in people to bring in money.	
151/05 /22/WP	Mrs Irons: When it is reviewed in 2030 will the consultees go round to look at the sites? <i>Yes, it will be done again very thoroughly When it comes to the renewal date it will need to be started in suitable time so as to be completed before the end of 2030 ie it will have to be started in 2026/27</i>	
152/05 /22/WP	No one else wished to speak and so the Chair thanked everyone for coming and for making the Working Party aware of their thoughts and opinions on the NDP and the Review. If anyone wants to attend the monthly Parish Council meetings, they will be most welcome.	
153/05 /22/WP	<b>Reporting back to Parish Councils</b> Cllrs will report back to each Parish Council meeting on the main points raised at this meeting, using these notes as a guide.	
154/05 /22/WP	<b>Date of next meeting:</b> To be arranged after the Jubilee.	
155/05 /22/WP	There being no further business, the meeting closed at 20:20 hr.	