

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 70  
held on Monday 6th March 2017 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town : Saltash West) (DY)  
 Cllr. Derek Holley (Town & County : Saltash East) (DH)  
 Andrew Williams (North and Middle Pill Neighbourhood Association) (AW)  
 John Percil (Latchbrook Neighbourhood Association) (JP)  
 Ian Taylor (Port View Estate) (IT)  
 Steve Besford-Foster (Consultant) (SB-F)  
 William Holman (N&M Pill Landowners Consortium) (WH)

**Apologies:-**  
 David Bennett (SWRA and Essa Cycling) (DB)  
 Mike Hocking (North & Middle Pill Neighbourhood Association) (MH)  
 Alex Sharpe (CFCC) (AS)

**The meeting was not recorded.**

<b>Minute No.</b>	<b>Item</b>	<b>Action</b>
477.	<b>Declaration of Interest.</b> A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
478.	<b>Minutes of Meeting 69.</b> The Minutes of Meeting 69 approved.	<b>WH</b>
479.	<b>Matters Arising from Minutes of Meeting 69.</b>  <b>1. Minute 473.1 Affordable Housing Special.</b> It was agreed to include a policy in favour of Community Land Trusts and developments and to include further investigative work as a project under the SNP. The key was to secure land, principally exception sites on the edges of settlements.  <b>2. Minute 473.2e. Affordable Housing Broadmoor .</b> DH ran through the response received from the Cornwall Affordable housing Team which addressed four issues raised by the Steering Gp. a) Full details of the development and the s106 obligations which have been secured were reported to Cornwall Council's Strategic Planning Committee on the 20th November 2014 and full details and minutes can be viewed online using the link below: <a href="https://democracy.cornwall.gov.uk/ieListDocuments.aspx?CIId=618&amp;MIId=5653&amp;Ver=4">https://democracy.cornwall.gov.uk/ieListDocuments.aspx?CIId=618&amp;MIId=5653&amp;Ver=4</a> b) A minimum of 27.5% will be provided. A maximum of 40% will be provided based on a viability appraisal for each phase. SB-F indicated the importance of the delivery trajectory over the plan period and indicated in response to a question raised by JP that developers	

	<p>would look at any slippage in trajectory for justification in bringing other developments forward. Liskeard were including contingency sites promoted by Persimmon Homes and Wain Homes. DH to check the latest trajectory for Saltash</p> <p>c) The viability consultants appointed were Turner Morum and they were appointed specifically for this development by the Affordable Housing Team but considered all of the s106 obligations in their appraisal.</p> <p>d) Local Connection means a connection with the Town or County as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council:</p> <ul style="list-style-type: none"> <li>(a) being permanently resident in the Town or County for a continuous period of at least twelve (12) months and that residence is of their own choice; or</li> <li>(b) being formerly permanently resident in the Town or County for a continuous period of five (5) years; or</li> <li>(c) having his or her place of permanent work (normally regarded as sixteen (16) hours or more a week and not including seasonal employment) in the Town or County; or</li> <li>(d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident in the Town or County and has been so for a continuous period of at least five (5) years; or</li> <li>(e) being in such other special circumstances which the Council considers requires the applicant to reside in the Town or County and which is consistent with the Council's Cornwall Homechoice policy as amended from time to time;</li> </ul> <p>e) The application was considered, scrutinised, debated and approved by SPC on the 10<sup>th</sup> November 2014 when local members were present. The s106 agreement will be finalised by the planning officer Steve Kirby and signed off by the planning head of service, as per the SPC decision.</p> <p><b>3. Minute 475 - The Waterfront Coastal Communities Project.</b> This was now referred to as The Coastal Communities Team : Saltash - The Waterfront Development Partnership. This initiative was progressing well. SB-F indicated that improvements were likely to require Sec. 106 developer contributions. Developers might seek to promote developments on the basis of assisting in the delivery of other desired objectives.</p>	<b>DH</b>
480.	<p><b>Policy Writing Review.</b></p> <ol style="list-style-type: none"> <li>1. The draft "Waterfront" policy paper was reviewed. An annotated version is attached.</li> <li>2. Meeting dates were agreed to continue the progress. See minute 482 below.</li> <li>3. Policy drafts were still awaited from :- <ul style="list-style-type: none"> <li>a) The Moving About Theme Team; and</li> <li>b) The Making community Theme Team (Part).</li> </ul> </li> <li>4. SB-F was asked to provide a priced proposal for taking reviewed policy drafts and preparing a first draft of the Saltash Neighbourhood Plan.</li> </ol>	<b>ALL</b>  <b>BA</b> <b>WH</b>  <b>SB-F</b>
481.	<p><b>Any Other Business.</b></p>	

	None	
482.	<p><b>Date of Next Meetings.</b></p> <p>Steering Group – Monday 13<sup>th</sup> March 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Thursday 16<sup>th</sup> March 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Monday 27<sup>th</sup> March 2017, The Guildhall at 6.00pm.</p>	<b>ALL</b>

**The meeting ended at 20.05 pm.**

DRAFT

## Policy Draft – Making Community Theme Team

Waterfront matters discussed at SNP Steering Group meeting on 6<sup>th</sup> March 2017.

Neighbourhood plan

Throughout this document: SNP references that the data came from the Saltash Neighbourhood Plan questionnaire. The number in parenthesis refers to the mean number from the data received (N=???) with the scale being on a likert scale from 1=not important to 5=upmost importance.

### Waterfront

The Waterside of is the historical heart of Saltash. Within that heart there are many buildings and areas that remain distinctive to the area of Saltash and give the Waterside its character.

Saltash is situated partially alongside the Tamar river, partially alongside the Lyhner river. Understandably, the identity of Saltash is one that was founded on the presence of the river and continues to evolve alongside the river.

There are two distinct areas that integrate Saltash and the Tamar and Lyhner, the 'waterside' and the 'waterfront'. The waterside is the area to the north of Coombe Creek to the south of the Royal Albert Bridge. The Town Waterfront is the area between **Cargreen? and Wearde Quay ?**. **Saltmill to Coombe creek. The Riverside – Kingsmill Creek to Notter Bridge**

The waterside is an area that every resident of Saltash knows and has become the billboard for Saltash, a vibrant mix of historical bridges and buildings, romantic topography and modern monuments welcoming visitors to Cornwall.

The waterfront is the larger area stretching from the ANOB area (**Cargreen?**) in the north through the waterside area along to the historic Wearde Quay. **Rationalise previous 3 paras.to define The Waterside, The Waterfront and The Riverside.**

All discussion has been in co-ordination with the Coastal Communities **Team for Saltash**

### Aims

**N.B. waterfront not referred to in the Saltash DPD therefore v.important to get this right !**

To sustain and enhance the waterside as a vibrant area with a sense of community that caters for the entire socio-economic population of Saltash. This would include encouraging environmental improvements such as additional community facilities and open spaces (4.1 – Saltash Neighbourhood Plan [SNP]) (Cornwall Local Plan: Policy 16: 3). **Protecting key iews**

Using the waterside as area of water based transport links providing safe and suitable access to the site (policy 27: Cornwall local plan) and to improve links to the town centre, railway station and bus services (4.3 - SNP).

To promote the town as a welcoming destination for visitors and tourists with its geographical location between the sea and moors and its links to Brunel's engineering heritage (4.0 – SNP). Encouraging the development of tourism facilities such as cafes, restaurants and shopping areas (3.9 – SNP) to maximise the tourist potential of Saltash as the Gateway to Cornwall (Cornwall Local Plan: PP17 18.1, objective 5)

To encourage marine leisure activities through the provision for marine and river activities (4.1 – SNP).

To ensure that buildings **and structures** of local and historical importance and distinctiveness are preserved, conserved and where appropriate enhanced (policy 24: Cornwall local plan). This includes protecting the historic maritime environment such as the old pier, the world war two groins (etc?). **Protection of mud by EA ?**

**Cross ref flood protection in “General”**

## Objectives

- To ensure that development contains a mixture of residential, retail, public, open spaces and community opportunities (4.2 SNP). **Incl. leisure and water-based recreation .... Small scale (specialist) maritime industries (e.g. specialist hand – built boats, sail loft???) Not a marina what about extra pontoon ? Master-planned approach essential.!**
- To ensure that development takes into account improved accessibility into the town centre (Fore Street?). (4.3 SNP)
- To ensure the preservation and conservation of public spaces within the waterside other than development for community which would be inspired by a comprehensive development scheme. (SNP – 11% of comments in the “protected valued spaces” section)
- To further develop the evening economy of the Town Centre and Waterfront. (SNP 3.9, 3.3).
- To preserve the street layout and **community cherished** views of the Tamar, Tavy and Lynher. **Need for local landscape assessment to demonstrate why a cherished view involving the community and production of masterplan led by Coastal Communities Team.**
- Encouraging developments that contribute towards improvements to the landscape and environment by making use of neglected land and buildings **(not sure how this would work legally? Try to secure sec 106 and CII monies derived from any future planning applications which might be linked to the area by encouraging developers to regenerate the area )** – 24% of comments regarding areas requiring improvements to the environment.

## Policies

1. Development within the waterside/front area will be supported when they demonstrate that they-

- a) Retain and contribute to replace with **Conserve and enhance** the attractiveness of the waterside/front area.
- b) Have appropriate access to/or car parking provision.
- c) Contribute to the vibrant and lively character of the waterside/front area.

- d) Will not have a significantly detrimental ecological, economical or social impact on the historical character of the waterfront/side area.
- e) Will not have a significantly detrimental ecological, economical or social impact on the town centre or access to the town centre.
- f) **Will not have an unacceptable impact on residential amenity. Take this one to General development policies. DY**  
**Include air pollution references in General devtpt policies. DY**  
**Support measures to reduce air pollution.**

**Too general as covered in CLP, DPD etc. need to make more specific to the waterfront/side.**

**Need to tie back to aims on street layout new development proposals reinforce historic street lines etc SB-F to provide wording**

2. Development within the waterside/front area will be supported when they demonstrate that they-

- a) Retain **Allow general** access to all existing waterside/front amenities and access to all water based activities. **include**
- b) Take into account improving access to the town centre (**can this be written in policy that 106 money is designated to one particular area of the town??**) **See bullet point 6 in Objectives above. Include something on developments not inhibiting access to the Town C.**

3. The protection of buildings **and structures** of historical significance within the waterside/front area-

- a) Besides the nationally listed buildings **and structures** the following buildings will be classified as building of local significance, architectural interest or historic importance:  
**Can we get a definitive list of places to avoid 'wobble room'**  
**Be more specific on sites and their importance.**  
 Civil war site? **Gun emplacement ?**  
 The landing site?  
 Wearde Quay?  
**Others ?**

4. Development within the Waterside/front area will be supported if it encourages the development of the night time economy whilst:

- a) Remaining **provides measures to protect** the residential nature of the area.
- b) Ensures that the environmental impact on the waterside/front area (waste, litter, vandalism **light, noise etc** etc.) which can demonstrably linked to said development is addressed.

5. Green (**define these spaces as it would be nice to include the shore line but this needs to be looked at**) public spaces will be retained for public use or projects that would enhance and increase access to public space spaces (for those with limited mobility – is this needed here? I'm thinking possible 'boardwalk/bike route ideas)

**Identify existing open spaces but differentiate from new proposals e.g. the Boardwalk.**

- a) These areas will include: Brunel Green, Jubilee Green, **Waterside Green**, Saltmill Park, **Shoreline from China Fleet to Wearde Quay?** **Check appropriate positioning in the SNP !**  
**Look at/refer to the Saltash Green Infrastructure Strategy Map. Tamar and Tiddy**

Landscape Character Area See Cornwall GIS system. Ensure consistency with area definitions to waterfront etc etc.

b) Development including these areas will be supported if public access is permitted.

SB-F to consider whether protection measures could be applied to the riverside land between Salt Mill and CFCC.

He understood that the planning history for the land dated back to c.1948.

The meeting (6<sup>th</sup> March 2017) ended at this point.

## 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 &amp; STC)</i>	Peter Ryland	Chamber of Commerce; CIC; STIG
<i>Cllr Derek Holley</i>	<i>Saltash East (CC &amp; 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&amp;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&amp;M Pill Landowner Consortium</i>	Tunde Awe	Resident
<i>Jane Hamlyn</i>	<i>Architect &amp; Pillmere Resident</i>	Geoff Mawson	Resident
<i>David Bennett</i>	<i>SWRA &amp; 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](http://plan4saltash.co.uk)**