

**NOTES FROM THE 1<sup>ST</sup> ST JUST IN ROSELAND PARISH – THE WAY FORWARD  
HOUSING & ACCOMMODATION WORKING GROUP (HAWG) MEETING HELD IN  
THE MILLENIUM ROOMS ON THU 6 JUNE 2024**

Attendance:

In the room: Hayley Cansdale (HC) (Chair), Sheelah Goldsmith (SG), Billy Billington (BB), Guy Morse (GuM)

(Attempted to join on Zoom but link failed: Mark Willson (MW), Christopher Harrison (CH))

Apologies: David Halsey (DH), Georgina Austin (GA), Brian Chenoweth (BC), Giles Morse (GiM), Nadine Guest (NG)

1. Welcome. Chair welcomed all – introductions made.
2. Changes to Scope of 2004 Plan. None required.
3. Vision. 2004 confirmed as ‘fit for purpose’: • Affordable low cost homes for young people. • Majority of house building in the parish contracted out to local builders and housing associations. • Majority of future development concentrated in St. Mawes.
4. Review of 2004 Action List. The 2004 action list was judged to be ‘sound’:
  - Monitor need for low cost homes and initiate schemes as necessary
  - Continue to identify suitable areas in the parish for such development
  - Monitor the need for sheltered accommodation for the elderly
  - Encourage small-scale development that would naturally favour local builders
  - Liaise with ‘self-build groups’
  - Ensure houses are built near facilities
  - Discourage building of second homes and holiday homes

To which should be added a) Sustainability b) Affordability c) update plans yearly so they stay ahead of Cornwall Council

5. Major Issues to be Addressed. The WG agreed on the following:
  - Concentrate on which bits of land for building/developing
  - Houses shouldn’t be allowed to be kept empty long-term (2 specific places mentioned)
  - Build houses rather than flats with decent size gardens so people are able to grow their own fruit/vegetables. Houses rather than flats so people feel like it’s their home.
  - Is there a target number of houses we want to build over the next 5 years?
  - Are sources of finance available for this and how easy is it to access this financial aid?
6. Terms of Reference. The draft Terms of Reference were approved
7. Elect WG Chair. Not applicable in light of AOB discussion.
8. Any Other Business.
  - Suggestion agreed to by all: Amalgamate the Housing and Planning Group into one group.
  - Community Land Trust and Housing Group to create a list of land available.
  - Land next to self-build and behind Roseland Motors in St Just, possibly available for building. Owned by GuM’s father who has already had an open conversation with Brian Chenoweth about this.
  - Land adjacent to Spinnaker Drive prime location for local housing.
  - Land next to SC (and, HC believes, behind the park in St Just) is owned by Goerge Hex who lives in Bodmin (and will not be returning) is suitable for local housing (eg Kennerly Terrace model). Something created so it is made clear that this land cannot be developed unless for local housing.
  - GuM, BB and SC would like a copy of The Roseland Neighbourhood Development Plan (attached to these notes)

9. Date of Next Meeting. None set.

**Hayley Cansdale**

Interim Chair

St Just in Roseland Parish - The Way Forward: Housing & Accommodation Working Group