

Minutes of the Planning Meeting of St Mewan Parish held at Sticker AFC
on Thursday 31st May 2018 commencing at 7.00 pm

Present: Cllrs Mrs P Tarbox (Chairman), Cllr Jannaway (Vice- Chair) Cllr Mrs Mitchell, Cllr Mrs Ringrose J Kneller, C Passsmore, R Wallis

In Attendance

Mrs W Yelland – Clerk, Cornwall Cllr Cherilyn Williams and Angela Warwick – Situ 8 Consultancy

Public Attendance

Mr J Howe, Mrs P Howell, Mr M Howell, Mrs L Neal, Mrs and Mrs Triniman, L Tremayne, S Anstey, M Wilson, N Wilson, A Scott, C Williams, D Wilson, C Netherton, Mrs and Mr R Burton, Mrs Jannaway, P Bullock, Mrs S Cotton

P1/18 Election of Chairman 2018/19

Cllr Mrs Mitchell proposed Cllr Mrs Tarbox to be elected as Chairman, sec Cllr Kneller.

P2/18 Election of Vice - Chair 2018/19

Cllr Kneller proposed Cllr Jannaway to be elected as Vice-Chair, sec Cllr Mrs Ringrose.

P3/18 Apologies

Cllr Mrs Padley. Received and duly accepted.

P4/18 Declaration of Interest

None

P5/18 Dispensation Requests

None

The Chairman's address – The agenda item is to gain feedback on the Pre-application community engagement meeting which was held in Sticker Village Hall on 17 May 2018. While members may ask questions and express an opinion for or against the proposal at this meeting, our minds are not closed, and we will only come to a conclusion on whether to support the scheme or offer an objection after we have considered the final planning application and had a full debate on the subject.

P6/18 Public Participation

The Chairman invited members of the public to speak.

Mrs Howell thanked the Chairman for allowing her to speak. Concerns over an agenda item in respect of proposals to build houses on Hewas Water Farm.

- No evidence of housing need for Hewas Water
- No need for developer bringing forward a plan that isn't needed

- No alternatives considered
- Neighbourhood Plan refers to future housing growth and how it will be provided across St Mewan Parish. This in addition to the other 7 parishes within the Community Network Area of St Austell will meet the housing target set by Cornwall Council within the Cornwall Local Plan
- Understand is that completed building works with plans and developments already approved, has already achieved the target and much more
- Reference to Policy 2a of the 2016 Local Plan published
- Planning Officer has stated 'no one on the Home choice Register has identified Hewas Water as their preferred location'
- Additional homes of 1500 at Carclaze, 190 opposite Tesco's, over 100 at Higher Trehiddle and another 100 at Porthpean
- What evidence of actual need does the developer rely upon when targets have already surpassed many fold and 12years ahead of the deadline?
- Reference to the NHP on Grade 3a Agricultural Land – is the maximum benefit criteria satisfied by this proposal
- Does it respond to the Policies of the Development Plan?
- If approved the proposal cuts across nearly every key Policy principle in the NHP
- The NPPF requires a standard approach to the housing needs assessment
- The plan is clearly outside the St Mewan Development Plan settlement boundary for Hewas Water
- A loophole the developers may exploit
- Do they offer to keep within the maximum 20 houses?
- To ensure sustainable development is achieved with an assessment carried out
- Reference to the NHP regarding the natural environment that surrounds key settlements of St Mewan Parish help to create the character and special identity that is valued by the Community
- The developers are destroying the character and identity
- Referred to the Chairman of St Mewan PC quote in the foreword to the Development Plan
- Does this proposal satisfy the express wishes of the Community?
- Are the consultants who staged a so called public consultation event listening to the community

Mr Howell

- Formed a local action group
- The group are shocked at the depth to which the consultants will stoop to try and get this unneeded, unwanted and ill-conceived project to destroy this rural hamlet
- The drop-in event lacked substance, accuracy and detail with an attempt to gather isolated anecdotal comments from non- local residents who may have indicated some passing support
- A public consultation requires detail
- Despite Situ 8's claims there is no actual housing need in the area to support the application

- The project would encourage new people to re-locate to Hewas Water which would put further excessive pressure on already stretched local services and add further ruin of the living environment with unnecessary over-provision
- What methodology is Situ 8 going to use to measure the local housing need
- 100% of the residents directly affected are all against the proposal
- Display boards and site plans were vague and inaccurate
- Hewas Water residents felt the evening was a poor presentation
- Exploitation of the 'Exception' site criteria
- Refers to the NPPF Annex 1a)
- Affordable Housing is a hook
- Who actually benefits from these developments
- This proposal fails at every level to prove that any need exists for more property in St Mewan area and Hewas Water

The Chairman closed the Public Participation.

P7/18 Planning Minutes

It was

RESOLVED to approve the minutes of the Planning Meeting held on the 16th May 18 as a true and accurate record. Prop Cllr Kneller, sec Cllr Mrs Mitchell. All in favour.

P8/18 Matters Arising

No matters arising

P9/18 Situ 8 Consultancy

Angela Warwick thanked the parish council.

- The open event held on the 17th May 18 in Sticker Village Hall re the development proposal at Hewas Water was attended by 67 people
- Accepted the strength of opposition at the end of the public consultation meeting and is conscious what the local impact could be in Hewas Water
- The site lies in St Mewan Parish
- It was a successful event with a mixed bag of comments and some being constructive
- Consulting the Home Choice register affects the rental market
- Feedback on the Pre-App is to identify the need
- Other schemes such as discounted sale products do fall through the net
- Intention is to carry out their own survey with the involvement of the clerk to act as a conduit receiving letters to ensure transparency. Lostwithiel is a good example where 16 discounted affordable homes were built, and 68 local people were interested
- The Hewas Water scheme would offer a guide price of 75,000 for 1-bedroom, 90,000 for 2-bedroom and 110,000 for 3-bedroom
- Ensure vetting of applications of people who express an interest
- To sign up with Cornwall Council to be eligible
- The layout at the event was in draft and at this stage it was only to seek views
- The next scheme coming forward will be based on the need with designs and layouts accordingly

Cllr Mrs Tarbox asked for confirmation of the proposed 10 houses and how they need to touch the boundary. There would be no more than 20

Angela Warwick confirmed that two fields butt the boundary and the third field would provide enhancement. 10 would be the limit.

Cllr Mrs Tarbox asked if there was a possibility to increase the affordable.

AW - The housing need survey will determine the requirement.

The S106 agreement assists with mortgages, character of area, design. The nomination rights can be incorporated into the S106

The proposal is to deliver a successful scheme with local opinion and identify the need with another consultation

Cllr Passmore – It appears the consultation were people consulting Situ 8?

AW – It is a two-way process and felt it was a balanced event, predominantly explaining affordable housing, speed of traffic and footpath connection.

Cllr Kneller – Would the nomination rights be in perpetuity?

AW – There would be an added layer in order for St Mewan PC to approve ownership of people in the parish and if re-sold it goes to local people.

Cllr Kneller – The site location map shows a turning circle at the end of the field standing alone

AW – To change and link the road pointing inwards

Cllr Mrs Tarbox – A housing need survey and ecology survey is required

Cllr Kneller – Query is M & D Developments shown as M & D Developments Cornwall Ltd

AW – Confirmed

Cllr Jannaway – St Ewe resident attended the open event and was concerned on the possible impact of flooding. St Ewe's affordable housing project encountered a large amount of CC money overcoming this.

AW – This scheme would form part of the FRA

Angela Warwick would like to consult with the clerk on a communication plan to assist in the next stage.

It was

AGREED to assist in publication after approval of Situ 8's communication proposal.

P10/18 Draft Planning Terms of Reference

DEFERRED

P11/18 Correspondence

General comments received from 5 residents in Sticker village and who attended the presentation commented.

- Important to have some affordable housing providing it is made available to young people who have family connections first
- Concerns that the housing built will not go to local people at all as there is housing in Cornwall where it has been filled with people from up country.
- Local empty estate property in Sticker, because people have died – I wouldn't know who is likely to come in next door to me if its rented
- Young people helps keep villages alive, particularly with all events that struggle to go on through lack of help

- Sticker village needs young people or else the community will die
- Appeared to be well priced for young people to purchase
- Would like to think this would provide opportunities for my children who have children, to return to the village where they grew up. Enables family support
- Hewas water residents opposes development of the site.

There being no other business the Chairman closed the meeting at 19.50 pm.

Signed.....
Chairman of St Mewan Parish Council Planning Committee

Date:.....

Committee Members

Cllr Mrs Tarbox – Chairman
Cllr Jannaway - Vice Chair
Cllr Mrs Ringrose

Cllr Mrs Padley
Cllr Mrs Mitchell
Cllr Kneller

Cllr Wallis
Cllr Passmore
Cllr Harrison (Substitute)