

Mylor Neighbourhood Development Plan

Minutes of the meeting held on 22 May 2018 7pm in the Village Club, Flushing

Present: David Lansdowne(Chairman), Michael Brougham, Pat Willmore, John Adams, Nicholas Trefusis, Jan Robson (representing Jill Quilliam and Jeni Fraser), Pat Farrell, James Robinson, Jonathan Griffin, Pat Farrell and 20 members of the public

1	Chairman's Introduction David Lansdowne welcomed Steering Group members and members of the public to the meeting and handed the floor to John Adams to give a presentation on the results of the 1 st survey.	
	<p>John Adams gave a presentation of the survey results which had generated a return in the region of 45% - most communities would consider a 25% return 'robust'. Responses had been received from all parts of the parish and JA was able to separate out and highlight Flushing responses for the benefit of the meeting.</p> <p>The floor was then opened for Q&A</p> <p>Questions were put concerning the village boundary. – The entire parish falls within AONB (area of outstanding natural beauty). With the inception of the unitary authority in 2009 'settlement' boundaries were removed. However, this development plan process requires us to draw a boundary to comply with the wishes of the community. The position of such a boundary has planning implications for affordable housing insofar as the percentage of affordable homes in a planning application <u>inside</u> a settlement boundary starts at 50%. <u>Outside</u> the boundary in what is therefore a rural exception site the starting point is 100%. Considerably more consultation within the community is required before the settlement boundary can be defined and put into the policy document. Boundaries existed pre unitary authority and we can use them for guidance.</p> <p>What is affordable housing? More consultation needs to be carried out to ensure that parishioners are fully aware of what this means in reality. Results of the survey suggest that there is misunderstanding over the definition and its implications..</p> <p>Are there any population projections available up until 2030? – Cornwall Local Plan targets 52,000 houses to be built by 2030 of which 3400 are allocated to our network area (2800 in Falmouth and Penryn and 600 across the parishes of Budock, Constantine, Mabe, Mylor, Perranarworthal and St. Gluvias). As Mylor is entirely AONB we have no 'quota' but we are looking at establishing need. Building activity since 2012 suggests that numerically our 'target' has been met! Although it was pointed out that demographic projections in an area like this are worthless it was likely that the percentage of the 85+ age group would increase.</p> <p>Evidence from Flushing suggests that larger affordable properties are required to enable growing families to stay in the Parish. Jonathan Griffin stated that this will be elicited from the forthcoming Housing Needs Survey.</p> <p>Implications of the 'St. Ives' solution. Mark Syrett raised the prospect of second home buyers, if they are precluded from purchasing new builds, targeting smaller existing properties in the heart of the villages and thus perpetuating the housing need.</p>	

	<p>Was there a discrepancy with the statistics on parking in Flushing? Whilst this may be an issue of interpretation the survey results do actually seem to align with the Flushing Traffic Survey.</p> <p>David Lansdowne thanked everybody who participated in the survey and urged their continued support and invited people to continue to sign up on the website. He then closed the public section of the meeting.</p>	
2	<p>Apologies for Absence Jill Quilliam, Jane Moss, Jeni Fraser, Beccy Brougham, Sophie McGannity.</p>	
3	<p>Declarations of Interest. None</p>	
4	<p>Record of previous meeting and Administration points – Pat Willmore Proposed Michael Brougham: the minutes of the meeting held on 2 May 2018 be approved and signed by the Chairman as a true record of proceedings. Seconded Pat Farrell Agreed unanimously.</p> <p>A grant application to Locality, via Mylor Parish Council, has been made totalling £5619. Mylor Parish Council has earmarked a further £5000 should there be a shortfall.</p>	
5	<p>Special Topics –</p> <p>a Housing needs analysis – James Robinson/Jonathan Griffin JR picked up on the concern regarding people’s understanding of ‘affordable’. This needs clarification moving forward. Survey 1 showed support for housing for people with special needs. How we keep housing ‘affordable’ in perpetuity needs consideration. The housing group is keen to tap into the expertise of the Cornwall Community Land Trust in undertaking the specialised housing needs survey which is critical to the success of the entire plan project. Our group will contract directly with Cornwall Council on this who will adapt their survey to meet Mylor’s requirements. The survey will be on-line with invitations going to every household by post. Timescale – invitations next 2-3 weeks with approximately 6 weeks to complete survey. Vital to target parents with school age children and people living outside the parish who have a need/wish to move back. Hard copies of the survey can be made available upon request. Looking at the homechoice register the best guess of current need in the Parish is between 20-25 properties. It was agreed that this survey should be expedited. A launch date is needed and JA requested that the Comms group should get a copy of the survey asap and something to go in the Mylor Magazine for July.</p> <p>b Developing the vision – Michael Brougham <i>The plan needs a vision statement which can be obtained from Survey 1. MB will send out a note to all SG leads with 4 questions leading to a vision statement. (Examples from other plans for guidance will be included). Each group will be asked to come up with a vision statement. For discussion at next meeting.</i> Post meeting note: revised action: Jane Moss will examine the survey results and propose vision options via the SGleads Groups.io blog. Groups will be asked to consider and comment before the next (4th July) SG meeting. At the next meeting a draft vision statement will be decided and subsequently tested with the ‘343’ contact group.</p>	<p>JA/JG/JR</p> <p>JM/SG</p>

<p>c</p> <p>d</p>	<p>Group insights from survey 1 – Heads of Agreement MB will send each SG lead a paper to enable them to extrapolate heads of agreement from the survey results. This work will lead to emerging policies.</p> <p>Next consultation phase – design principles. Group needs to decide on how to approach the next consultation phase – by geography, by subject etc? Necessary to identify stakeholders and use preformed groups in the village eg history group. JA was of the opinion that topic groups should decide what they need to know and then decide who to contact and how. Other groups have not focussed but used general consultation meetings. These would need to be rigorously recorded. Groups should be wary of over-specialising so as not to jeopardise the referendum. The Environment group is keen to move on with consultation groups with specific interests. JA will ask the on-line group to identify specific areas of interest. NT reported that the Economy Group has already defined focus groups. To be discussed further as a special topic at the 4 July SG</p>	<p>MB/SG</p> <p>SG JA</p>
<p>6</p>	<p>Communications Group – John Adams Nothing further to report.</p>	
<p>7</p>	<p>Housing Group JG considered that work on the settlement boundaries should fall within the remit of this group. The group is still trying to establish who owns what in the Parish. The group needs to decide how it will transform into something more formalised. Andrew George is willing to come and give a talk on the subject.</p>	
<p>9</p>	<p>Environment, AONB and Heritage Survey 1 was not sufficiently detailed to be meaningful. The on-line survey group can be targeted more specifically although focussing too narrowly should be avoided.</p>	
<p>10</p>	<p>Economy – Nicholas Trefusis The Cornwall Plan is keen on marine infrastructure development. Work needs to be carried out on possible workshop location in the parish – likely to focus on farm complexes rather than within the villages. Workshop provision will be demand led.</p>	
<p>11</p>	<p>Transport – Jan Robson for Jill Quilliam The outcome of the surveys carried out at the schools by BB and S McG will be forwarded to PW for dissemination to the group. The Transport Group is currently looking at traffic movement/congestion in the Parish.</p>	<p>JQ/PW</p>
<p>12</p>	<p>Facilities, Societies and Education - Beccy Brougham/Sophie McGannity Nothing further to report.</p>	
<p>13</p>	<p>Date of Next Meeting: 4 July 2018 Tremayne Hall Mylor Bridge 7pm Public meeting followed by SG meeting.</p>	
<p>15</p>	<p>Chairman’s Closing Remarks DL thanked everybody for an excellent and productive meeting. A member of the public who had remained for the meeting expressed thanks for the work of the group and felt that being privy to such meetings would encourage more active participation in the project.</p>	
	<p>Meeting closed at 8.50 pm</p>	