

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 91
held on Wednesday 27th September 2017 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 Cllr. Jean Dent (Town : Saltash West) (JD)
 Cllr. Sheila Lennox-Boyd (County : Saltash North) (SL-B)
 Ian Taylor (Port View Estate) (IT)
 William Holman (N&M Pill Landowners Consortium) (WH)
 Steve Besford-Foster (Consultant) (SB-F)

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
 Cllr. Richard Bickford (Town : Saltash East) (RB)
 Mike Hocking (N&M Pill Neighbourhood Association) (MH)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 David Bennett (SWRA & Essa Cycling) (DB)

The meeting was not recorded.

Minute No.	Item	Action
605.	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.	
606.	Minutes of Meetings 90. Approved.	WH
607.	Matters Arising from Meeting 90. 1. Minute 601.1 - Development of the former “Tesco” site off Carkeel roundabout. DY and JD reported that this planning application would be considered at the Full meeting of Saltash Town Council on 5 th October 2017.	
608.	The Saltash Neighbourhood Development Plan Consultation Draft. 1. SB-F presented the following draft sections of the latest version of the Pre-submission Draft Plan. These were reviewed at the meeting. <ul style="list-style-type: none"> • The Introductory pages taking account of Meeting 90 comments; and • Policies to “Ensure a balanced range of quality new housing.” <p>The following matters were discussed and agreed:-</p> <ol style="list-style-type: none"> a) SB-F to send latest version via a link. b) A cross-compliance matrix addressing the relationship between objectives and policies to be included as discussed with Nick Cahill, the Cornwall Council Historic Environment Officer. c) The need to differentiate between the urban and rural settlement boundaries within the Parish and probably update/review the boundaries delineated in the former and superseded Caradon Local Plan inset maps. Consider also potential “Exemption” sites for affordable/housing for local need. d) Include a requirement for Heritage Impact Statements where appropriate. 	SB-F

	<p>e) The treatment of Housing Trajectory completions to track progress against Plan based/reliant upon the Cornwall Council model and recognising that if slippage occurred in achieving the minimum target of 1200 houses by 2030, then reserve sites may be required.</p> <p>f) Need to include the “balance of housing” sine curve council tax band diagram to evidence shortfalls of small/starter and large/aspirational houses.</p> <p>g) Include reference to “lifestyle/mansion” homes referred to under the NPPF.</p> <p>h) Include definition of “work from home” housing in the glossary.</p> <p>i) Clarify SNP policy on the provision of Affordable Homes differentiating between Band A-D “Welfare cases” and Band E “1Bed/Studio” accommodation where there is a particularly high demand. Differentiate between urban and rural issues as necessary.</p> <p>j) Include explanation of how Affordable Housing works in terms of calculations in relation to i) above.</p> <p>k) Urban Capacity. Unplanned sites should be developed to maximum density subject to defined criteria.</p> <p>l) Examine landscape “Areas of Local Significance” as included in the former Caradon Local Plan.</p> <p>m) Ensure housing policies address, Affordable, Mixed, HMO and Rural issues and include appropriate defining criteria where necessary.</p> <p>n) Cornwall Local Plan Planning Policy 9 – Include statement that Saltash not defined as a “small town.”</p> <p>2. SB-F advised that for the next meeting he would be drafting the section which addressed :-</p> <ul style="list-style-type: none"> • Housing Design/Pattern Book issues; and • The Built Environment. <p>3. Need to include stronger references to “Culture” in the SNP.</p>	<p>SB-F</p> <p>SB-F</p>
609.	<p>Any Other Business.</p> <p>1. The Coastal Communities Team Saltash. DY advised that there was a need to review the Declaration of Interest arrangements for this group in view of the emerging development/improvement project.</p> <p>2. The Broadmoor Farm Development. DY reported that the developers were now revising the name of the development to “Treledan” – the Cornish for “Broad Farm.”</p>	DY/WH
610.	<p>Dates of Next Meetings. Steering Group – Wednesday 4th October 2017, The Guildhall at 6.00pm.</p> <p>Diary Note. Meetings will then be held weekly, each Wednesday in the Guildhall commencing at 6.00pm bar Wednesday 8th November 2017.</p>	ALL

The meeting ended at 8.12 pm.

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