

MADRON PARISH NEIGHBOURHOOD PLAN

HOUSING GROUP MEETING HELD ON 28TH JANUARY 2020

GROUP MEMBERS and contacts:

Geoff Brighton: Lower Crankan Farm, Newmill, TR20 8UT. 350168 and 07747737383. geoffreybrighton@btconnect.com

Cllr M Scoble: Email: ginger@fast4.net ; 01736 362643

Ben Beckerlegg: Email: lucyandben@sky.com ;07926569303

Mollie Scrase: Email: phscrase@btintrnet.com

Chris Burlton had been contacted but chose not to join the housing group.

1. The `terms of Reference for the group had been set by the NP Steering group, had been circulated in advance of the meeting and were to:

‘To identify neighbourhood policies that influence the scale, nature, and location of future local housing development while conforming to the Planning Authority’s policies and the desires of the Community as expressed through the Communications & Engagement process. This work could include, but not be limited to, topics such as addressing the local housing needs, affordable housing options, sustainable development, and the introduction of climate change measures.’

2. Guidance arising from the experiences of the team at Ludgvan included the following:
 - If the NP was working well it would be beneficial to try and complete the plan earlier and have the referendum at the same time as the Cornwall council elections in May 2021 to try and achieve the highest response
 - It was more effective for someone to bring a draft proposal or map to a meeting as a basis for discussion than trying to develop a consensus from scratch.
 - A key aim should be to identify “What makes Madron parish special, and how can that be enhanced?”
 - A Design Statement should be developed alongside the NP to make it clear what developers should aim to achieve in design and use of materials
 - Working subgroups should consist of a good lead to drive it forward and around other people.
3. It was agreed that the Ludgvan Plan provided a reasonable template for the Madron Housing Group to use as a guide.
4. Geoff handed out (for purpose of the housing group only) an early draft of the summary of the initial survey of parishioners. Geoff asked that members should treat it as confidential for the time being.
5. The analysis showed that when asked what prospective improvements they wanted to see in the parish:

- 9% of respondents said they want more social housing and 10% wanted to see more control over planning
 - In terms of what was seen as a priority:
 - 55.8% of respondents said renewable energy was a high priority and 32.6% said it was medium, demonstrating a strong degree of support for this
 - 49.2 said design and location of new housing, was high priority and 19.2 said it was of medium priority, again showing support for this as a priority
 - 48% thought the type of new housing to be of high priority and 29.1% of medium priority
 - of high priority was location of new housing (55.5% HP and 18.8% MP)
 - second homes was not seen as a particular issue @ \$% and 18.6% (HP and MP respectively)
- Action: other member to read survey and identify any additional key points/questions
6. The meeting next considered the draft housing needs survey produced by Cornwall Council. It was observed that current social housing was all in the village of Madron and included the following developments :
- Trelawney Estate
 - Parc Abnac
 - Retirement on Old Fore Street
 - Retirement Bungalows Old Aldreath Road
 - Social Housing Old Aldreath Road
 - Trelawney Fields
 - Hillside Parc
 - Trafalgar Fields
 - Landithy Cottages
7. It was considered that key questions the group needed to answer included:
- 7.1 identifying the future number for social housing required
- 7.2 Balance of social housing to owner occupation
- 7.3 Location of social housing
- 7.4 In Madron Village there is very little second home ownership. What about elsewhere?
- 7.5 Do not extend the boundary of the village of Madron
- 7.6 Do we prefer use of brownfield sites and infill versus greenfield
- 7.7 It was agreed that these questions would best be answered by a HNS and it was further agreed that Geoff would recommend to the Steering Group purchasing the services of CC to perform the HNS.
8. The timetable for completing all the tasks was discussed and it was noted that this was tight given the target completion date for completion of the draft Plan was October 2020.
9. Any other business
- 9.1 Potential sites were identified as:

- 9.2 Madron Meat Company (also known as Tally Ho and the Workhouse). This was a brownfield site, that previous planning permission. It is owned by Roskillys. Sale was agreed but not yet confirmed. More sites needed to be identified. Development of this should be a priority.
- 9.3 Tregoddick Farm: there was a planning application in for 17 social housing units to come before the Parish Council. Members of the group queried the sense of approving this immediately prior to completion of the HNS.
- 9.4 It was agreed that Geoff would send out the parish map
10. Date of next meeting was agreed as Tues 25th Feb at 7, location Lower Crankan Farm