



## Bodmin Town Council Planning Committee Minutes 27th July 2022

<b>Subtitle</b>	Extraordinary Meeting
<b>Date</b>	27/07/2022
<b>Time</b>	18:30 - 19:55
<b>Location</b>	Shire House Suite, Mount Folly Square, Bodmin PL31 2DQ
<b>Chair</b>	Cllr P L G Skea
<b>Attendees</b>	Cllr P Skea - Chair, Cllr E Ahearn – Vice Chair, Cllr P Brown, Cllr J P Cooper, Cllr P T Cooper, Cllr B Crowle, Cllr J Gibbs, Cllr G Mountcastle, Mr P Martin (Town Clerk), and Mrs S Gooch (Senior Administration Assistant ),

### **P.2022.208 Chairman's Announcements and to receive and resolve upon apologies from committee members.**

*Decision:*

It was **RESOLVED** to **ACCEPT** the apologies for absences tendered.

*Minutes:*

The Chair drew members attention to the recording notice displayed and that the recording will be deleted once the notes of the meeting have been agreed and welcomed both Cllr Ron Rooney and Cllr Jenny Cruse to the meeting.

Also in attendance was Rob Rooney (Lanteglos) and Cllr Jenny Cruse (Bodmin County Councillor)

Apologies were received from Cllr Hilda Blacklaw (medical appointment) and Cllr Pat Rogerson and Cllr Leigh Frost also sent apologies

### **P.2022.209 Declarations of Interest – Members to declare interests in respect of any items on the agenda;**

*Minutes:*

There were no declarations of interest received

### **P.2022.210 Correspondence sent and received:**

*Decision:*

It was **RESOLVED** to **NOTE** the letters of correspondence.

*Minutes:*

Members noted the letters of correspondence received

**P.2022.211 PUBLIC REPRESENTATION SESSION**

*Action items:*

Empty homes in Bodmin

*Minutes:*

Cllr Ron Rooney (Lanteglos) item 210 on the agenda which relates to the resolution from Lanteglos Parish council in June 2022 and would like to understand from other town and parish councils how they perceive the lack of accountability from Cornwall Council. Lanteglos Parish Council felt aggrieved in the way Cornwall Council acted in the way it dealt with the allocation of a tenancy in the parish.

The parish council have written to a number of local parish/town councils to gauge the level of empathy and support on the subject to help to try to amend Cornwall Council's social housing allocation policy. The suggested amendment is:

"Allocation of social housing in a parish is to alternate between those deemed in desperate need, followed by an allocation to applicants with a connection to the parish"

BTC were asked to consider the proposal and make a decision. This following the lead taken by Bude and Stratton parish council where across Cornwall there is concerns about the amount of social housing being sold.

Cllr J Cruse asked if everyone was familiar with Cornwall Council's Home Choice Band? Cornwall Council are obliged to help house refugees but the home choice band is directed towards local needs and agreed that Bodmin social housing should remain for local residents in need.

Cllr J Cooper disagreed with the comments made as he is personally aware of a sheltered housing scheme predominantly set aside for older residents is now occupied by younger and more able people who may not have local links to the community.

Cllr E Ahearn said that local residents feel they are being pushed aside by Cornwall Council and knows of two new built affordable homes empty still since Christmas at Fox Glove Road (former St Lawrence site).

Chairman  
signature

Date

Minute ref  
P.2022.217

Comment  
it was **RESOLVED** to **CONFIRM** the **ACCURACY** of the minutes of 27th July 2022 with the following amendment at page 3 "on behalf of Cornwall Council's development arm could achieve more than 30% affordable homes".

Chairman signature

Matters of  
accuracy

Cllr J Cruse said there are at least 700 families housed in temporary/inappropriate accommodation with at least 2,500 empty properties in Cornwall and urged BTC members to email her or Ollie Monk if they are aware of empty properties. And also agrees that local residents should be given priority for housing. Jenny suggested speaking to Cornwall Council's allocation team or door knocking to find out who actually lives in properties of concern.

Cllr Phil Brown commented on Cornwall Council's wasted capital expenditure where a poorly built new development had been empty for months and also a caravan site purchased for accommodation still remains unoccupied.

Cllr J Cooper said that Cornwall Council are promoting their commercial arm more and more with little or no regard to the needs of local people who need help with local accommodation. He believes that certain housing developments on behalf of Cornwall Council's development arm have not retained their original allocation of a minimum of 30% affordable homes. To support the reason why we are discussing this topic today Cornwall Council should make a resolution that any new housing schemes produced by Treveth should be 100% affordable for local residents.

Cllr Cruse believes the homes in question are over 95% affordable. The Council are now having funding Treveth to complete the works as Midas have gone into liquidation hence why the scheme has been lay dormant.

Cllr Rooney said the obvious solution to the crisis is to build more houses, but Cornwall Council have pledged to sell 40 more homes under Right to Buy. Since 2018 the council have pledged million of pounds to Treveth to develop new homes but unfortunately not social.

Cllr J Cruse -in Cornwall Council's defence said that Treveth have purchased 145 market homes for affordable rent at £450 per calendar month which is reasonable and then reiterated the fact that the development at St Lawrence's will be almost 100% affordable in one guise or another. Treveth are also in retrofitting schemes Agreed that there is not enough housing in Cornwall and those available for affordable rent may not always be allocated correctly through Home Choice. She reiterated and reassured members that housing is a priority with herself and many of her colleagues. Second home ownership situation will be dealt with very soon.

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Cllr Phil Cooper said that housing stock in Cornwall is in dire need but the £12.3m funding available but little would benefit Bodmin.

The Town Clerk discussed the housing inequality and pay disparity in Cornwall which is one of the biggest problems we have.. Cornwall have very little social housing. 90k new affordable homes need to be built about the county but only 5K are being built currently. Cornwall Council needs an intervention strategy to address the affordability of its housing stock especially with second home ownership and AirBandB. Wales have addressed this issue now it is time for Cornwall to do the same.. There has not been any funding for social homes since 2010 when the Government introduced its affordable housing framework. Cornwall Council are in a position to represent the local people with the Government and should do so. A 'lets talk' survey that the TC completed would not let comments be added and therefore the results will not represent the true comments on housing. Different surveys are being used across Cornwall. Cllr J Cruse will raise this housing needs survey on the behalf of the TC.

Cornwall Council have reduced the number of their employees by 400. Potentially these skilled individuals could leave Cornwall revealing more and more shortage of skills in the county.

Cllr J Cruse said the council are trying to help the homeless/rough sleeping with pods at new county hall and by converting flats for the homeless and supports the thoughts of BTC and Lanteglos.

Cllr P Brown suggested we all should be in a position to gather information on housing and to formulate a strategy.

So far Lanteglos has received three letters of support for their proposed change to the allocation policy of social housing.

"Provision and Allocation of social housing in a parish is to alternate between those deemed in desperate need, followed by an allocation to applicants with a connection to the parish. Town/parish councils to be consulted at every stage of the process. "It seems to LBFPC that this is an entirely reasonable policy to adopt in the current housing crisis. Cornwall Council may reject this policy for very good reasons, which it will be pleased to explain to us. If on

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the other hand, it is rejected out of hand, we will have the ammunition we need to make a joint approach to the ombudsman.

Cllr J Cruse left the meeting at 19.40. The Chair thanked the Councillor for attending and hearing BTC's views single handed. Cllr Cruse has taken on board comments and would like to hear from members regarding any empty homes in Bodmin. Cllr Cruse will also follow up the issue with Treveth.

**P.2022.212 To consider and agree how the Planning Committee wishes to proceed, following discussions with Cornwall Council, in relation to affordable housing in Bodmin**

*Minutes:*

With regard to the Lanteglos' original proposal of:

"Provision and Allocation of social housing in a parish is to alternate between those deemed in desperate need, followed by an allocation to applicants with a connection to the parish."

Cllr B Crowle suggested that the proposal to Cornwall Council should be worded more strongly and followed up with a complaint to the ombudsman.

Cllr Crowle proposed the following "**Provision and Allocation of social housing in a parish should be 100% social**"

It was seconded by the chair and all were in favour.

Cllr Rob Rooney will take BTC's proposal back to his committee meeting in September and if agreed will notify other parishes of the change with a view of getting all 213 civil parishes in Cornwall on board. Cllr Rooney will be invited back to BTC planning committee after such time.

The meeting closed at 19.55

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