

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 75
held on Tuesday 11th April 2017 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 Mike Hocking (North & Middle Pill Neighbourhood Association) (MH)
 David Bennett (SWRA & Essa Cycling) (DB)
 Steve Besford-Foster (Consultant) (SB-F)
 William Holman (N&M Pill Landowners Consortium) (WH)

Apologies:- None Received.

The meeting was not recorded.

Minute No.	Item	Action
507.	Declaration of Interests. A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
508.	Minutes of Meeting 74. The Minutes of Meeting 74 were approved.	WH
509.	Matters Arising from Minutes of Meeting 74. 1. SNP Policy Writing Contract. a) DY confirmed that the Town Council had approved the terms to commission SB-F to write the Saltash Neighbourhood Plan in liaison with DY as guided by the work of the Steering Group. The Town Clerk would manage the contract details. b) SB-F had spoken to Sarah Ferley, a Cornwall Council Development Officer (Planning), to discuss the present thinking on the format of a Neighbourhood Plan and in particular how best to tie Neighbourhood policies back to Local Plan policies. SB-F would provide examples of “approved” Neighbourhood Plan models for discussion. c) WH questioned the need to revisit the “Vision” for the Plan to ensure that proposed objectives and under-pinning policies ensured it would be delivered.	SB-F/DY RL SB-F
510.	Policy Writing Review. 1. The Draft “Community Facilities and Services” Policy Paper was reviewed. An annotated version is attached. 2. The Draft “Meeting the growing demand for additional Sport, Recreation and Leisure facilities” Policy Document previously circulated would be the subject of the next meeting.	DY/SBF WH
511.	Any Other Business. None	

512.	<p>Dates of Next Meetings.</p> <p>Steering Group – Wednesday 19th April 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Wednesday 26th April 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Wednesday 3rd May 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Wednesday 10th May 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Wednesday 17th May 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Wednesday 24th May 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Wednesday 31st May 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Wednesday 7th June 2017, The Guildhall at 6.00pm.</p> <p>Steering Group – Wednesday 14th June 2017, The Guildhall at 6.00pm.</p>	ALL
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The meeting ended at 19.35 pm.

Policy Area: COMMUNITY

Policy: Community Hub

Saltash seeks to promote and enhance the physical, spiritual and mental well-being of the community by creating hubs which both provide and encourage cohesion for all.

Broader than just churches.

Evidence: Saltash is made up of distinctive neighbourhood communities (16 identified by the Residents Survey). Many of these areas currently lack facilities and meeting places within them where the community can connect with one another. Over 96% of respondents felt their community could be enhanced by improved facilities, nearly a quarter of these by shops and 7% by a community gathering place.

New developments must have community gathering places. At what point does the conversation need to take place ? Should schools embody community facilities for out of hours uses ? Design of schools important. Security v open use. Multi-use games areas can be provided. At what scale of development is a school provided ? Check out DPD Infrastructure section. Do we have influence under the SNP to promote community school approach to encourage community cohesion to provide new or expanded facilities for joint use where planning consent is required to enable same.

Audit of community facilities as a project under the SNP.

When new developments promoted an assessment needs to be undertaken to establish what facilities should be provided as part of the development process underpinned possibly by Sec 106 contributions.

N.B the Latchbrook experience.

Latest DPD says surplus 100 places but by end of Plan period 100 short hence Broadmoor PS requirement.

Is there an issue for Saltash.net in meeting projected numbers. N.B students from Plymouth.

Note the difficulties within the SNP, but unlikely to provide direct planning policies on the issue.

Objective: To ensure that each recognised estate and neighbourhood area of Saltash has access to community facilities and local shops designed to meet their present and future needs as well as helping to foster community spirit and responsibility.

The NPPF encourages the promotion of healthy, inclusive communities by providing “opportunities for meetings between members of the community who might not otherwise come into contact with each other”. (NPPF section 8)

The development of a community hub in established neighbourhoods will be actively pursued with existing providers in line with ‘Appendix A’ and this document will form the basis for discussions with new residential and mixed developments including Broadmoor Farm.

The development of a community hub will be supported and encouraged, provided it offers or contributes towards:

- i. Facilities for local community groups of an adequate size and fit for purpose
- ii. Facilities in line with existing SNP policies particularly in respect of enhancing the environment, transport links and promoting the local economy
- iii. Facilities in line with ‘Appendix A’

A community hub could be virtual i.e. not requiring a building. Sec 106 contributions could be demanded to fund service integration.

Discussion Document Potential Uses for a Community Hub Facility For New and Existing Saltash Neighbourhoods

APPENDIX A

1. Coffee shop
2. Convenience shop
3. Farm shop for Community Supported Agriculture
4. Internet Access and Assistance
5. Post Office and newsagent services
6. ATM or Does this draw trade from the Town centre ?
7. On-line shopping depository for resident collection e.g grocery deliveries
8. Residents Electric vehicle fleet management and charging point with drop-off/taxi service
9. Car sharing pool and co-ordination(Green Travel Plan)
10. Residents Bicycle/tricycle fleet management
11. Office, board, meeting room for local clubs, groups and organisations
12. Social enterprise base
13. Landscape Maintenance equipment store
14. Residents recycling facility
15. Bus stop
16. Notice board – Saltash Town council, advertisements residents association
17. Town centre businesses shopping and services hub as designed/operated by Saltash Town-centre Improvement Group (STIG)
18. Cornwall Council One stop shop link point
19. Elderly
20. Youth
21. Nursery
22. Allotments/Community farms/school farms etc
23. Emergency Evacuation Centre

Philosophy notes

1. Facilities would be designed to create minimal reliance by residents on the motor car but maximum access to the Town Centre, waterfront, rail and bus networks, educational, health, medical, Leisure facilities etc of the town.
2. Facilities would be in proximity to a practical cycle-path and footpath network arranged and **dedicated** parking/recharging facilities for electric vehicles including cycles electric “Boris Bikes”
3. Do we need a Green Travel Plan for Saltash ?
 - Electric vehicles for use within boundaries of Saltash again with dedicated parking as above, booking arrangement,
 - Commercial Viability, Locations, Seek sponsorship via energy companies or EU funding.
 - Other Issues Use as a basis for the Broadmoor Brief ????

4th January 2016

Providing the facilities/services listed above might contribute to reduce travelling journeys.
Can a policy be included obliging an electric bike to be provided with every new house provided in the town. N.B . recharging points.

NOTES

1. I have presumed that Appendix A is the former Appendix B! (I have incorporated some of the 'philosophy notes')

2. The CLP policy 4:4 Community facilities does not seem to protect existing services neither is sympathetic to new ones in respect of its wording, referring to "public transport accessible alternatives". We could probably all get on a bus and go somewhere else if we had to but I think this misses the point! Could we be less vague and more pro-active with ours?

N.B. new C Local Plan policy wording.

This could be addressed in SNP

3. Can we make developments timebound? Something to avoid the situation that has arisen in Latchbrook, where a group have taken over the running of a facility but have been unable to bring it to completion due to funding? It has remained unfinished for 3 years. (Scout Hut)

Provisions under Sec 106 can provide a timebound facility however it might not keep it going.

4. I have used the word 'spiritual' at the outset. A significant part of the 'What makes Saltash Distinctive' document included the Christian faith aspect of our town. A conservative estimate of 10% of the population of Saltash attend a Christian church regularly and allowance should be made for this in community provision (not necessarily confined to established church buildings).

(These questions were not posed in the surveys but I think both Maggie and me have been representative voices and have raised this aspect a number of times, both in terms of heritage and future planning.)

Saltash Neighbourhood Plan Making Community Policy Topics

Objectives:

To meet the changing demand for Health, Education, and Community Services and Facilities.

To support the retention and improved provision of "Fit for Purpose" facilities and premises for the numerous clubs, organisations, public services and community facilities in the town.

Cornwall Local Plan Policy Ref : Policy 4. Shopping, Services and Community Facilities.

The Cornwall Local Plan states "*Community facilities are essential for local residents. They also impact on the health and wellbeing of communities. Any growth in jobs and homes needs to be supported by adequate infrastructure provision, this includes community facilities. It is important that these facilities and services are accessible to all.*

Blue box verbage to set the scene for the SNP

The definition of community facilities is wide ranging and includes public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, health and education facilities, public houses, public toilets, youth centres, nurseries, libraries, leisure centres, allotments, playing fields, social care facilities including day centres, places of worship and services provided by the community and voluntary sector."

Saltash prides itself on the breadth of services it enjoys as well as the number and variety of clubs, and organisations which make it a distinctive parish which fosters community pride, community responsibility and community spirit. They are vital as they contribute to the quality of life for all ages as well as visitors.

These qualities need to be cherished, expanded and improved to permit improved travel accessibility, improved physical access improvements to premises to comply with Disability Discrimination Act requirements for all and to allow for planned population growth.

Reasoned Justification

Findings from the Resident's Survey Questionnaire based upon a "Likert scale" where 1=not important to 5=upmost importance.

- Sites for additional medical and care facilities – 4.16.
- Better access and facilities for people with disabilities – 4.13
- Fairly meeting Community Needs without regard to age, income etc. – 4.11
- **SITES FOR ADDITIONAL SCHOOLS AND CHILDCARE – 3.78**

Other Reference Documents :

A comprehensive list of such organisations can be found Saltash Town Council web-site under "Community."

Comment : ????

Proposed Policies

1 – To protect and limit the use of the area bounded by Callington Road, Tobruk Road, Alamein Road, Warfelton Crescent and served in part off Plougastel Drive solely for the provision of community facilities and services. For the avoidance of doubt this includes The Brunel Primary and Nursery Academy buildings and sites, the Saltash Health Centre building and site, The Saltash Library site, The Saltash Police Station site, The Saltash Leisure Centre site, Warfelton Field, Kimberley Stadium, The Tennis Club site and The Guides site.

Reference to the original 1940's Civic Complex. Examine some of the original Local Plan Town Map. Look at Village Green Status for Warfelton playing field.

N.B. Decision on Warfelton "Village Green" designation application in 2009 still outstanding !

*2 – To protect and limit the use of the St Barnabus Hospital site and adjoining Port View Surgery site solely for the provision of community health, medical and hospital facilities and services. **Subject to NHS trust ?? providing alternative accessible services in the town/for the town ???***

N.B The Falmouth NP wording which resonates with the above.

3. – To ensure the construction of a new fit for purpose primary school and multi-generational community hub on the planned strategic Broadmoor Farm development.

Part of DPD document but note “ at the design stage” v obligation to deliver ! There needs to be a response to the DPD consultation to address this issue. At “design stage” issue also in respect of Community Hub

4. - To ensure the construction of new fit for purpose facilities to meet the needs of new communities in developments of 100 dwellings or more.

Consider requirements to meet the number of bedrooms.

5. - To work with groups, clubs and organisations (including public service providers) in the Town to achieve their future plans and intentions as derived from a “Community Audit.” And if deemed appropriate through the preparation of a Community Property Strategy and Plan for the Town.

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