

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 71  
held on Monday 13th March 2017 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town : Saltash West) (DY)  
 Cllr. Derek Holley (Town & County : Saltash East) (DH)  
 John Percil (Latchbrook Neighbourhood Association) (JP)  
 Mike Hocking (North & Middle Pill Neighbourhood Association) (MH)  
 Steve Besford-Foster (Consultant) (SB-F)  
 William Holman (N&M Pill Landowners Consortium) (WH)

**Apologies:-** Robert Taylor (Persimmon Homes) (RT)

The meeting was not recorded.

<b>Minute No.</b>	<b>Item</b>	<b>Action</b>
483.	<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.	
484.	<b>Minutes of Meeting 70.</b> The Minutes of Meeting 70 were approved.	<b>WH</b>
485.	<b>Matters Arising from Minutes of Meeting 70.</b>  <b>1. Minute 480.4. Policy Writing Proposal.</b> SB-F had submitted a proposal which was with the Chairman for consideration.	<b>DY</b>
486.	<b>Policy Writing Review.</b> 1. The Draft "Town Centre" policy paper was reviewed. An annotated version is attached. 2. The Draft Housing Policy Document previously circulated would be the subject of the next meeting.	<b>ALL</b>
487.	<b>Any Other Business.</b>  <b>1. Park and Ride Proposal</b> DH reported on this item which was raised at a recent Tamar Bridge Joint Committee meeting. Cornwall Council (CC) and Plymouth City Council (PCC) Officers were examining the feasibility of establishing a Park and Ride facility serving commuters and shoppers into the City. PCC would support and contribute to the proposal. Site options were being considered. DH and DY were attending a meeting with CC on 15th March 2017. This was viewed as an opportunity that could be exploited for the benefit of the Town Centre. The following points were raised in discussion. a) A site should be west of Carkeel roundabout to reduce congestion;	<b>DH/DY</b>

	<ul style="list-style-type: none"> <li>b) Where would the P&amp;R facility serve in Plymouth e.g.The City Centre and/or employment sites around the City ?;</li> <li>c) Shared space improvements at Burraton Cross;</li> <li>d) Callington Road Enhancements for the “Town Centre Boulevard;”</li> <li>e) Dedicated Bus Lanes;</li> <li>f) Bus routes and the opportunity of directing some through the town centre to enable passengers to shop/dine on their way back to the P&amp;R facility. A “Supper Bus” option.</li> <li>g) Links to the Cycle Network as an off-peak resource.</li> <li>h) Potential for suitable facilities which would not draw trade from the Town Centre.</li> <li>i) Include reference to the P&amp;R facility in the SNP.</li> </ul>	<b>DY</b>
488.	<p><b>Date of Next Meetings.</b></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 19.55 pm.**

DRAFT

## Policy Draft – Making Community Theme Team

Town Centre matters discussed at SNP Steering Group meeting on 13<sup>th</sup> March 2017.

### Town Centre

The town centre of Saltash is the central community focus of Saltash.

Fore Street is undoubtedly the high street of Saltash but the roads surrounding it also contain commerce and community facilities.

Use definition and map for TC

### Aims

To encourage the redevelopment of Fore street and the town centre area making the town centre an area for a shopping (4.0 – SNP), a key component of Saltash Town centre and a major part of any successful town (Cornwall Local Plan:1.77). Redevelopment in the town centre will be encouraged to entice both independent traders (4.1- SNP) and more high street shops (3.6 SNP), cafes and restaurants (3.0 SNP) leading to a more niche shopping experience, accommodating the growth of the town centre economy and the out-of-town retail economy.

Cross ref Housing Team encouraging/no objection to conversion of upper floors to residential ??

Also covered by Use Classes Order 2015 ???

Occupation by upwardly mobile yuppies –good or yobbos - bad!

Provide for life and activity in the TC

Can assist private rented sector.

Do not want conversion of Gd floor to residential. Use of Article 4 Directive to prevent this !

To address vehicular activity in the town centre making it a more welcoming pedestrian environment (4.1 - SNP) for visitors to the town centre. Development within and around the town centre should take into account the need for convenient accessible and appropriate cycle and pedestrian routes within the immediate vicinity of the area (Cornwall Local Plan: Policy 27: 4) which would incorporate improved pedestrian routes linking into the town centre (3.9 SNP) and the provision of secure bike racks in Fore street to accommodate the move towards a less congested town centre.

Check relationship to Moving About policies.

### Objectives

- To support the changes that accommodate economic and community growth to the centre of Saltash and strengthen its dominant location for shopping and services. (SNP 4.0)
- To assist in stimulating the economy of Fore Street creating investment and employment opportunity for new commerce in the centre of Saltash. Additionally, assisting in increasing footfall to retain existing businesses and employment opportunities in Saltash Town Centre (Cornwall Local Plan: PP17: 18.5)

- Encouragement to bring a more niche shopping experience to the centre of Saltash as the growth of the 'out-of-town' shopping experience expands in the Carkeel region of Saltash. (SNP 4.1)
- Encourage development and change-of-use of retail premises that sustain and support the vitality and viability of the town centre (Cornwall Local Plan: Policy 4.1)
- Support and encourage the enhancement of shop frontage to give a more distinct character to the character of Fore Street. **Can we add controls via design guide for shop fronts designed to reflect the scale and character as per conservation areas. Treatment of illuminated signs ? (covered by planning regs. Treatment of corporate brand/livery ?? N.b. difficult to control outside conservation areas.**
- Enhance the experience of shopping in Saltash town centre through walkway management and design, traffic flow and traffic control improvements. (SNP 3.9, 3.7, 4.1). **Putting in covered walk-ways ?  
What are the views of Town centre group ???  
Linking car parks to the shopping area with covered areas.  
Permeability from car parks.**

## Policies

1/Future developments and change-of-use applications within Saltash Town Centre will be supported if:

- a) the use of the premises falls within the area of..... (complies with the data from the NP questionnaire)
- b) Will not have an unacceptable impact on residential amenity **restrict to upper floors ????.**  
The

**e.g. putting in take-a-way near residential accomm. How do we measure an unacceptable impact – normal environmental factors light, noise , smell, dust, waste etc**

2/Future development and 'change-of-use' applications within Saltash Town Centre will be supported if:

- a) All new retail developments will be expected to have facilities required to allow commercial vehicle parking, loading and loading or storage to be carried out on site without blocking pavements and footways or restricting passage on public roads.

**Balance of mix/limiting of no of estate agents, and other professional services A2  
See CLP Policy 4.**

3/Changes to premises frontage will be supported if:

- a) Architectural changes are made in line with an approved Design Statement.  
**Include prep as a SNP Project recognising the difficulty to control if not part of conservation area. What grounds exist to protect it ??  
Include as an advisory document and not obligatory ??**

What is the sense of Fore Street. Character assessment required.  
Changes to shop frontages must confirm to criteria base...

- Scale and Character
- Style
- Compatibility to adjacent premises ???
- Compatibility
- Settlement form
- Sense of place
- Reflect street pattern and line.
- N.b. Liskeard statement. Historical bit may not apply but can be more specific to the L Fore St. conservation area.

All designed to increase popularity of the town centre.

Linkage from waterfront through L Fore Street and main Fore street.

Look at potential on the reason to control the design to create a new branding for the town centre.

N.b. Liskeard more relaxed about mixture of uses in the town centre.

4/. Development within the retail area of Saltash Town centre/Fore street will be supported if it encourages the development of the night time economy whilst:

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

Need to research night-time economy impact. Smaller scale, restricted hours finishing at 11.00 pm ?? or is it too widespread that later hours would be approved ??

Redevelopment of the post office site subject to a design brief project. Town square proposal ???

Treatment of Alexandra sq. – Design brief examples to back a policy proposal for improvements ?

Car Parking charging policy ????? not an SNP issue but Sympathetic to the extension of existing car parks.

Check against Moving About.

Use of Fore Street as a thoroughfare !!!

What about public toilets ???

Check the June development plan document ??? a focus on regeneration and renewal. Look at 10/11,000sq ft /20,000 sq ft development proposal for the town centre. Esp the PO site, maybe town sq to meet the capacity requirements identified by CCouncil. To meet 2030 requirements.

Indicate capacity for 20k retail devpt which could be supported/provided in STC subject to access, car parking design scale and character. Forecast to be needed in 4/5 years look at Saltash local plan at 1986.

30% A2 use in STC.

The meeting (13<sup>th</sup> March 2017) ended at this point.

## Circulation List

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

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