

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 69
held on Monday 16th January 2017 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 Cllr. Derek Holley (Town & County : Saltash East) (DH)
 Cllr. Bob Austin (Town & County : Saltash West) (BA)
 Ian Taylor (Port View Estate) (IT)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 David Bennett (SWRA and Essa Cycling) (DB)
 Mike Hocking (North & Middle Pill Neighbourhood Association) (MH)
 Steve Besford-Foster (Consultant) (SB-F)
 William Holman (N&M Pill Landowners Consortium) (WH)

Apologies:- None

The meeting was not recorded.

Minute No.	Item	Action
471.	Declaration of Interest. A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
472.	Minutes of Meetings 66 and 68. The Minutes of Meeting 68 were approved as were those for Meeting 66 : The Affordable Housing Special subject to the following amendments. 1. Minute 458 – 6. Delete 2. Minute 458 – 16, bullet point 4 – amend to read “ <i>older estates of challenging building quality.</i> ”	WH
473.	Matters Arising from Minutes of Meetings 66 and 68. 1. Meeting 66 : Affordable Housing Special. a. DH enquired how Community Land Trust developments could be operated in the town on the assumption that sites could be found. WH, who had previous experience in setting up CLT’s, indicated that the town could either establish it’s own CLT or enable/facilitate the work of the existing Cornwall CLT. The former would require a major on-going commitment from the community. The latter could be undertaken by providing supporting policies in the SNP and seeking to source land. WH to speak with the Cornwall CLT to determine whether they have any policy initiatives they would like to see included in the SNP. b. SB-F suggested that the SNP could identify a suitable “planning exception” site or sites, typically outside existing development boundaries. WH indicated that the provision of land for CLT development under Sec. 106 planning obligations for major developments should be examined with the Cornwall CLT. c. SB-F would provide copies of CLT presentations relating to the work of Cornwall CLT and a community project at Ashton Gate,	WH WH

	<p>Bristol. He recommended that the work of the Totnes Community Group also be considered.</p> <p>d. DH commented on the option of Discounted Sale prices from developers to meet affordable housing and was uncertain about the level of leakage into the general housing market over time without strict controls.</p> <p>e. DH raised concerns over the level of affordable housing being provided on the Broadmoor Farm development. This development was the major source of affordable housing over the plan period and needed to be kept at the prescribed 30% level. WH to draft a letter for DH to send to Cornwall Planners on behalf of the SNP Steering Group.</p> <p>f. DH indicated that Sheltered Housing provision addressed within the SNP should be maintained at present levels.</p> <p>2. Meeting 68 – None</p>	<p>WH</p> <p>WH/DH</p> <p>DY</p>
474.	<p>Policy Writing Programme and Allocation of Tasks.</p> <p>The following matters addressed at the previous meeting were reiterated.</p> <ol style="list-style-type: none"> 1. <i>DY had distributed policy documentation to the members of the Steering Group together with his Draft skeleton SNP document. It was agreed that the skeleton document structured on 13 chapters be used as the base from which to work.</i> 2. <i>It was further agreed that the four Theme Teams be re-convened to undertake the task of policy writing. Each had built up valuable knowledge in the course of their previous work. A copy of the Policy Writing slide presentation would be provided for each Theme Team member.</i> 3. <i>It was planned that the first draft be completed for editing by DY, as Editor-in-chief, by the end of February 2017.</i> <p>Dates for the Theme Team Policy Writing meetings are set out under Dates of Next Meetings below.</p>	<p>DY/BA/WH</p> <p>ALL</p>
475.	<p>Any Other Business.</p> <p>1. The Waterfront Coastal Communities Project.</p> <p>A second meeting had been held on 10th January 2017. It focussed on identifying short-term improvements and initiatives which would establish themes to carry forward as part of long term strategic objectives which would be considered at the next meeting on the 3rd February 2017. Such objectives needed to be considered as part of the SNP policy writing.</p>	
476.	<p>Date of Next Meeting.</p> <p>Moving About Policy Writing Theme Team meeting. To be advised.</p>	<p>BA to arrange</p>

Making Community Policy Writing Theme Team. Thursday 9 th February 2017, Saltash Guildhall at 5.30pm	WH to arrange
Housing Policy Writing Theme Team Monday 30 th January 2017, Saltash Guildhall at 6.00pm	WH to arrange
Invest, Work and Learn Policy Writing Theme Team. Tuesday 7 th February 2017, Saltash Guildhall at 6.00pm.	DY to arrange
Steering Group – Monday 6 th March 2017, The Guildhall at 6.00pm.	ALL

The meeting ended at 19.45 pm.

Circulation List

(Names in ***Bold Italics*** denote an elected member of the Steering Group.)

<i>Cllr. David Yates</i>	<i>Saltash West (STC)</i>	Matthew Tunley	Commercial Estates Gp (Broadmoor Fm)
<i>Cllr. Jean Dent</i>	<i>Saltash West (STC)</i>	Catherine Thomson	CC Community Network
<i>Cllr Bob Austin</i>	<i>Saltash West (CC & STC)</i>	Peter Ryland	Chamber of Commerce; CIC; STIG
<i>Cllr Derek Holley</i>	<i>Saltash East (CC & STC)</i>	Andy Rance	Cornwall County Youth Work
<i>Cllr Lee Russell</i>	<i>Saltash North (STC)</i>	Colin Breed	Resident
<i>Mike Finch</i>	<i>Saltash Environmental Action</i>	Simon Cronk	Resident and Chartered Surveyor
<i>Mike Hocking</i>	<i>N&M Pill Neighbourhood Assoc'n</i>	Ray Lane	Town Clerk
<i>Leslie Rust</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Zoe Bernard-John	CC Senior Development Officer
<i>John Percil</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Richard Hall	Resident
<i>Denise Watkins</i>	<i>Waterfront Residents Assoc@n</i>	Vanessa Luckwell	CC Community Regeneration Officer
<i>Gail Swift</i>	<i>Pillmere Community Association</i>	Caroline Righton	Aston Getty (Broadmoor Farm)
<i>William Holman</i>	<i>N&M Pill Landowner Consortium</i>	Tunde Awe	Resident
<i>Jane Hamlyn</i>	<i>Architect & Pillmere Resident</i>	Geoff Mawson	Resident
<i>David Bennett</i>	<i>SWRA & Essa Cycling</i>	Michael Griffin	MA Griffin Associates (Hole Farm)
<i>Ian Taylor</i>	<i>Port View Estate</i>	Andrew Williams	Resident (Middle Pill)
<i>Cllr. Richard Bickford</i>	<i>Saltash East (STC)</i>	Simon Walker	(Landrake and St. Erney N. Assocn.)
<i>Cllr. Matthew Coot</i>	<i>Saltash South (STC)</i>	Sue Newell	(Landrake and St. Erney N. Assocn.)
David Orr	Consultant	Ken Martin	Governor Saltash.net
Steve Besford-Foster	Consultant PlanSupport	William Cotton	Chamber of Commerce
Robert Taylor	Persimmon Homes	Rev. Tom Osborne	Methodist Church
Alex Sharpe	Trustee China Fleet Country Club		

All Minutes of Steering Group meetings together with extensive information on the preparation of The Saltash Neighbourhood Plan can be found at plan4saltash.co.uk