

LANDULPH PARISH NEIGHBOURHOOD PLAN

MINUTES of the Extraordinary meeting of the steering group
held on Monday, 3rd September 2018
at 7:30 in Cargreen Yacht Club, Cargreen.

PRESENT Debbie Allan, Gaye Braund (PC),
Jo Butcher (Chairman), Steve Dennis, John Hall (Treasurer),
Glenn Honey, Jenny Turnage (Secretary), Cindy Zimmer

WELCOME JB welcomed everyone to the meeting and reminded all present that as the steering group for creating a development plan for Landulph we represent the community and must base all decisions on the evidence that has been collected over the past 3 years.

APOLOGIES Tim Bell, Charlotte Bell, Tim Burns, Rose Craddick (PC), Annemarie Nathan, Marcia Pirie, Gerry Stevenson,

1. and 2. APPROVAL OF MINUTES The minutes of the meeting held on 6th August 2018 and the record of the executive meeting held on 21st August 2018 were read and signed as a true record.

3. DISCUSS AND AGREE THE DRAFT PLAN

(i) JB began the discussion by recapping the events that led to this extraordinary meeting.

(a) Item 5 (iii) from last meeting, (6th August). JB contacted County (Zoe) for advice on amending policy 1 to 5+1 dwellings. Zoe's reply said this was likely to be misleading. If amended to 6 it would not guarantee delivery of an affordable home, just the financial contribution to County.

(b) At the Parish Council meeting on 20th August 2018 some members indicated they were not minded to approve the Landulph NDP in its current state.

(c) The PC chair was invited to an executive group meeting held on 21st August. After vigorous debate that meeting agreed to recommend a change to "approximately 5 dwellings" to the full group.

(d) Communications from the group showed that this compromise was not acceptable.

(e) This extraordinary meeting was called. As RC (one of the two PC members) sent apologies, JB asked GB (also PC) to invite another PC member to attend, but he felt that would be inappropriate without the prior approval of the PC chair.

(f) Item 6 from last meeting. As the plan has not been approved by the PC it could not be sent to County. The Consultation and Basic Conditions statements cannot be completed until the plan is agreed.

(g) the full steering group must approve the plan before it can go to County.

(h) Progress is being made on the report to the PC of issues outside the scope of the plan.

(i) DA reported that the website is safe for another year.

(ii) GH requested clarification on the financial aspects.

As Landulph is in Value Zone 2 the CIL payable per sq metre for 5 and under dwellings is £200, for 6-10 it is £100.

If a ND Plan is in place 25% of this goes to the PC.

Off site Affordable housing contributions to County, that can be ring fenced to the PC for a period of 3 years are not payable on fewer than 5 dwellings.

On site Affordable housing provision is only considered on developments of 11 and over dwellings.

(iii) GB read the PC view that an increase to 6 would trigger a contribution to affordable housing that the PC hoped would attract some building of affordable housing in the parish.

(iv) A robust debate on the merits of amending the maximum number of dwellings per site from 5 to 6 to satisfy the PC took place.

It was felt that all the evidence collected from residents over the past 3 years supports a limit of 5 dwellings per site.

The increase to 6 was suggested during the recent Regulation 14 public consultation but not based on any evidence.

It was felt that any possible contribution to affordable housing would be unlikely to result in any actual houses in view of past planning decisions, the effect of the AONB and the absence of enough affordable housing need in the parish as shown in the recent housing survey carried out by County.

The possibility of using Rural Exception Scheme policy to provide affordable housing was agreed.

(v) The following amendment to the plan was proposed by CZ, seconded by JH: that paragraph 2 of Policy 1: New Development be amended

OLD Affordable or low cost housing is especially welcome in order to sustain an evolving community

NEW Affordable or low cost housing which will be delivered through Local Policy 9 Rural Exception Schemes will be encouraged in order to sustain an evolving community.

The meeting agreed unanimously.

(vi) JH suggested that the group write formally to the PC saying that the group had taken note of the considerations raised by the PC and explaining the change proposed above.

The letter should also point out that all NDPs must be community led and based on evidence from consultation with residents. Also that although there is a desire for affordable housing evidence of housing need is not shown , therefore the group believe that it would not be approved by the independent examiner.

<p>The steering group would be grateful if the PC could approve the plan as soon as possible so that it can be put forward to the examiner. It is agreed that this means the October meeting at the request of the chair of PC who will be absent for the September meeting.</p> <p>All agreed. JH and JT will draft a letter and circulate to the group asap.</p> <p>DATE OF NEXT MEETING Monday November 12th at 7.30pm at the Cargreen Yacht Club, Coombe Lane, Cargreen</p> <p>Meeting closed at 8.42</p>	