

MADRON HOUSING GROUP
25TH February 2020

Present: Geoff Brighton Graham Tanner
 Peter Scrase Ben Beckerleg

1. Apologies
 - 1.1 Apologies had been received and accepted from Mollie and Michael.
2. The minutes of last meeting, held on 28th January 2020 were agreed as an accurate record.
3. All matters arising were on the agenda.
4. To agree Madron Development Boundary
 - 4.1 The group had before them a draft boundary plan produced by Graham and a subsequent draft from Simon. The key question for the community is whether it is a better option to identify the potential to develop in the fields between the allotments and the playing field and and/or Tregoddick Farm. After debate on the pros and cons, the group opted to recommend the former as the site is better for road access (there is potential for a road through the allotments, and any area lost could be replaced with an equivalent allotment area from the development space); for pedestrian access to the playing fields. The Trebean site is also adjacent to the Abattoir site, an area already recognised as a brownfield development. Opportunity. Trebean is also physically 'integral' to the village footprint. It was the view of the group therefore that the preference would be to identify the fields between the allotments and the playing fields and exclude the field adjacent to the Tregoddick, as the former offers a more pragmatic development opportunity.
 - 4.2 The agreed development boundary is marked on the plan attached as Appendix 1 to these minutes.
 - 4.3 The playing field rented to the school was noted to be a green space and there is another green space on the Trelawney Estate. The issue of Green spaces needed to be addressed by the group.
ACTION: Geoff to out green space on the agenda for the next meeting.
5. To agree areas of settlement to include in HNS
 - 5.1 Justine, from CC's Affordable Housing Team, had begged the question if other areas such as Newbridge or Newmill, amongst other, be included as settlements. However, the group noted that the settlement of Newbridge was not within our Parish Boundary. Furthermore, most other suggestions were small hamlets in open countryside and thus covered by planning policy number 7. Although Newmill had once had a village shop, school, pub and three places of worship, all were now private dwellings and the group considered Newmill not to be a settlement and thus also covered by planning policy 7. Accordingly, the group will recommend to the community

that Madron Village is the only viable settlement to offer additional development.

6. Progress with the HNS
 - 6.1 It was noted that there was outside pressure of need arising from the CC community needs assessment. The evidence from CC research is that growth in population is a result of in-migration for economic and lifestyle needs.
 - 6.2 Cost of HNS – Justine has confirmed the price as £992.34 and the survey will be sent out this week to 738 households in Madron, this compares to 689 houses from the electoral roll.
7. Allocation of tasks:
 - 7.1 Demographics – Graham will ID areas on CC website and advise Geoff for research purposes.
 - 7.2 Policy research – key policy issues – graham will provide Geoff with a summary of the relevant CC housing policies as part of the background to the housing element of the plan.
 - 7.3 Policy development – it was agreed that once the outcome from the HNS was known, key elements could be used via a SWOT analysis to identify objectives and thence policies.
8. Revised timetable
 - 8.1 The survey would be sent out this Friday, with 6 weeks consultation and two weeks for analysis – this takes us to April. 24th Geoff would push for a slightly earlier return date of the 21st April.
 - 8.2 The Housing group then has a tight period to turn this round. The second planned community consultation could be done to include the development boundary, leaving the housing objectives and policies to put out to consultation in June.
 - 8.3 This was tight, but just fitted in with completion of the plan by the October deadline.
9. Date of next meeting
 - 9.1 It was agreed the next meeting would be held on 21st April 2020 at Lower Crankan Farm, commencing at 19.00