

LUXULYAN PARISH COUNCIL
DRAFT Minutes of the Extra-ordinary meeting held in the Village Hall at **7.00 pm** on
THURSDAY 15 JANUARY 2015

PRESENT: Cllr Chris Austin (Chair), Cllr Ralph Keam, Cllr Michaela Linfoot, Cllr Clare Eich, Cllr Barbara Fahey, Cllr David Olford, Cllr Andy Cottrill.
 Clerk to the Parish: Mrs Christine Wilson.

ABSENT: Cllr Jodie Fisher, Cllr George Haywood, and Ward Member Simon Rix.

ALSO PRESENT: Mr Shaun Stapleton, Kier Living development manager for Kier Construction, Truro.

Abbreviations: Luxulyan Parish Council (LPC), Cornwall Council (CC), Strategic Planning Committee (SPC), Community Land Trust (CLT), Friends of Luxulyan Valley (FOLV), Councillors are abbreviated with their initials. *** indicates the Consultee Comments submitted to the Planning Authority by LPC, delegated to the Clerk.

*The venue was changed to the Village Hall because of a booking conflict at the Institute.
 The meeting began at 7.00 PM and the Chairman welcomed all.*

14/168 In accordance with the Public Bodies (Admission to Meetings) Act 1960 it was resolved to exclude the public from the following meeting in order to receive all the facts and discuss the issues around Item 14/172 without interruption and that no decision on this subject would be taken by the Council at this closed meeting (proposed ML, 2nd DO, carried unanimously).

14/169 **Apologies for absence.** GF is away. JF is away. No apology from Cllr Rix.

14/170 **Declarations of interest.**

a) Declarations re agenda items. RK declared an interest in Item 172 because the land belongs to family members.

b) Requests for dispensation. LPC confirmed its request and decision (14/152.f) that RK be given a dispensation at this meeting to discuss the proposed development because of his intimate knowledge of the property.

14/171 **Meetings.** It was agreed to sign the minutes of the January Ordinary Meeting at the next ordinary meeting, Thursday, 12 February. As this meeting does not contain an item for public participation, there will be the opportunity for the public to query the minutes at the February ordinary meeting before they are ratified.

14/172 **Planning.** Mr Stapleton (**SS**) introduced himself and his company Kier that has bid for the land adjacent to Rosevale Gardens in order to construct affordable houses. They are working with the planning consultants Situ8. Situ8 originally contacted LPC to request this initial meeting and the Council was surprised not to see anyone from Situ8 at this meeting. Mr Stapleton went on to explain their current plans:

- Kier Living specialise in affordable homes. Previously, under another name (Lark?) they developed some of the affordable homes at Rock. Kier comes to this initial meeting, not with specific plans for the site, but to make contact with the Parish Council in order to work together.
- Kier spoke with Richard Hawkey at CC about the housing need in Luxulyan. CC identified a 'need' for 63 affordable homes in Luxulyan parish. However, CA pointed out, and SS confirmed, that this only means that 63 people/families have listed

Luxulyan within their first 3 choices on the Home Choice Register.

- All being well, Kier could build approximately 20-25 homes on this plot; around 10 houses would be a minimum; mainly 2-3 beds, a few 4 beds; maybe a couple 1 bed flats. On a flat site Kier can build 14-16 houses per acre.
- 70% would be for rent and 30% shared ownership.
- This land is an 'exception site' outside the village boundary. The Planning Authority accepts exception sites for affordable homes.
- There is a grant scheme from 2015-18 through housing associations to build affordable homes.
- Kier works with all active housing associations.
- LPC wondered why R Hawkey did not explain to Kier that Luxulyan has a CLT. Kier is happy to work with the Luxulyan CLT and SS hopes that the information from this meeting will reach the CLT through the 2 councillors who are on the CLT committee.
- The Council pointed out that the CLT has had a difficult time selling some of the houses at Beswetherick Fields, though the last one has now sold. There are plans to build 3 more affordable homes there. 25 more houses is an enormous increase to the houses in the village.
- SS was unaware that other sites around Luxulyan village had been identified, subsequent to the Parish Plan of January 2005, as suitable for residential development.
- The issue of flooding was discussed at length. The flood plain has moved further down the valley and onto land at Carminow Farm, Luxulyan, and the Council would not be happy with any development that exacerbated the problems at any property along the flood plain.
- Kier has yet to commission reports on the soil, flood risk, etc., in order to decide on the best way to develop the site.
- CE mentioned that Luxulyan School is now at full capacity and oversubscribed.
- Luxulyan Shop would benefit from more residents in the village.

Mr Stapleton thanked the Council and left the meeting.

14/173 Business for the next meeting.

- a) Co-option of a new councillor.
- b) Dedication of tree for Women's Institute anniversary.

14/174 Dates of next meetings.

- a) Working Party to discuss Flooding at Rosemelling with Martin Eddy, Community Network Manager, and Teresa Frost, Cormac Area Manager, Monday, 19 January 2015, 2.00 pm at Rosemelling.
- b) Planning if needed January 22nd 2015, 7.00 pm; the Full Council on 12 February 2015, 6.30 pm; both at the Luxulyan Memorial Institute.
- c) **Of special note:** the Community Consultation Day, Saturday 31 January 2015, at the Kings Arms, 9.30 – 12 midday, about the purchase of a Community Minibus, hosted by The Luxulyan Community Transport committee.

The Chairman thanked everyone and the meeting closed at 8.05 pm.

Mrs C Wilson ~ Parish Clerk ~ 19 January 2015