

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 95
held on Wednesday 25th October 2017 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
Cllr. Jean Dent (Town : Saltash West) (JD)
David Bennett (SWRA & Essa Cycling) (DB)
Alex Sharpe (China Fleet Country Club) (AS)
William Holman (N&M Pill Landowners Consortium) (WH)
Steve Besford-Foster (Consultant) (SB-F)

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
Mike Hocking (N&M Pill Neighbourhood Association) (MH)
Ian Taylor (Port View Estate) (IT)
John Percil (Latchbrook Neighbourhood Association) (JP)

The meeting was not recorded.

Minute No.	Item	Action
629.	<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.</p>	
630.	<p>Minutes of Meetings 94.</p> <p>Approved</p>	WH
631.	<p>Matters Arising from Meeting 94.</p> <p>None.</p>	
632.	<p>The Saltash Neighbourhood Development Plan Consultation Draft.</p> <p>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, Natural Environment and Rural Areas. These were reviewed at the meeting and the following comments made.</p> <p>a) Local Listing of Non-designated Heritage Assets. SB-F referred to the seminal publication on The Buildings of England : Cornwall by Nikolaus Pevsner and Peter Beecham as an important reference source.</p> <p>Further work was required to establish the local list. The need to list individual properties on the Port View Estate needed to be considered. SB-F stated that there was a need to prepare a Saltash local Listing Report as part of the evidence base and had prepared an assessment pro-forma to complete for each subject building and structure.</p>	<p>SB-F</p> <p>IT</p>

	<p>Further potential candidates for the local listing were :-</p> <ul style="list-style-type: none"> • The Cornish Cross; • The Ferryman sculpture; • Elliot’s Store; and • The Heritage Centre. <p>SB-F to send JD the pro-forma and local list. JD to approach Saltash Heritage to complete the proforma and advise on any other buildings and structures that should be considered for local listing.</p> <p>SB-F to provide a definitions sheet for the assessment criteria.</p> <p>b) Views and Vistas. The search the Cornwall Council’s publication defining key Views and Vistas in the parish is proving elusive.</p> <p>c) Enhance the Natural Environment. Policy on Biodiversity Gain. SB-F advised that he was looking to develop guidance taking account of the Saltash DPD but adding to it.</p> <p>d) Trees, Cornish Hedges and Hedgerows. Need to consider the treatment of existing and encouragement of new orchards. Also reinforce the need to “green-up” urban areas. Protecting existing trees and hedgerows is important in urban bio-diversity. Cornwall Council’s new publication - British Nature Trees and Shrubs and their status in Cornwall is an important reference document.</p> <p>e) Policy GRN 4 – Conservation, Enhancement and Creation of Local Green Spaces. Still need to prepare/review the list of locations within the Town area. Consider the status of :</p> <ul style="list-style-type: none"> • The China Fleet Country Club; • The Churchtown Farm Reserve; and • The previous Areas of Local Significance delineated in the past Caradon Local Plan but now dropped with the adoption of the Cornwall Local Plan. <p>f) Policy GRN 5 - Drainage and Flooding. To be reviewed in the light of Minute 626 i. from Meeting 94. Also, all applications for new developments should include management and contingency plans for proper provision of storm water disposal. Storm water sewers were now viewed as the last option with the use of SUDS now the leading and fundamental principle. Further thought needed on how to take forward the issue of flood prevention measures for tidal areas.</p> <p>j. Rural Areas Agreed to lift relevant material from the former Caradon Local Plan including Policies on small workshop development and conversions. Examine also Local Plan Policy 24, the new Permitted Development Rights, Use Classes Order and Exemption sites. Consider establishing development areas around local settlements</p>	<p>SB-F/JD</p> <p>SB-F</p>
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	<p>k. Photographs. More photographs required especially, hi-definition close-up shots of buildings, structures, distinctive architectural features as well as vistas and views and photographs representing the work of the numerous clubs and organisations in the Parish.</p> <p>l. Next Meeting. The next meeting will address the sections relating to “Managing Rural Areas in a Sympathetic Manner” and “Meeting the changing demands of Health, Education and Community (including Emergency) Services and Facilities.”</p>	ALL
633.	<p>Any Other Business.</p> <p>1. The Broadmoor Farm Development. DY advised that CEG Ltd, the promoters of the scheme would be making a presentation to the Full Town Council on Thursday 2nd November 2017. This would be part of a public meeting and members of the Steering Group werw welcome to attend.</p> <p>2. Design and Print-set of the Neighbourhood Plan Consultation Draft. SB-F advised that once the review process of the SNP text was completed then the professional design and print setting of the document would be required. SB-F to provide names of companies experienced in this type of neighbourhood planning work derived from his work with other councils.</p> <p>3. Saltash Neighbourhood Plan Budget Update. The Council were now commencing the preparation of its budget requirements and consequential precept for 2018/19. SB-F to DY with a statement of committed and predicted expenditure necessary to complete the preparation of the SNP to DY</p> <p>4. Future Monitoring of the Saltash Neighbourhood Plan. DY advised that it would be the responsibility of the next elected Town Council to ensure the ongoing monitoring and review of the SNP.</p>	<p>ALL</p> <p>SB-F</p> <p>SB-F/DY</p>
634.	<p>Dates of Next Meetings. Steering Group – Wednesday 1st November 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 7.46 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		