

A Meeting of the Town Council was duly convened and held in the Council Chamber at 1 Chapel Street St Just on Monday 3rd July 2006 at 7.15 p.m.

Present: Councillor B Rees - Deputy Town Mayor (Chairman of the meeting)
Councillors Mrs B Strick, B F Angwin, M Nicholls, M Thomas, D Stevens,
H Bennett, C Williams, H Bennett and K Casley together with the Town Clerk
(Mrs E George)

Gila Trevena – Task Force Enabler – Penwith District Council
Rachel McCorry – Allocations and Advice Officer – Penwith District Council

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from The Mayor – Councillors Mrs Smith (holiday)
Councillor Trezise (family commitments)

2. DECLARATIONS OF INTEREST

Councillor C Williams declared an interest in planning application 04/P/0664/O.

3. PLANNING

The Council recommended approval of applications 06/P/728/F 06/P/0736/F 06/P/0727/F
The Council recommended refusal of application 04/P/0664/O (revised application) on
the grounds of overdevelopment of the site.

4. AFFORDABLE HOUSING – PENWITH DISTRICT COUNCIL

Gila Trevena and Rachel McCorry attended the meeting at the Council’s invitation to discuss affordable housing in the area.

In order to qualify for affordable housing an applicant needed to be on the Affordable Housing Register and there was a strict criteria to qualify. A local connection, either family, employment or time spent living in the area all had to be taken into consideration.

A Section 106 agreement on the property would ensure that future occupants would need to fit the criteria also. This would prevent the property being sold on the open market in the normal way and would ensure local needs occupation. This 106 agreement would be in place through the Land Registry and would continue in perpetuity.

There were various types of tenure of a property and these were all discussed in some detail.

The question of “what is affordable” received considerable attention and it was agreed that even what is classed as an affordable home can still be well out of the reach of many of those requiring housing in the area. It was explained that the problem of housing need was being met in several different ways by private developers and social housing providers.

Another item that received considerable discussion was “exception sites” – where housing would only be considered where there was an affordable element involved.

Following the discussion an open questions session took place with considerable information being obtained by Councillors.

At the completion of the meeting the Chairman thanked the two officers for their clear and interesting presentation and the Council duly expressed their unanimous thanks.

There being no further items of business the Chairman closed the meeting thanking the Members for their attendance.

CONFIRMED THIS 17TH DAY OF JULY 2006

Town Mayor.....

