

## Minutes of Extra Ordinary Meeting of STOKE CLIMSLAND PARISH COUNCIL

HELD ON MONDAY 19<sup>th</sup> December 2011 COMMENCING AT 7.15 PM IN PARISH HALL

**PRESENT:** D PARSONS (CHAIRMAN), P BARRIBALL, S CAZALY, M COX, C DAVEY, S TUDOR, S WEST, J WILMUT, C VULLIAMY,

**IN ATTENDANCE:** L POWER – CLERK TO THE COUNCIL:  
8 MEMBERS OF PUBLIC  
N BURDEN (COUNTY COUNCILLOR)  
JODY JEFFRIES }  
LOUISE DWELLY } Affordable Housing Officers  
VICTORIA REGAN }

**SC 12/11/1** Apologies: All present

**SC 12/11/2** Declaration of Interest:

**PERSONAL:** None

**FINANCIAL:** None

**SC12/11/3** Minutes of meeting:

### **Affordable Housing:**

The Chairman explained that there have been changes in the organisation of the Cornwall County Council Affordable housing Department. This meeting is to find out about the changes and how this will affect the Parish. He introduced Louise Dwelly, Head of the Affordable Housing Team; Victoria Regan, a planner attached to the affordable Housing Team and Jody Jeffries, a Principle Officer in the Affordable Housing Team. He then handed over to Louise Dwelly to explain the changes and how they will affect the Parish.

Louise Dwelly explained that there are no longer 3 area based teams. There are now 2 teams. The Technical Team deals with backyard development, with large sites and Cornwall County Portfolio of land. The second Team is the Community Team which works with Parish and Town Councils. The Head of this Team is Andrew O'Brian, and Jody Jeffries is the Principle Officer for this Team. He is the first point of contact for Parish and Town Councils, although they may subsequently deal with other members of the Team. There have also been changes in National Policy which is being address by the County Council through the development of the Core Strategy. In the initial Consultation in January the County proposed and additional 48000 new homes over the next 20 years. In the Launceston Area 19000 are proposed, 15000 to be based in Launceston and a further 4000 in the surrounding areas. There will be further consultation in April. Some Parishes may want more growth than others. Each Town or Parish will have to be able to respond to development plans which come forward and the County would encourage them to have an overview of likely developments in the surrounding areas. The affordable housing needs should be embedded in the Parish or Neighbourhood plans. At a National level the Government presumes in favour of development and the Parish Council must have a view, stated in the Neighbourhood Plan and will be obliged to act on this. In the past the County had £120m invested for Affordable Housing but the budget for the next 4 years is only £16m so a different way is needed to deliver the Affordable Housing goals. On way is by having mixed sites so the Developer can self-fund by selling some of the houses at full price and so fund affordable housing. This would need the support of the Parish Council. Another way that has been successful in the County is through a revolving loan system, where the County loans money to a Land Trust which is then recouped by the Land Trust through sales or rent. There is currently a debate in the County council about alternative ways to raise money for Affordable Housing, which may be through removing the abatement of tax on second Homes and using the money to fund

Affordable Housing. Cornwall County Council has no land in Stoke Climsland Parish but there is still evidence of a need for Affordable Housing. The County can get involved in supporting the parish council if that is what is required.

Victoria Regan stated that she could support the Parish council by assessing any site which might be available. She was asked if there are any proposed sites in the Parish. At present the site at Kelly Bray is not going forward. She stated that she was not aware of any other proposed development in the Parish but if anything came up, and it would not breach the confidentiality of pre-planning, she would let us know. She was asked if the parish would have any input into the proposed 400 house development at St Ann's Chapel, or potential developments in Callington. Louise Dwell replied, saying that it might cascade out but nothing is known at present. She felt that we should be talking about a small scale development to meet the needs of the Parish.

Jody Jeffries outlines the ways the County Council has been working in other areas. There have been three different models which have worked well. One is to develop a mixed site with open market housing alongside rental or buy to let. The second is to have a small development, spread through the Parish and the third is to develop single small sites. The Parish Council is not forced to work with the County Council although the Affordable Housing Team can help tailor any proposed development to meet the Parish council requirements. He was asked about the numbers of houses targeted for Callington but pointed out that the need is for the whole of Caradon and the main town is Liskeard. Due to the flexibility in numbers over the area he could not state, with any certainty, the proposed numbers of Callington. He did point out that because of the changes in policy it is likely that more Brown Field sites would be developed. However, any decisions about this would be taken locally.

The Affordable Housing Team was thanked for their input.

The meeting was closed at 7.25pm

Clerk: Mrs Louise Power, Top Flat, Half Moon Court, Stoke Climsland PL17 8NY

Tel: 01579 370819

e-mail: [parishclerk@stokeclimslandparish.org](mailto:parishclerk@stokeclimslandparish.org)