

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 85  
held on Wednesday 12th July 2017 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town : Saltash West) (DY)  
 Cllr. Sheila Lennox-Boyd (Cornwall : Saltash : North) (SL-B)  
 Cllr. Chris Cook (Town : Saltash North) (CC)  
 John Percil (Latchbrook Neighbourhood Association) (JP)  
 Leslie Rust ((Latchbrook Neighbourhood Association) (LR) Part only  
 Mike Hocking (N&M Pill Neighbourhood Association) (MH)  
 David Bennett (SWRA & Essa Cycling) (DB)  
 William Holman (N&M Pill Landowners Consortium) (WH)  
 Steve Besford-Foster (Consultant) (SB-F)

**Apologies:-** Cllr. Derek Holley (County : Saltash East) (DH)  
 Bob Austin (Former Cornwall Cllr.) (BA)  
 Alex Sharpe (China Fleet Country Club) (AS)  
 Robert Taylor (Persimmon Homes) (RT)  
 Ian Taylor (Port View Estate) (IT)

The meeting was not recorded.

<b>Minute No.</b>	<b>Item</b>	<b>Action</b>
567.	<b>Declaration of Interests.</b> A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
568.	<b>Minutes of Meetings 84.</b>  The Minutes were approved.	<b>WH</b>
569.	<b>Matters Arising from Minutes of Meeting 84.</b>  1. See Minute 573 below.	
570.	<b>The Former Tesco Site adjacent to Carkeel Roundabout.</b> DY advised of a development proposal received. A meeting between a developer and County Councillors was scheduled for the following week. The following matters arose during discussion. 1. Traffic issues and especially :- <ul style="list-style-type: none"> <li>• the configuration and efficiency of the roundabout after the present improvement scheme;</li> <li>• the quality/robustness/accuracy of past traffic study figures; and</li> <li>• the Gilston Road junction and the possible requirement to direct all exiting traffic southwards towards the town centre along the planned “Town Centre Boulevard” recognising the ability for drivers to use the Pillmere roundabout to swing through 180 ° and drive back towards Carkeel roundabout;</li> </ul> 2. The scale of the development being twice the size of the requirement identified under the Cornwall Council Retail Study (4000sq ft v 2000sq ft); 3. The requirement for an “Impact Assessment on Town Centre trade” and use of the “sequential approach” ;	

	<p>4. Consideration of SB-F's SNP Consultation Development Draft in respect of Policies addressing "<i>The Relationship of the Town Centre to the growing Carkeel Retail and Services "Out of Town" Development,</i>" and the intention to facilitate the regeneration of the Town Centre and prohibit uses that would compete directly with the Town Centre, whilst recognising the existing food retail consent;</p> <p>5. The intended end users/occupiers and their target market be that travellers or locals or both;</p> <p>6. That Cornwall Council can refer to emerging SNP Consultation Policy Draft in considering the proposal; and</p> <p>7. How the proposal could be used positively to provide the nature of jobs and facilities identified as priorities in the 2015 Resident's Survey.</p>	
571.	<p><b>Review of Progress on The Saltash Neighbourhood Development Plan Consultation Draft.</b></p> <p>SB-F had referred to the "<i>The Relationship of the Town Centre to the growing Carkeel Retail and Services "Out of Town" Development</i>" under the previous item. He undertook to provide future policy chapters in advance of future meetings to enable prior reading and consideration by the members of the Steering Group.</p>	SB-F
572.	<p><b>Cornwall Local Plan : Consultations for Planning Policy and Guidance Documents.</b></p> <p><b>1.Terrestrial European Sites Mitigation Supplementary Planning Document.</b> This document relates to how to maintain the soft environment. The following preliminary comments were made:-</p> <ul style="list-style-type: none"> <li>• Para 5.2. Plymouth Sound and Estuaries – Saltash does not feature;</li> <li>• Para 9.5. Development Mitigation and how Developers should contribute;</li> <li>• Para 12.2. Expenditure example for mitigation works over 80 year life may not be affordable. Recognise use of Resident Management companies to fund ongoing needs and obligations.</li> </ul> <p><b>2.Biodiversity Supplementary Planning Document.</b> A very useful source document. The following preliminary comments were made :-</p> <ul style="list-style-type: none"> <li>• Use to enhance developments and feature under Sec 106 agreements;</li> <li>• Review local planting list at Table 1 Page 52.</li> </ul> <p><b>3.Community Infrastructure Levy (CIL) Draft Charging Schedule.</b> To be considered at a future meeting.</p> <p><b>4. Cornwall Site Allocations Development Plan Document (DPD) Submission Consultation (June 2017) (Regulation 19/20 Consultation).</b> A critical document to be considered at the next meeting. All to read and review and bring comments to that meeting. Preliminary issues discussed:-</p> <ul style="list-style-type: none"> <li>• Para. 13.8. and 13.9. to be interchanged.</li> <li>• Need to emphasise the importance of The Town Centre retail offer.</li> </ul> <p><b>5. Minerals Safeguarding Development Plan Document.</b> To be considered at a future meeting.</p>	WH ALL

**Any Other Business.****1. Minute 564. Consideration of letters received from Persimmon Homes and the N&M Pill Landowner Consortium in relation to the Cornwall Site Allocations Development Plan Document (DPD).**

WH exercised his right under the Constitution to make a statement before leaving the meeting.

He pointed out how challenging and threatening some groups found the process. Such process was however required to be open and transparent and the call to withhold documents presented to the Steering Group was a sinister development.

All decisions were required to be safe, robust, open and transparent and attention was drawn to Clause 15 of the SNP Constitution to ensure that there was no breach of conduct.

**Clause 15 (Affiliations, Interests and Contributions) reads:**

*“All members of the Steering Group must declare any pecuniary interest that may be perceived as being relevant to a decision of the group and be requested to leave the meeting during the decision making process. This may include membership of an organisation, ownership of land or a business, an interest group in proximity to a development site or any other matter that may be considered to be relevant by the Steering Group. Such declarations shall be recorded and be made publicly available.*

*Those declaring such pecuniary interest shall be afforded the opportunity to make a statement of case before leaving the meeting room.”*

The Chairman invited WH to leave the meeting while the Group discussed the draft response to the letters received from Persimmons and the North & Middle Pill Landowners’ Consortium in relation to the Cornwall Site Allocations Development Plan Document (DPD).

WH, having requested to exercise his right to make a Statement of Case before his departure, left the meeting at 19:45.

The Chairman then tabled two draft letters which were discussed by the Group and agreed subject to an amendment clarifying that applications for housing development on sites other than the single agreed site at Broadmoor Farm would not be dealt with through the Neighbourhood Plan but would be subject to the normal planning application process.

The Group also considered its position with regard to the Developer Proposal received from WH at the last meeting and, in particular, the two invitations as follows:-

1. An invitation to Members of the Steering Group to a tour of North and Middle Pill, and;
2. A proposal to include under the auspices of the Neighbourhood Plan Steering Group a “North & Middle Pill Master Planning Group”.

It was resolved that the invitations would not be accepted on the basis that the Neighbourhood Plan would not be allocating additional land for housing as

	<p>Broadmoor Farm had been adopted by Cornwall Council through the DPD process as the single strategic site for Saltash, a position supported by the Steering Group and the Town Council. This position was to be made clear in additional wording to be included in the minutes of Meeting 84.</p> <p>It was further agreed that, as this position was dealt with in the letters referred to above, there would be no need to write separately to the developers on this point.</p> <p>MH was requested to draft the minutes to reflect these matters and the meeting ended at 20:45.</p>	
574.	<p><b>Dates of Next Meetings.</b></p> <p>Steering Group – Wednesday 19<sup>th</sup> July 2017, The Guildhall at 6.00pm.</p> <p>.....and all subsequent Wednesdays until September 2017</p>	<b>ALL</b>

The meeting ended at 20:45 pm.

## Circulation List

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

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

**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)**