



St Erme Neighbourhood Plan Steering Group

The minutes of the meeting held on Tuesday 30th January 2018 at the S Erme Community Centre

Those present:

Cllr Trethewey (Chairman), Cllr Hodgkinson, Michael Edwards and Sally Trethewey (Clerk)

64/17 Apologies

Apologies were received and accepted from Clive Grose, Cllr Pound and Cllr P Jones

65/17 Members to disclose any declarations of interests on any agenda items

There were no declarations of interest disclosed

66/17 To approve the minutes of the meeting held on Tuesday 16th January 2017

The minutes previously circulated were agreed and it was therefore

RESOLVED that the minutes of the meeting held on Tuesday 16th January 2018 be approved a true record and duly signed

67/17 To consider advice, and discuss and agree whether to include a ‘Settlement Boundary’ in the plan and if further consultation would be required.

This item was discussed at length and it was felt that the community had been clear in their consultation responses that the land to the north of the village settlement towards the Trevella Valley was important and should not be built on. This land was also highlighted through the LLCA as having a low capacity for development. After advice and looking at the options it had become apparent that the best way to protect the land to the north of the parish in this area would be to have a ‘Development Boundary’ for the village.

Members looked at an aerial map of the existing settlement boundary, the LLCA and the results of the Aerial map consultation held in February 2017. This consultation showed where the community would and would not like to see development.

It was felt that the following plots should be included in the ‘Development Boundary’, subject to the land owner’s approval, advice and a further public consultation.

The plots numbers were taken from the ‘Capacity’ map in the LLCA Stage 2.

Plot 1 – This plot showed as a High Capacity (the consultation held alongside the LLCA consultation with the aerial map also supported this). It was felt that a development of bungalows/dormer would be acceptable here with the open space being to the east where the land drops away where the ridge line is shown by the red dashed line. Bungalows would minimise the limited visual impact to the wider landscape on this side of the village.

Plot 3 – Although this plot is classed a moderate capacity and could be looked as an in fill site. Members did not feel that this would be suitable due to access to the site. Chapel Road is a single track road with no pavement and the bus route. This is also the commuter road to the local primary school.

Plot 11 – This site would be a natural infill site and could be looked at for the provision of allotments if the need is shown or low level bungalows. The land here is the most elevated in the parish and houses would not be appropriate at this location.

The above would cover our minimum of 7 dwellings as per the 'Housing Statement Guidance' for St Erme plus a few extra.

The affordable Housing Survey we carried out shows that the majority of our affordable element has been covered by the development at Trispen Hill at the Burrington's site. This leaves a number of properties left on the housing register which wish to relocate outside of the parish. We have had in the region of 160 new dwellings at St Erme within the last 6 years

Plot 10- To include or highlight as an exception site?

This plot could be considered with the option of possible small retail use/car parking/ or open space to the north of the plot, with careful screening this may be feasible with local led mixed housing towards the south to meet local need.

The reason members have included possible small retail to the north of this site is because this would be a good location as it is on the main road though Trispen with easy access to the A39 for passing trade for sustainability. Members aware the current Post Office/Stores is land locked and unable to expand, car parking could be included at the same location. If the need was not shown for small retail development it would be best used as open space to safe guard the landscape value. The far south of this site is in an 'Area of Great Landscape Value' so would not be included.

It had been noted in the NP consultations that an element of bungalows are required.

The clerk will forward to Cornwall Council for advice to see if the above would be acceptable.

Further consultation would be required and relevant policies to be included.

68/17 Publicity

- **Website**

The new website should be up and running shortly

- **Newsletter**

Michael Edwards will put together a draft newsletter and forward to members. The clerk will then put in the correct format and forward for printing as soon as possible.

- **Social Media**

Richard was not present but Sally will forward the Newsletter for the Facebook page

69/17 To agree the date and time of the next full meeting

The next meeting will be on 20th February 2018 at the St Erme Community Centre

SIGNED

CHAIRMAN

DATED