

**Summary of the Meeting held with SRG Parks Ltd on
Thursday 15th February 2024 at 7.00pm in the Village Hall.**

Present:-

Cllr K Wakeham	Cllr A Whitehead
Cllr P Wright	Cllr C Beall
Cllr L Mattick	Cllr S Smith
Cllr M Boxall	Cllr A Taylor
Cllr B Garrott	
Cllr A Toms, Cllr C Martin, Mr J Oxenham.	

Apologies:- Cllr J R Philp.

Representative from SRG Parks Ltd:- Mr N Laister.

The Chairman welcomed everyone to the meeting and gave a brief history of the site including details of the most recent proposals.

Mr Laister was invited to explain the development proposals and recently received sketches. It was confirmed that the site has a Certificate of Use and site licence for 48 caravans, Cornwall Council has confirmed these are valid permissions. SRG Parks have strived to make the development as attractive as possible and to include areas of benefit to the Parish that have been requested by the community. The development could be phased and units have a 25 year guarantee attached to them. The original suggestion of holiday lets was made as Policy 5 of the Local Plan supports development of this form of development however it was changed to residential use as the community was against holiday lets. Mr Laister stated that the units are very adaptable to various needs of occupants and SRG Parks are investigating providing care packages for residents on site.

Points raised and to be considered:-

Is the area considered to be a rural exception site, is it in line with the emerging NDP?

To meet model standards the Certificate of Use/Licence would possibly support a lesser number of caravans.

If the age threshold was restricted to over 55's this could put pressure on the Doctors Surgery which is already under strain, although it was noted that any development would have the same effect.

Why was the development restricted to over 55's? Mr Laister explained that younger people struggle to obtain mortgages on Park Homes.

The emerging Neighbourhood Development Plan should be progressed as a matter of urgency as this will clarify development needs in the Parish.

Sewerage capacity issues are inherent problems which do not necessarily effect Pelynt but have resulted in a high number of overflows into the river Pol. Detailed talks with SWW regarding capacity are necessary.

How much would residents have to pay in site fees? Mr Laister explained that these fees are regulated by the Mobile Homes Act.

Additional parking and garden space would be required if the site is for residential use. It was noted that a dedicated area for parking was inbuilt to accommodate dog walkers using the area.

There is a possibility that the site could change from residential to holiday lets if the developer can't sell the units as residential only.

The Home Choice register states that there are 58 applications for affordable housing in the area. Mr Laister stated that Park Homes are a form of affordable housing allowing downsizing and releasing housing stock in the Parish.

Does the development meet Climate Change energy policies? Mr Laister stated that all policies have to be met in line with the Local Plan and there are no exemptions for Park Homes, units also have an energy rating certificate.

Concerns with developers not supporting agreements regarding gains to the Parish was raised, legal agreements would be required to ensure benefits were protected.

What would happen if a formal application for Park Homes was rejected? Mr Laister stated that this had not been investigated but the top part of the site could be developed with no benefit to the Parish or as the site is privately owned it could be sold on to a developer who deals in bricks and mortar developments.

It was noted that Cornwall Council are actively procuring sites for development to meet their requirements of housing stock.

Mr Laister was requested to send detailed information on construction of the units and energy policies.

Cllr K Wakeham thanked everyone for attending.

The meeting closed at 8.35pm.

ex