



**Lostwithiel Town Council
Extraordinary Meeting
Tuesday 27 November 2018**

Public Participation

None

Meeting Minutes

An Extraordinary meeting of the Town Council was held in the Community Centre Lostwithiel on Tuesday 27 November 2018 at 7pm.

Councillors Present

Mayor Jarrett, Councillor Anders
Councillor Clarke, Councillor Duffin
Councillor Guiterman, Councillor Hatton
Councillor Henderson, Councillor Hensman
Councillor Jarrett, Councillor Lindley
Councillor Ross, Councillor Risner
& Councillor Sweeney

In attendance

No members of the public were in attendance
Town Clerk Mrs Harris was in attendance

273/18 Apologies of Absence

Apologies of Absence were sent and accepted from the following Councillors:

Councillor Beedell, Deputy Mayor Hughes & Councillor Henderson (late).

274/18 Declarations of Interest

Councillor Hensman declared a Pecuniary Interest in agenda item 4a Planning Application PA18/09234.

Councillor Risner declared a Pecuniary Interest in agenda item 4a Planning Application PA18/10569.

275/18 Minutes 13 November 2018

It was **resolved** that the minutes dated 13 November 2018 are accepted, approved and duly signed by Mayor Jarrett.

276/18 Planning Applications

a)

Councillor Hensman left the meeting room.

PA18/09234 Land South West of Four Oaks,
St Nicholas Park, Lostwithiel
Outline planning permission with all matters reserved: Erection of one new dwelling.

It was **resolved** not to support this application as the site is outside of the Neighbourhood Plan Development Boundary.

Councillor Hensman re-joined the meeting.

Councillor Risner left the meeting room.

PA18/010569 8 Quay Street Lostwithiel
Listed Building Consent for the replacement of gas stove with associated flue liner and weatherproof cowl.

It was **resolved** to support this application.

Councillor Risner re-joined the meeting.

b) None

c)

PA18/02506 Land North West of Lostwithiel School,
The Brambles, Lostwithiel
Construction of 5 new residential units

Council was advised that the majority of Council Members had responded wishing to maintain their objection to this application. This has been supported by Cornwall Councillor Martin and the application will now be considered by Cornwall Council Planning Committee on 21 January 2019. Council agreed to accept Councillor Guiterman's offer to attend and address Cornwall Council's Planning Committee.

PA18/09515 Tallands, 9 Polscoe Road, Polscoe, Lostwithiel
Proposed siting of 2no shepherds' huts to provide
tourist accommodation (in association with an
existing wildlife film training enterprise)

It was noted by Council that as insufficient Council members had responded within the Local Councils protocol timeframe a delegated decision will be made in accordance with Cornwall Council Planning Officer's recommendation.

277/18 **Cornwall Council Draft Housing Supplementary Planning document**

It was **resolved** to submit the response as drafted.

General Comments

It is inappropriate to put out a document as complex as this without providing an opportunity for a face-to-face conversation with Cornwall Council staff. Lostwithiel Town Council suggests that, in future when responses are required to such a document, a number of engagement events should be set up.

From the point of view of a potential purchaser 'Affordability' cannot be defined simply on the basis of purchase price. The affordability of a property depends on levels of pay and unemployment, both of which are

significant factors in Cornwall. A house is not affordable at any price to someone on low wages and unable to raise a mortgage.

This applies even in the case of shared ownership and rented property, as it is the total outlay relative to income that is important.

Lostwithiel Town Council has received examples where the weekly wage of members of the community is too low to render any of the affordable schemes to permit home ownership. The Town Council considers that there should be included in the mix in any development which qualifies for an affordable element, a proportion of houses whose discount relates to individual earnings rather than area average earnings.

Paragraph-specific comments

24

Lostwithiel Town Council would like to see this proviso applying to all sites; not restricted to exception sites and Designated Protected Areas.

25

Lostwithiel Town Council does not agree with shared ownership being Cornwall Council's preferred solution. It supports the concept of shared ownership, but it does not result in 'affordable' housing remaining affordable in perpetuity. The Draft SPD proposes that gains be 'recycled' into designated affordable schemes elsewhere. So, gains from affordable housing lost in Lostwithiel could be recycled into schemes in, say, Penzance or Saltash - so, how does this help people in Lostwithiel? The plan is not even specific that the designated sites must be in Cornwall. If the intention is to geographically restrict the recycling then the SPD should be clear on this point.

Even if recycling is within the same local council area, it means that an area would constantly have to find new sites for development. In the case of Lostwithiel, if we lost affordable housing from within our development boundary, we would have to find land outside the boundary that is large enough in area to accommodate a development capable of delivering the requisite replacement affordable housing. Our Neighbourhood Plan currently identifies land for development allowing 300% above Lostwithiel's minimum requirement. This SPD policy would mean that

percentage rising even further. This is a policy for continuing housing growth, even if there is no open market demand: and if there is no demand there would be no development and no replacement affordable housing.

The proposal to recycle gains also means a time lag between losing the affordable housing and a new site becoming available, even if development were to be possible because of a sudden unexpected (and quite massive) growth in demand for open market housing.

38

Para 38 states “A tapered penalty equivalent to the original level of discount of the purchase price will be payable if the property is sold within the first year of purchase; reducing by 20% of that discount (by value) in each subsequent year **until year 6** when the property can be sold with no penalty.”

Which? (the Consumer Association) says

“Starter homes might not be the best option for those who are looking to move up the property ladder quickly, however, as buyers wouldn't be allowed to sell homes on at full market value until 15 years after they are purchased (updated August 2018)”

Lostwithiel Town Council wonders which is the correct figure.

There is a concern that these do not add to the stock of in-perpetuity affordable housing. Lostwithiel Town Council thinks they should.

44

If the rent is subsidised then why not restrict the value on re-sale?

53

Only if the community supports this in their Neighbourhood Plan; if there is one. The community should remain in control and not have affordable houses designated for purchasers from neighbouring areas imposed on them.

54

The affordable housing mix should be as specified in the Neighbourhood Plan if there is one.

68

Can it be made more explicit that, should a developer discover unanticipated costs, these costs cannot be used to negotiate a lower proportion of affordable housing.

106

It would be useful if the SPD encouraged development of C3 extra-care housing (independent living) which could convert to C2 (institutionalised living) accommodation.

139

Exception sites should be used only where land, identified for development in a community's Neighbourhood Plan, is inappropriate.

145

If land is identified for development, in a Neighbourhood Plan, it should be a planning requirement that self-build plots are made available on such land and only if there is no uptake could they be part of any Rural Exception development.

146

Comment as above. Rural Exception sites should not be identified while there is still land identified in a Neighbourhood Plan which could accommodate self-build houses.

157

Off-site affordable housing should not be provided outside of land identified for development in a Neighbourhood Plan.

Councillor Henderson joined the meeting.

278/18 NALC Model Standing Orders

It was **resolved** to incorporate a number of variations to the model template for consideration by Council on 4 December 2018.

Council discussed changing the term 'Chairman' to 'Chair' in the document but it was considered appropriate to adhere to 'Chairman' in line with the 1972 Local Government Act.

279/18 The Parade T1101 & future management of the trees on the Parade

It was **resolved** to fell Tree T1101 as soon as practicable now that Conservation Area consent has been obtained from Cornwall Council and to instruct the clerk to contact Land & Heritage regarding future management of the Parade trees. A task & finish group was appointed to report back to Council on 4 December regarding a 'direction of management' for the Parade in order that the clerk can provide Land & Heritage with an indication of future proposed use of the area.

It was further **resolved** to write to Cornwall Council Tree Officer to thank him for his comments regarding future management of the trees on the Parade.

280/18 Dickensian Evening 13 December 2018

It was **resolved** to agree to the request subject to the completion and return (with supporting papers) of the Town Council's Hire of Town Council Land application.

281/18 Parade Master

It was noted by Council that Mr Hurst no longer wishes to continue as Parade Master for Remembrance and other Civic events. Mayor Jarrett offered to send a letter of thanks to Mr Hurst for undertaking the Parade Master duties for many years. It was **resolved** to ask Mayor Jarrett to ask

in her February newsletter article anyone interesting in applying for the Parade Master role to contact the Town Council office.

282/18 Lostwithiel Town Council website

It was **resolved** to upgrade the website address from http to https at a cost of £13 plus Vat per year for the digital security certificate and a one-time fee of £75 plus Vat for ensuring that all the links within the site are safe.

283/18 Lostwithiel Town Council email addresses

It was **resolved** to set up accounts for Councillor Town Council emails £30 plus Vat (total cost for all Councillors not individual cost) and out of office £30 plus Vat.

284/18 Cycle path notes

The report from Mayor Jarrett following the meeting with Duchy of Cornwall Land Steward was noted by Council.

*Report from meeting with Duchy regarding Cycle Path. 31/10.18
Chris Gregory, Ashley Taylor, David Guiterman, Melanie Challis Tim
Hensman, Pam Jarrett*

We were pleased to be able to partake in an open discussion looking at creating a cycle path to link Lostwithiel with Lanhydrock.

We looked at various options along the East side of the river but each possibility included a costly piece of engineering which would make it prohibitive.

Discussions were also held as to whether there was an option for a route to the West of the river, and although there is a possible route it is not something that Duchy of Cornwall would be able to support at this time, as it is not part of their current plan and the timing is not right. The Duchy

would be open to further discussions at a later date to look at ways of finding a solution.

285/18 Parade Notice Board

It was **resolved** to ask Councillor Guiterman to investigate prices, sizes and types for new noticeboard.

286/18 Walks around Lostwithiel pamphlet

It was **resolved** not to delegate to Councillor Guiterman the task of investigating the feasibility, cost and marketing strategy of a revised version of the pamphlet.

287/18 School Litter poster competition

It was **resolved** not to increase the £100 agreed at the last Council meeting, any extra monies required the Mayor may wish to consider taking from the Mayors fund.

288/18 SLCC Membership

It was **resolved** to pay, annually, the Town Clerk's membership fee.

289/18 Accounts & Finance

It was **resolved** that cheques 101067 - 101078 totalling £1997.39 are authorised for payment.

290/18 Notices

South West Water - Emergency repairs to pumping station pumps

291/18 Items for next agenda

Remembrance Wreath

It was noted that written notice of the wording of any motions for the Council meeting to be held on 4 December 2018 are to be received by the Town Clerk by midday Wednesday 28 November.

The meeting closed at 9.25pm.

Chairman

Date

DRAFT