

BUDOCK PARISH COUNCIL NEIGHBOURHOOD PLANNING STEERING GROUP

MINUTES OF MEETING – MONDAY SEPTEMBER 10TH 2018

Held at Budock Village Hall

Present: Nina Hann, Peter Fairbank, Eileen Bennett, Sean Stratton, Hilary Crewes

1. **Welcome and Apologies:** Apologies had been received from David Heritage Chair. Meeting opened with apologies from Ivan Davison and Pete Dudley
2. **Minutes of Meeting: Monday 13th August. Matters Arising:** NH confirmed the Actions had been completed.
3. **Update – Report from ‘Surgery’ Meeting (SS):** Sean reported that the Meeting with Sarah Furley, DH, PD, and ID had been successful and helpful. Sarah confirmed that the Housing Policy is on track and she gave Sean indications on areas that are not relevant and should not be included in the Policy and areas that need to be worked on. She was in favour of having a Principle Residence policy within our Housing Policy. Sean talked about Development Envelopes with boundaries around Treverva, Lamanva and Budock. Former settlement boundaries could be used as protection boundaries around green areas, the skyline area and Argal reservoir. Discussion had taken place with Sarah over minimum housing target of 11 and the Home choice register which indicates 29 affordable homes are needed. Sarah informed S that these figures change from month to month and that NDP must relate to strategic policy and the Cornwall Local Plan.

The situation in Crantock where an exception site has been approved against the policy of the NDP was discussed. Sarah explained that it was passed under Policy 9 of the Cornwall Local Plan which allows development proposals on sites outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary

purpose is to provide affordable housing to meet local needs. Sean felt this Policy was cause for concern regarding the rollover of development from Falmouth onto Budock land

4. **Housing Strategy:** Further discussion took place over expanding the Housing Policy document. The character of Budock Parish Housing, planning for new building to include solar panels and possible water storage, off-road parking, pavements, green spaces, cycle lanes and street trees were some of the areas which the Group felt should be considered in the Policy. Sean felt that if we included as many stipulations as possible for any new build in Budock it might deter some development. A Principle Residence Policy would ban new build as second homes. Affordable homes, (20% of current rates), should be higher density homes semi-detached or terraced. Sean mentioned The Community Infrastructure Levy (CIL) which is a charge local authorities can set on new development in order to raise funds to help fund the infrastructure, facilities and services – such as schools and transport which are needed to support new homes and businesses in the area.

Farmland forms a large part of Budock parish. Agriculture and Fishing bring in more revenue to Cornwall than Tourism. It was suggested the Housing Policy could influence small business development in the Parish.

ACTION: The Group to consider what sort of design would be appropriate for building development in Budock and areas that could be considered for in-fill or small development of new houses or businesses.

SS to continue developing the Housing Policy following Sarah Furley's help and advice.

The Group thanked Sean for his research and the work he is doing on the Housing Policy.

5. **Any Other Business:** None was discussed.

6. **Date of Next Meeting:** **Monday 22nd October 2018**

