**St Endellion PC/CCLT/Estates Management/Affordable Housing Team 9/2/23**

**At St Endellion Church Hall / on site**

Notes by Phil Hills, CCLT

Draft v1

**Present:**

Nicola Williams, St Endellion PC

Stephen Morgan, CC Farms Estates

Sarah Roberts, CC Affordable Housing Team

Imogen Day, CC Affordable Housing Team

Phil Hills, CCLT

**Apologies:**

Andrew George, CCLT

Gavin Smith, CC Planning

1. The potential mix of uses / units was discussed. At this early stage the development is envisaged as:

* Commercial units – existing buildings refurbished / replaced
* Live/work units – 3 units with approx. 30% as workspace
* Affordable homes – 15-20 tbc, 60% social rent, 40% discounted sale

1. SR said that a smaller number of homes (10-12) might be more appropriate as a first phase with a second phase later.
2. ID said that Housing Need in the parish is currently 34 households
3. NW showed sketches of initial ideas for location of homes clustered around the southwestern edge of Field 1 near the entrance.
4. SM distributed plans of the site and the group walked around the yard and southern part of the site to familiarise themselves. There are two large fields (F1next to the road and F2 next to the lane), two areas of informal storage, and several commercial buildings / barns. The commercial buildings are all in use with several boats in adjacent areas, the main fields are large and gently sloping down to the north. There are long views from the east towards the site with St Endellion Church and the farm buildings on a ridge immediately behind Field 1 / to the left of Field 2. The site is in the AONB.
5. NW said that music festivals are held at Easter and in August, with a literary festival in September. Parking and traffic could therefore be an issue and it is likely that a noise survey will be required. The building adjacent to the entrance is used for music rehearsals.
6. NW has been liaising with Dave Slatter and Mike Westley with regards to production of a Preliminary Landscape Appraisal and Heritage Appraisal to inform a pre-application enquiry.
7. PH noted that the PLA should include a computer modelled Zone of Theoretical Visibility (ZTV) in order to endure that all assets which might be affected by the development can be identified and ground-truthed, and that the studies should identify opportunities and constraints with clear reasoned recommendations in terms of locations of buildings, heights, materials etc..
8. PH suggested that the pre-app should be submitted prior to the commission of the PLA, but it was agreed that as discussions with Dave Slatter were well advanced then momentum should be maintained and the PLA and HA commissioned asap. NW said this would be done the following week (w/e 17/2/23) with a delivery date of end of March 2023. StEPC would fund these studies. **Action NW** I’m unsure I predicted this, as I won’t know of their availability. It would be good.....!
9. Pre-development work could then start in July 2023 and would be likely to run until July 2024 to allow for ecological and other survey work requirements.
10. A pre-app would then be submitted in early March, with the response expected in May/June 2023. SM would need the results of this to inform CCs decisions regarding disposal of the commercial buildings and land, any potential Option Agreement etc..
11. NW said that St Endellion would want to work with CCLT as development partners. PH said that CCLT would draft a scope of works / costs and forward to NW. **Action PH**
12. PH advised that Pre-dev work was likely to cost in the order of £80-£120k.
13. SR said that Early-Stage Feasibility Fund would be available up to £40k, and that Awards for All could be available up to £10k. NW said that StEPC could make £20k available. Less the PLA & HA costs
14. SM said he would distribute an electronic copy of the site plan. **Action SM**

Ends.