

DRAFT MINUTES

Minutes of Warleggan Parish Open Meeting of Tues 11th June, 2013 at the Jubilee Hall, to discuss the affordable homes project on site adjoining Rosevean, Mount

Important note: the following is the draft minutes for the above meeting, and may contain errors or omissions. If you wish to advise of any such errors or omissions, make your observations at the next parish meeting, when the minutes will be read out.

Present / Apologies - see Parish Clerk's copy of the minutes for list of those (14 people + 3 visitors) recorded as attending, and of the (2) apologies received.

This meeting was at the request of Mr Nick Marsden of Cornwall Council, and Ocean Housing, as they wished to establish common ground with members of the parish. The plan for nine houses on this site has been withdrawn for ecological reasons, with failure to complete a dormouse survey, etc; but the current proposal is for six houses. Two would be for rent, two would be for shared ownership, and two for open market sale. Ocean Housing clarified that it would use all of their site, and there would be no further developments by them on this site.

Mr Garry S and others questioned Ocean Housing's ecological credentials as on 21st May the field was cleared¹ with the grass left very short. It was thought this would have done considerable damage to wildlife present. Mr S explained that that he took a hedgehog with its back leg cut to the vets. Mr Andrew L asked why did they do it now as farmers are not allowed to cut hedges after February. Embarrassed, Ocean Housing representatives explained that they needed to cut it to enable an architect to survey the site. Further questions were raised as to 'why now?' and was this not done before the submission of previous plans? As Ocean Housing did not look like they would make any apology or any constructive explanation, we returned to the proposals.

It was explained that six households within the parish had come forward and had shown an interest in the development. They also met the criteria of having lived or worked in the parish for long enough. The first allocation would be exclusively for the parish, but would after (it was believed) 28 days would be cascaded outward from the parish, starting with adjoining parishes. Ocean Housing's proposals at present are for:

- two 3-bedroom houses, probably detached (but close to each other) for open market sale
- two shared ownership 2-3 bedroom semi-detached houses, and
- one 2-bedroom and one 3-bedroom semi-detached houses for rent

A Section 106 agreement will be put in place to maintain the status of these properties. There would be two car parking spaces for each property with a further 3 to 4 for the chapel. Highways are likely to insist on a significant proportion of the hedge being removed to aid

¹ Intended meaning, but hand-written word difficult to read

DRAFT MINUTES

visibility, and the access road would run alongside that of Ms Diane C's dwelling. Ocean Housing would be contributing financially for the upgrading of the sewage system. When the surface water soak-aways were discussed, Mr Andy M and Mr Garry S commented on Ocean Housing's last proposal of having soak-aways in areas of the field that Ocean Housing's survey found inappropriate (for construction)² and hoped they would use their survey for this development. Those present were clear in requesting that there is no street lighting on this site.

END

² Bracketed phrase added during transcription of the hand-written draft for clarity, hopefully correctly