

## Mylor Neighbourhood Development Plan

Minutes of the meeting held on 2 August 2018 7pm in the Tremayne Hall, Mylor Bridge

Present: Michael Brougham (Vice Chairman), Pat Willmore, Jill Quilliam, James Robinson, Jonathan Griffin, Sophie McGannity, Pat Farrell, John Killick, Jan Robson, Jane Moss

1	<p><b>Chairman's introduction</b> Michael Brougham, in the absence of David Lansdown, welcomed everybody to the meeting.</p>	
2	<p><b>Apologies for Absence</b> Nicholas Trefusis, David Lansdowne, Beccy Brougham</p>	
3	<p><b>Declarations of Interest.</b> None</p>	
4	<p><b>Record of previous meeting and Administration points – Pat Willmore</b>  <b>Proposed</b> Jill Quilliam: the minutes of the meeting held on 4 July 2018 be approved and signed by the Chairman as a true record of proceedings.  <b>Seconded</b> Jonathan Griffin  <b>Agreed</b> unanimously.            JG to liaise with PW regarding surgery with Sarah Furley</p>	JG/PW
5	<p><b>Project Progress Overview</b>            The project is just about on schedule with consultations to be carried out over the Autumn. These consultations are of paramount importance and will form the basis of the first draft of the plan. It is likely that a second mass survey will not be required.            Group leads are requested to provide details of meetings to PW for inclusion in the survey.</p>	SG leads/PW
6 A	<p><b>Special Topics Part 1:</b>  <b>Housing Needs Survey update – James Robinson</b>            The survey ended on 20/7. Andrew Prendergast will be working on the analysis over the next 3 weeks so this report is based only on early indications and is not detailed.            341 responses were received which equates to a 23% return. This would be regarded as 'robust'. Early indications are surprising and show that there are 100 eligible households in Mylor Parish requiring affordable housing with a further 10 living outside the Parish but eligible. 66/110 indicate a need to be addressed within the next 2 years. These numbers provoked concern at the meeting but it was stressed that they are 'headline' figures and the full report should be awaited. 50% of the 110 were looking for affordable rental rather than purchase. The government's revision to NPPF would appear to be a charter for developers to ride roughshod over affordable housing requirements. The housing group needs assistance to fully comprehend the implications of these amendments. MB advised that the plan should tabulate the need and propose a solution. Due to our AONB we have a '0' target. A sensible and viable build rate will be required. NPPF changes seem to give more weight to developers to apply for at least as many open market properties. In addition to 110 looking for properties there are 50 families looking for bigger houses and 80 who will need adaptations to make their properties viable.            Ultimately the Housing Group will need to evolve into an implementation group with different skills. The housing group has drawn up draft TORs for such a group to carry forward the wishes of the people. The most common way in other</p>	

	<p>areas is via a CLT which is an independent statutory body with a responsibility to maintain affordable housing in perpetuity. Some NDPs have gone down this route whilst other communities have decided to run their own although this can lead to problems when enthusiasm/skills wane.</p> <p>Were the Cornwall Community Land Trust chosen for this role it would need somebody with local experience to liaise and direct. CLTs get central government funding to try to fire up local housing allocations. Such a group would also screen planning applications and liaise with MPC planning authority. Time is pressing. The development period runs up to 2030 which in reality is not long with the development of affordable housing becoming increasingly difficult.</p> <p>MB stressed that this is about implementation and that once the referendum is done the NDP group per se will cease to exist with immediate effect.</p> <p>It was resolved to give a presentation to the Parish Council in September.</p> <p>It was agreed that the draft TORs should remain an internal document until the Parish Council presentation.</p> <p><b>B Site selection – Jonathan Griffin</b></p> <p>JG gave a short presentation which is appended to these minutes.</p> <p>For infill sites and ‘rounding off’ within settlement boundary and 5 or fewer properties there is no requirement for any affordable units.</p> <p>Allocated sites – outside settlement boundary chosen by the community - the requirement for affordable provision expectation starts at 50%.</p> <p>For rural exception sites – the community cannot choose – affordable provision requirement starts at 100% but cannot fall below 50%.</p> <p>There are currently 6 identified sites within the Parish in the Strategic Housing Land Availability Assessment (SHLAA) – 4 in Mylor Bridge &amp; 2 in Flushing.</p> <p>Method 1 would be to go with these sites which on paper provide the number of units identified.</p> <p>Method 2 CCs allocation toolkit requiring identified development ‘cells’ to be scored. Heavily bureaucratic.</p> <p>Method 3 (possibly) Define ‘special’ areas which should be preserved from any development which leaves possible areas for development. Important to make sure that the school stays at the centre of the community with consideration maybe given to moving the school elsewhere and using the redundant buildings.</p> <p>This now needs agreement in principle by the Steering Group and Cornwall Council and input from other working groups.</p> <p><b>C White Paper – Michael Brougham</b></p> <p>This is a 4 stage process leading to a template of emerging policies and what we need to discuss. This will standardise the consultations. On reflection MB has chosen to align the emerging policies to the way the public sees them. Maps are essential for this template and to that end MB will subscribe to ParishOnline for the mapping.</p> <p>The white paper will come out over the next few days. Critical and considered response is urgently needed from all group leads by <b>24/8</b> to give MB time to produce template.</p>	<p>MB/PW/ Clerk PC</p> <p>MB</p> <p>MB/SG leads</p>
<p><b>7</b></p>	<p><b>Environment, AONB and Heritage - Pat Farrell</b></p> <p>PF is having difficulty annotating maps. MB to send over Cornwall Council instructions which are very helpful.</p>	<p>MB</p>

<b>8</b>	<b>Economy – John Killick (for Nicholas Trefusis)</b> The group needs to establish what if any additional land requirements local businesses have and feed this information back to the Housing Group.	NT/JK
<b>9</b>	<b>Transport and Accessibility update – Jill Quilliam</b> Group currently working on a survey of bus needs. Good suggestions coming in. The group is about to send out a questionnaire to businesses about parking and accessibility.	
<b>10</b>	<b>Facilities, Societies and Education - Sophie McGannity</b> All of the new September intake (20) live within 200 metres of the school. 10/20 of the families are in owner occupied or privately rented accommodation. The intake is limited due to lack of external space. The school's funding is adversely affected by the relative 'wealth' of the community which is skewed by the number of second homes in the Parish. A possible idea would be to impose a levy for the school on second home owners.	
<b>11</b>	<b>Special Topics Part 2</b> Stakeholder Community engagement should be completed by end of October. This is tight but doable. The group carried out a post-it note exercise to define who to talk to and how important/influential they are. Jane Moss will analyse this by the end of August. A Stakeholder Engagement Plan was then circulated to provide the information required to establish who the group needs to consult and how it should be done. JM will write these up and send them back to group leads for amendment/additional information.  JM and MB to meet August 30 to move this forward in advance of the next SG meeting. It was agreed that a presentation should be given to the Parish Council in October. Date and location to be confirmed.	JM  JM/SG leads.  JM/MB  PW
<b>12</b>	<b>Date of Next Meeting: September 19 7pm</b>	
<b>13</b>	<b>Chairman's Closing Remarks</b> MB thanked everybody for contributing to a very intense but productive meeting.	
	<b>Meeting closed at 9.20</b>	