

Neighbourhood Plan Meeting
Monday September 21st 2015
Points raised

24 members of the public
Cllr Adams
Parish Clerk

Cllr Adams opened the meeting at 7pm and explained the following points.

- That the meeting would be kept within a 2 hour time frame.
- The meeting was being filmed and recorded and those who did not wish to be filmed were asked to make themselves known. Anybody filming or recording the meeting would be libel.
- Disruptive behaviour
- Adjournment or closure.

The meeting started with the Chairmans brief

- Maps were shown of the parish on the screen. Showing the parish being surrounded by National Trust Land and Farm land.
- Available Land at Polruan was outlined.
- Available land at Whitecross was outlined.
- Planning and development areas are extremely limited in both areas of the parish.
- The Neighbourhood plan covers over all development for the next 20 years.
- The public pointed out that things are changing quickly and that this needs to be taken into account.
- The more in depth maps of what land is actually available at Whitecross is not yet available.
- Neighbourhood plan group has the powers to say if they want a development boundary. They have currently been removed.
- National Trust maps were shown to highlight the land that is owned by them which further showed how limited Polruan is to development.
- There are fields at Whitecross that could possibly be used for the plan.
- Development can be in an AONB providing that the development met certain standards and reasons. The National Trust can be approached to see if they would be willing to release land.
- Statement - Houses for youngsters are a need. Affordable homes for local young people to enable them to live locally and hopefully work locally.
- Statement - That recent affordable housing has been taken from people outside the parish.
- Statement - People have to have a local connection first to live in the parish's affordable houses. This comes under the section 106 agreement.
- Statement - Needs change on a yearly basis.
- Statement - Evidence would need to be built to prove that second home ownership effects the sustainability and vibrancy of the village.
- Statement - There is a shortage of one bedroom properties within the village.

- Statement – There maybe rules against one bedroom places being built.
- Statement – All policies and recommendations need to be based on evidence, and hard facts, maybe a housing needs survey could be carried out within the parish.
- Statement – Needs to be numerous categories, Rent/part own, part rent/ buy.
- Parish council has no powers of compulsory purchase, Cornwall Council does.
- Statement – Townsend Farm could be used to an advantage.
- Stipulations in the Neighbourhood plan can determine what certain properties can and cannot be used for.

Parish Plan General

- Maps were shown of the village of Polruan.
- Statement – The reservoir at Vevery is leased to South West Water on a 99 year lease. The Town Trust are in negotiations with SWW to return the reservoir and without that return there is not much that can be done, so at this moment in time it is not available for development.
- Henders Field could be available for development.
- There is a small piece of land in the higher side of Ferry Climb that is a possibility.
- At Kendall Park there is a possibility for approximately 7 dwellings.
- Maps were shown of Bodinnick.
- Statement - How much affordable housing is actually needed?
- Statement - Employment – Where would the employment come from within the parish?
- What should come first? Housing or Employment?
- Statement – What do we want in the Parish in the next 20-25 years? What don't we want?
- Statement – Funding is available to conduct research to find out facts as to what is needed and wanted.
- Statement – Industry is needed within the area but roads into the Parish are unsuitable. Therefore where would industry be placed?
- Statement – Nothing should be sold as second homes. They should be for locals only.

Affordable Housing

- There is currently no affordable housing for young people within the parish and there is a need. Younger people are leaving the village. The village will die out.
- If the population in the school decreases, the school will close, the buses will stop.
- Young people and families need to be encouraged to stay.
- The survey and research would determine what size properties are required.
- Single people would not be eligible for two bedroom places, there has to be something for everyone.
- There is money available form Cornwall Council and the Government.
- What are the future needs for the village?

Available sites

- Townsend Farm – could be compulsory purchased by Cornwall Council but could take a long time and is costly and is only done in extreme cases.
- Kendall Park could house maisonettes or maybe a Community Hub.
- Henders Field could take 40 possible units for young people.

Doctors Surgery

- Currently not very accessible, has limited parking and is out dated. The waiting room has no ventilation. Stairs to the nurses room.
- It would be good to incorporate one within a Community Hub that would have good access, parking and new facilities.
- If the Doctors surgery was moved, the dispensary would be retained.

Community Hub

- Would be owned by the community and not a committee.
- It could incorporate a library service.
- It could house a Doctors surgery.
- It could incorporate a computer room, (internet café) run by volunteers.
- It could house a private office for important meetings.
- It could have parking and also a helipad for the air ambulance.
- Statement – What organisations would want to use a community hub and what would they need?
- Statement – Who would fund a helicopter landing pad?
- Statement – A community hub is a fantastic idea and would elevate the traffic down through the village.
- Statement - How would the hub be financed?
- An offer has been made to purchase the Village Hall. If it was sold the funds could be put towards a community hub.
- Statement – Would the community hub have stage facilities and dressing rooms?
- Statement – Who has made an offer of the Village Hall? The person was not present.
- Statement – The theatre club would have to have like for like facilities within the Community Hub.
- Statement - What don't we want? It must be remembered that we are an area of Outstanding Natural Beauty and that would need to be reflected within the plan. Do parishioners value that we are in an area of AONB? If we value what we have, in order to keep it, it needs to be highlighted within the plan.
- Statement – The questionnaire has to be worded correctly with the right questions. Perhaps a draft questionnaire could be made and presented at the next Neighbourhood meeting and circulated a week before, clearly as a draft so that people can peruse it in readiness to give their ideas.
- Statement – The Parish Council must ensure that it gets a fair price for the Village Hall if an offer has been made. A valuation on the Village Hall should be done and it should be made available on the open market.
- The Village Hall belongs to the parish, not the village.
- A 75% majority of parishioners would have to be in agreeance for the Village Hall to be closed.