

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 92
held on Wednesday 4th October 2017 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
Ian Taylor (Port View Estate) (IT)
John Percil (Latchbrook Neighbourhood Association) (JP)
William Holman (N&M Pill Landowners Consortium) (WH)
Steve Besford-Foster (Consultant) (SB-F)

Apologies:- Cllr. Jean Dent (Town : Saltash West) (JD)
Cllr. Derek Holley (County : Saltash East) (DH)
Cllr. Sheila Lennox-Boyd (County : Saltash North) (SL-B)
Mike Hocking (N&M Pill Neighbourhood Association) (MH)
David Bennett (SWRA & Essa Cycling) (DB)

The meeting was not recorded.

Minute No.	Item	Action
611.	<p>Declaration of Interest.</p> <p>A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.</p>	
612.	<p>Minutes of Meetings 91.</p> <p>Approved, subject to amending part of the wording to Minute 608.1 e) to read :- <i>“The treatment of Housing Trajectory completions to track progress against Plan, as based/reliant upon the Cornwall Council model, and recognising that if slippage occurred, which would frustrate the achievement of the minimum target of 1200 houses during the Plan period, then reserve sites may be required.”</i></p>	WH
613.	<p>Matters Arising from Meeting 91.</p> <p>1. Minute 607.1 - Development of the former “Tesco” site off Carkeel roundabout. DY reported that this planning application would now be considered at the Full meeting of Saltash Town Council on 17th October 2017.</p> <p>2. Minute 609.1 – The Coastal Communities Team Saltash. WH to include an item on the Agenda of the next CCT meeting to review the Declarations of Interest requirements and process.</p>	WH
614.	<p>The Saltash Neighbourhood Development Plan Consultation Draft.</p> <p>1. SB-F presented the following draft sections of the latest version of the Pre-submission Draft Plan. These were reviewed at the meeting and the following comments made.</p> <p>a) In relation to the section addressing “Regeneration of the Town Centre and Manage the growth of “Out of Town Shopping,” WH felt the policy on</p>	SB-F

encouraging the evening economy of the Town Centre required further consideration. This was agreed and discussions included :-

- The breadth of suitable uses;
 - General lighting;
 - Appropriate advertising controls;
 - Appropriate treatment within and outside of Conservation Areas;
 - A review of policy TC2 percentages;
 - Use of tables and chairs in the streetscape;
 - SB-F to research examples of towns including policies to improve the evening economy e.g. Cockermouth.
- b) In relation to the section addressing “**Ensure a balance range of quality new housing**” discussions considered the implications of the Government’s emerging policy drive to build more affordable housing. SB-F advised that this might require Cornwall to identify sites for an additional 3600 houses on top of the 52,000 target through to 2030. This might require additional land being identified in Saltash. More Council Houses were being suggested but these were only likely to be pursued in areas where there was an identified need. At this stage there was just the need to sit back and see what happens.
- c) SB-F referred to the Cornwall Council Design Guide and new Heritage Design Guide which would be referred to in the both the Housing and Built Environment sections of the SNP. The Broadmoor Farm pattern book would also be examined to see if areas outside the defined CSUS Character areas should be considered.
- d) SB-F advised that Cornwall Council were conducting a “brown land directory” review and would be contacting the Town Council shortly.
- e) SB-F had made a Freedom of Information request to Cornwall Council to establish Affordable Housing need numbers for Saltash, being the actual number of applicants who were residents of Saltash and who had selected Saltash as their first choice location.
- f) Consideration might be required in Sec106 agreements or as specific planning conditions to permit but control developments where car parking spaces are not provided. A example in Culver road was cited. Such instances could occur where a single large property is converted into multiple occupation. This could also be an issue where 1 bed/studio accommodation developments are provided.
- g) Consider Landscape and Public Realm issues under policy H4.
- h) In relation to the section addressing “**Built Environment**” discussions considered the treatment of the Parish’s defined Character Areas under the Cornwall Council CSUS report. Further areas might need capturing which demonstrate something unique and “Essonian.” The CSUS report should be referred to in the SNP.
- i) Other matters considered were:-
- Broadening out the Glossary. Everyone to make suggestions;
 - The Next Steps once the Consultation Draft was completed would be :
 - Referral to ZB-J of Cornwall Council for comment;

ALL

	<ul style="list-style-type: none"> - Obtain STC “Endorsement of the Draft for Public Consultation.” Elected members would be able to make comments as part of the consultation process. DY recommended referral to the monthly Tuesday Planning Committee which comprised all elected town councillors; - Prepare an abridged summary version as an aid for consideration by STC and the public as well as making the full document available on the “plan4saltash” website. • The need to ensure that the SNP Delivery Plan and Saltash Town Council Objectives Delivery Plan aligned. <p>2. The next meeting would continue to review “The Built Environment.”</p>	
615.	<p>Any Other Business.</p> <p>1. JP enquired whether the amendments suggested by MH at a previous meeting had been approved and posted. There was uncertainty on this point. WH to check.</p>	WH
616.	<p>Dates of Next Meetings. Steering Group – Wednesday 11th 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 7.58 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>Pillmere</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		