

Minutes of the Public Meeting , held on 17/2/16 at the Methodist Chapel, St. Agnes.

The meeting was called by St. Agnes Parish Council for the councillors and members of the NDP to listen to public views about development in the parish.

Present: Cllrs J. Slater [chair], D. Lovering, B. Forbes, M. Andrews, R. Aston, T. Child, M. Bunt, D. Rodda, L. Davies, P. Barrow, D. Drew, B. Brench. G. Doble [minutes]

NDP members: Mr. R. Radcliffe, Mike Lunn, Robbie Walton, Dawn Brown, Amanda Baines.

Members of the Public: 87

1. Health & Safety regulations outlined.
2. Members of the Parish Council who were present were introduced and it was explained that the nature of the meeting was to listen to concerns and views of the people of the parish, in particular, regarding development. It was clarified that the Parish Council was merely a consultee.
3. Mrs. Dawn Brown identified that the Cornwall Local Plan had had changes made to it [eg, extra protection for AONBs]. In addition that in the St. Agnes & Perranporth network area [which covers a very wide area] a total of 1100 new houses were needed over the period of the Plan. She identified that up to now, with the houses built/planning passed, just 266 were needed – and that there were 15 years left to build these across the wider Network area. It was suggested that development needs to be phased over time and that infill sites should be a priority.
4. NDP member R. Radcliffe introduced himself and identified the members of the NDP who were present [apologies for those absent but it was half term and some people were away]. The NDP was only one quarter of the way through [a two year process from start to end]. The commencement of the St. Agnes NDP had led to a surge of planning applications [as is usual in other areas which start a NDP]. He explained there would be questionnaires to follow and that these would form an important part of the evidence they must collect.
5. Various members of the public spoke and the following themes/concerns were identified:
 - possible new development along Penwinnick Road – concern expressed.
 - there is a need for ‘proper’ affordable housing [currently it is not, given the average wage in Cornwall] so local people still cannot afford these homes [Miners Way identified as an example].
 - what is affordable? 3.5 x salary. Average salary £17,000.
 - the infrastructure to support new development was stretched to the limit already. If the Parish grows and evolves further, consideration for infrastructure must be part of the process.
 - it is not just young people who need homes, it is also older people.
 - we have to accept it’s a changing world and St. Agnes has always been welcoming to people who move to the Parish. However, St. Agnes is now viewed as similar to St. Mawes [exclusive] and this is a problem. St. Agnes parish will not be desirable with poor infrastructure.
 - too many - too fast.
 - we should set aside land for self-builds so the purchaser can control the costs.
 - we should reduce our carbon footprint/look at small ‘pods’/eco/environmental credentials.
 - too many large properties which are underused.
 - no more executive style houses – this does not have to be the ‘model’ – we should consider community/co-op building.
 - Statistics identify that affordable rent should be no more than 25% of income.
 - Need to address the problem of not being able to sell an ‘affordable home’ when someone wants

to move.

- Rumours about selling affordable housing to big City Councils – one parishioner explained that County Council have to keep 2% of stock to be allocated to people outside Cornwall [for example for witness protection].

- Concern expressed about lack of infrastructure – overcrowded school/parking. Secondary school [Richard Lander] now getting overcrowded. Traffic on roads in St. Agnes village. Much concern was expressed about the potential St. Agnes school expansion and the inability of the roads around to cope/lack of crossing/dangerous for children with a disability. Proposal that school should move to a new site and sell old site for houses. Concern expressed that a big extension to St. Agnes school will mean even more houses being built.

_ Concern expressed about second homes and ‘winter lets’. 14.7% of homes in the Parish are second homes. A housing need for homes to rent all year round.

- Second homes do bring money and tourism into the parish.

- Concern expressed about the sewerage system not coping. Problems already being experienced with sewerage coming up at the bottom of Middlegates because of new housing estate higher up. Never happened before these houses were built. Alma Close 2014 pre-app claimed

flooding/sewerage not a problem but pipe sizes mean an inevitable problem – cited a 12” pipe now feeding into a 6” pipe – this causing problems. Fairly frequent flooding down Quay Road.

- Goonbell to the Beach is in a “flood zone” according to the Environment Agency.

- If you have a sewerage problem phone the Environment Agency not South West Water. In this way it will be recorded.

- would like a notice to go in Bolster advertising any ‘big’ planning applications – explained the difficulty with a time limit for parish council to respond and Bolster deadlines.

- can NDP process be speeded up?

6. County Cllr Pete Mitchell said he would take the information and views expressed by the public back to officers in County Hall.
7. Cllr Lovering encouraged people to attend parish council meetings. Some people felt the public meeting was poorly advertised however notices were placed in Bolster, on noticeboards, a school drop leaflet for parents, some Facebook pages, and the parish council website. One parishioner would like a leaflet drop to alert the parish.
8. Follow up? People present felt that this meeting had been useful and appreciated the chance to air their views. The overwhelming feeling was that there should be more meetings of a similar nature. Once every 3 months, for example, Quarterly on the 1st Wednesday of the month – so it becomes regular. It was also felt that the meetings should be spread around the wards.