

**Neighbourhood Plan Steering Group  
Meeting of 24<sup>th</sup> October 2017**

**Record of Decisions and Actions**

Attending: David Guiterman, Chris Jones, Dave Robson, John Scott, Ann Duffin, Phoebe Beedell

Apologies: Kieran Park, Colin Risner. Sandra Harris, in a brief appearance, said she would no longer attend SG meetings now that advice was being received from Sarah Furley. DG thanked her for her input.

1. Minutes of the July and September meetings were accepted.  
AD asked about Minuting of discussions and JS reported that as the Minutes are kept informally by a Steering Group member they are limited to a brief record of Decisions and Actions.
2. An updated work plan is to be forwarded to Council at an appropriate date in response to one Councillor's view that too much time was being given to the preparation of the Neighbourhood Plan.
3. A number of decisions were made in relation to housing needs and affordable housing.
  - It was confirmed that the Cornwall Council requirement for affordable housing in Zone 3 is a minimum of 35%.
  - It was reported, subject to confirmation, that the Cornwall Council requirement for affordability is a purchase price of 65% of market value.
  - The Group received a report of DG's meetings with local Estate Agents, who confirmed, *at present*, that there is no additional need for high-cost housing. The demand for sub-£200K exceeds supply. Another estate agent suggested there was a demand for properties across the price range. Zoopla site shows 48 properties on the market in Lostwithiel.
  - It was reported that adverts had appeared suggesting purchase of homes in Lostwithiel as second homes. It was agreed that, as a Neighbourhood Plan Steering Group, we could do nothing about this. It

was noted that the current proportion of second homes in Lostwithiel stands at a maximum of around 5% (The figure for St Ives is in excess of 25% and in some towns in Cornwall figures exceed 35%).

4. Settlement Boundary: General issues.

- The Group noted the circulation of a recording and summary of a site visit with Michael Davey.
- It was agreed to make a call for sites from all land owners with land adjoining the present Settlement Boundary ACTION: DG who will put it in the next Newsletter and Town Clerk who will put it on the My Community website.
- The Group noted the need to record and document details on all sites around the Settlement Boundary as part of the justification for the boundary. Such detail to be included in the lengthy Appendix of evidence. ACTION: DG

5. Settlement Boundary: Consideration of sites and review of boundary. DG set out the three principles that guided the selection of sites and the drawing of the boundary:

1. To confine development to the three 'valleys' formed by the river Fowey, the Tanhouse Stream and the A390 going East out of Lostwithiel, avoiding highly visible sights from upland areas;

2. To maintain existing woodland areas;

3. To round-off the existing physical boundary and avoid excessive ribbon development. On the basis of these three principles, all parcels of land on a map prepared by DG (attached to these Minutes) were considered with photographic evidence and a number of decisions were made. See also appendix 1

- Parcel 11 to be divided in order to exclude its northern (higher) part from the settlement boundary
- Parcel 8 East (to be renumbered 36) to be divided to exclude its eastern part which is on high ground.

- Parcel 7 noted as unsuitable for development
- Parcels 20, 21, and 22 all noted as excluded from the settlement area
- Parcel 5 noted as unsuitable for development
- Parcels 25 and 26 noted as flood zone areas and so unsuitable for development.
- Parcels 31, 18, and 19 noted as unsuitable for development
- Parcels 23 and 24 noted as unsuitable for development
- Land adjoining parcel 29 noted as unsuitable for development.
- Parcel 12 agreed to be excluded from the settlement area. Passed by 5 votes to 1, CJ opposing.
- Parcel 15 to be included within the settlement boundary.
- Parcel 16 confirmed as within the settlement boundary. Passed on unanimous vote with abstention from JS in case of conflict of interest as a resident of a neighbouring area.
- Parcel 19 excluded from settlement area and its boundaries to be extended into the corner of the adjoining road.
- Parcel 32 excluded from settlement area as a wooded area.
- Parcel 27 excluded from the settlement area.
- Parcels 8 West and 36 to be noted in the text of the Plan as the only parts of their surrounding Parcels that were 'hidden' by trees and could be considered for rural exception sites if the trees were retained and protected.
- Parcel 35 to be excluded from the settlement area as too high.

6. The October drafts of Parts 1 and 2 were approved. It was noted that the Housing Sections were being redrafted by DG on the basis of information from Cornwall Council, ongoing discussions, and the site considerations discussed earlier.
7. It was agreed that an additional 'Action and Aspiration' should be added in to the Housing Section of Part 2. This to read: 'LTC will monitor any growth in the proportion of second home ownership in Lostwithiel with a view to considering any necessary modification to the Neighbourhood Plan'. ACTION: DG
8. The next Newsletter content was deferred to a later meeting.
9. It was noted that Gary Marshall-Stevens had withdrawn from the School consultation project because of ill health. All information is to be passed to PB. Members of the SG will continue to engage as appropriate.
10. Updated timetable approved to be uploaded to website. ACTION: DG
11. It was agreed that shading of the principal commercial streets should be added to the map of the characterisation zones. There was concern about transparency of the decision, and it was noted that the colouring was not a designation but a clarification of existing uses. ACTION: DG to revise map, JS to include in draft Plan.
12. Date of next meeting: November 28<sup>th</sup> at 19.00. Venue The Platform Meeting Room.

## **Appendix 1**

Subsequent to this meeting, the numbering on the map to which this minute refers have been updated. The minute is copied below with the updated numbering. This is for convenience only.

- Parcel 14 to be divided in order to exclude its northern (higher) part from the settlement boundary
- Parcel 8 East (to be renumbered 4) to be divided to exclude its eastern part which is on high ground.

- Parcel 7 noted as unsuitable for development
- Parcels 24, 27, and 29 all noted as excluded from the settlement area
- Parcel 31 noted as unsuitable for development
- Parcels 25 and 26 now replaced by a flood zone overlay.
- Parcels 17, 19, and 18 noted as unsuitable for development
- Parcels 30 and 32 noted as unsuitable for development
- Land adjoining parcel 8 noted as unsuitable for development.
- Parcel 16 agreed to be excluded from the settlement area. Passed by 5 votes to 1, CJ opposing.
- Parcel 28 to be included within the settlement boundary.
- Parcel 26 confirmed as within the settlement boundary. Passed on unanimous vote with abstention from JS in case of conflict of interest as a resident of a neighbouring area.
- Parcel 18 excluded from settlement area and its boundaries to be extended into the corner of the adjoining road.
- Parcel 23 excluded from settlement area as a wooded area.
- Parcel 1 excluded from the settlement area.
- Parcels 2 West and 4 to be noted in the text of the Plan as the only parts of their surrounding Parcels that were 'hidden' by trees and could be considered for rural exception sites if the trees were retained and protected.
- Parcel 20 to be excluded from the settlement area as too high.

Neighbourhood Plan Steering Group  
PROPOSED DEVELOPMENT BOUNDARY  
Revised November 8 2017

