

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 94
held on Wednesday 18th October 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)
 Mike Hocking (N&M Pill Neighbourhood Association) (MH)
 David Bennett (SWRA & Essa Cycling) (DB)
 Ian Taylor (Port View Estate) (IT)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 Robert Taylor (Persimmon Homes) (RT)
 William Holman (N&M Pill Landowners Consortium) (WH)
 Steve Besford-Foster (Consultant) (SB-F)

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)

The meeting was not recorded.

Minute No.	Item	Action
623.	<p>Declarations of Interest.</p> <p>Declarations of Interest were recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill and by Robert Taylor in respect of Persimmon Homes interest in a development project at Latchbrook.</p>	
624.	<p>Minutes of Meetings 93.</p> <p>Approved</p>	WH
625.	<p>Matters Arising from Meeting 93.</p> <p>1. Minute 619.4 – Minutes MH had amended recirculated and posted Minutes 84, 85 and 86.</p>	
626.	<p>The Saltash Neighbourhood Development Plan Consultation Draft.</p> <p>1. SB-F presented his draft sections of the latest version of the Pre-submission Draft Plan relating to The Built Environment and The Natural Environment. These were reviewed at the meeting and the following comments made.</p> <p>a) Local Listing of Non-designated Heritage Assets. Referring to the request under Minute 620.c) JD and WH suggested that the following structures should be considered for addition:-</p> <ul style="list-style-type: none"> • War Memorials; • The Tamar Road Bridge; and • Riverside Quays. 	SB-F

b) **Policy ENV1 – re Design and Local Distinctiveness.**

The Port View Estate and CSUS Character Area 3.

SB-F had incorporated the essence of the policy text submitted by Sarah Adkins, the Secretary to the Port View Estate Trust. The philosophy of not being prescriptive on preventing development but permitting development subject to application of prescribed criteria had been adopted.

Producing a separate policy on the St. Barnabus hospital site and building will be considered further.

SB-F will consider further these matters in the next draft.

Key buildings outside the designated character areas would be picked up elsewhere later.

c) **Historic Parks and Gardens.**

Consider whether this is relevant for Saltash or whether to include in the Open Spaces section.

d) **Views and Vistas.**

Scale, nature and location aspects need to be considered. Could relate to AONB and other significant areas provided these are locally recognised and cherished.

Cornwall Council had identified views and vistas but the source document cannot be found at present.

Do we need to work up further? Determine whether to keep going or not.

e) **Enhance the Natural Environment.**

Policy on Biodiversity Gain.

Refer and relate to The Cornwall Council Biodiversity Impact Calculator. Include references to bird, bat and bee boxes/bricks and ponds.

RT referred, in the context of Managing Open Spaces, to examples where developers had been encouraged to provide “green reserves” or larger landscaped areas to create better biodiversity outcomes.

f) **Trees, Cornish Hedges and Hedgerows.**

Policy considered and agreed.

g) **Local Green Spaces.**

Review list of locations within the Town area for completeness.

Re-check SNP Questionnaire responses for important areas and also the Cornwall Council Open Space Typology Strategy and Plan.

Churchtown Farm Nature reserve is covered under Local Plan Policy 23.

Review Local Areas of Local Significance – The green corridors.

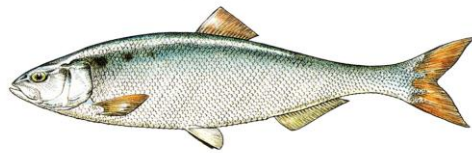
Include the proposed Broadmoor “green corridors.”

The Green Infrastructure Strategy Map referred to in the Saltash DPD does not explain the rationale and intent for the green corridors adequately. There is a need to cover this in the SNP.

We can relate CIL monies to such areas which require improvement or treatment referring to the SNP questionnaire responses for community priorities.

- h) Refer to the **The Aliss Shad** spawning grounds under marine designations and include in the proposals plan

Allis shad *Alosa alosa* are rare in the UK. Although formerly known to spawn in several British river systems, the only recently-confirmed spawning site is in the Tamar Estuary (Plymouth Sound and Estuaries cSAC). There is probably a spawning population in the Solway Firth area (Maitland & Lyle 2001), but rivers in the Severn catchment may no longer support viable breeding populations (Carstairs 2000).



Nowakowski

i) Drainage and Flooding

Important to include.

How should we treat “Critical Drainage Areas” and “Areas at Potential Risk? Differentiate between tidal and non-tidal areas.

How should we anticipate treatment for areas where flooding can be “reasonably foreseen.”e.g. Latchbrook Dam and the Waterside/Waterfront.

What about unknown/unanticipated sites ? Take a forward view?

Re-check and refer to Environment Agency documents.

Make a text rather than a policy reference to anticipate the flooding issue.

Consider the need for developers to require “their” development management company to take account and responsibility for the issue with deposit money being put in by a developer to reflect responsibility.

j. Next Meeting.

Will continue to address the Enhancing the Natural Environment and Managing Rural Areas in a Sympathetic Manner sections.

627.

Any Other Business.

1. Regal Court, Fore Street : Planning Application.

DY drew attention to a report in the Cornish Times relating to a proposed conversion and change of use application from first floor office space to 7 residential apartments. There was a requirement to provide evidence that the office space had been marketed for 9 months but had proved unsuccessful. SB-F advised that Cornwall Local Plan Policy 5 (Business and Tourism) would apply.

628.	<p>Dates of Next Meetings.</p> <p>Steering Group – Wednesday 25th 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
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The meeting ended at 7.38 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		