

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 98  
held on Wednesday 22nd November 2017 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town : Saltash West) (DY)  
 Cllr. Jean Dent (Town : Saltash West) (JD)  
 Ian Taylor (Port View Estate) (IT)  
 David Bennett (SWRA & Essa Cycling) (DB)  
 Alex Sharpe (China Fleet Country Club) (AS)  
 John Percil (Latchbrook Neighbourhood Association) (JP)  
 William Holman (N&M Pill Landowners Consortium) (WH)  
 Steve Besford-Foster (Consultant) (SB-F)

**Apologies:-** Mike Hocking (N&M Pill Neighbourhood Association) (MH)  
 Robert Taylor (Persimmon Homes) (RT)  
 Cllr. Derek Holley (County : Saltash East) (DH)

**The meeting was not recorded.**

<b>Minute No.</b>	<b>Item</b>	<b>Action</b>
647.	<b>Declarations of Interest.</b>  Declarations of Interest were recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
648.	<b>Minutes of Meetings 97.</b>  Approved	<b>WH</b>
649.	<b>Matters Arising from Meeting 97.</b>  <ol style="list-style-type: none"> <li>1. <b>Minute 643. 1. - Local Listing of Non-designated Heritage Assets.</b> IT had met with the Trustees of the Port View Estate who were not supportive of a local listing. A consultation of residents was in hand.</li> <li>2. <b>B. Minute 643.2.</b> JD had contacted Saltash Heritage who were willing to complete the Local Heritage Listing Pro-forma and identify additional important buildings and structures. JD to send list of same to SB-F.</li> <li>3. <b>Photographs</b> DY advised that matters were in hand.</li> </ol>	<b>IT</b>  <b>JD</b>  <b>DY</b>
650.	<b>The Saltash Neighbourhood Development Plan Consultation Draft.</b>  <b>A.Mapping Exercise 1 : Views, Viewpoints and Vistas.</b> <u>Parish-line maps and Google Earth 3D images were utilised to support the exercise.</u>  a) SB-F explained the planning interpretation and intentions. The character and setting of Saltash was defined by very particular views and especially the rivers, railway-line and distant views to Bodmin Moor and Dartmoor.	

	<p>Reference was made to SNP Draft Policy ENV 8, the purpose of Visual Impact Assessments and mitigating measures for developments.</p> <p>b) The exercise was to identify cherished views from public places which played some part in people’s lives. There might be a need to conduct interviews with the public to determine particular “life-stage views.”</p> <p>c) The following viewpoints and views were identified.</p> <ol style="list-style-type: none"> <li>i. St. Stephens Church western panorama.</li> <li>ii. The Churchtown Farm Reserve western panorama..</li> <li>iii. Saltash Library western panorama.</li> <li>iv. Longstone Park northern panorama.</li> <li>v. Victoria Gardens eastwards down Fore Street towards the bridges.</li> <li>vi. Lower Fore Street eastwards towards the bridges.</li> <li>vii. The Railway Station eastwards towards the bridges.</li> <li>viii. The west end of Lower Port View Road towards the Dockyard.</li> <li>ix. Saltash .net north eastwards to the bridges.</li> <li>x. General indication of panoramic views to the southern area of AONB.</li> <li>xi. Yellow Tor Road western/north western panorama form Broadmoor to Trematon Castle.</li> <li>xii. Salt Mill Park panorami from the bridges upstream towards the River Tavy.</li> <li>xiii. Trehan highway towards Antony passage and Devonport Dockyard.</li> <li>xiv. The panorama westwards from the ridge road between Stokedon Cross and Roods Cross.</li> </ol> <p>d) SB-F to check out the viewpoints and views.</p> <p>e) All to advise of further viewpoints and views.</p> <p><b>B. Mapping Exercise 2 – Open Areas of Local Significance (AOLS)</b>  <u>Parish-line maps and Google Earth 3D images were utilised to support the exercise.</u></p> <p>a) SB-F had depicted local areas within the urban boundary on the parish-line map which would ultimately form the basis for the SNP Proposals Map. He reiterated the point that special protection could not be given to large swathes of land to the West and North of the Town, as such would not comply with Cornwall Council or Planning Inspector requirements.</p> <p>b) SNP Policy GRN 5 referred to Countryside Character Areas. This would be cross-referenced to the earlier Views, Vistas and Viewpoints discussion. Policy GRN 4 concerned the “Green fingers” element. Areas between the AONB and urban area especially to the south of the town had been included. The Broadmoor Urban extension “green fingers” would also be included. Chapel field, Burraton to be included as an Area of Local Significance (AOLS). Highway landscaping areas had been omitted however there were key areas along the A38 that needed re-examination as they were integral to maintaining a green and more attractive entrance to the town. The proposed tree-lined “Boulevard” link between Carkeel roundabout and the Town Centre was important. Advise SB-F of any areas that have been omitted.</p> <p>c) Will need to include cycle-ways on the proposals plan.</p>	<p><b>SB-F</b></p> <p><b>ALL</b></p> <p><b>SB-F</b></p> <p><b>ALL</b></p> <p><b>SB-F</b></p>
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**C. Mapping Exercise 3 – Village Development Limits.**

Parish-line maps and Google Earth 3D images were utilised to support the exercise.

SB-F lead a discussion on the purpose of settlement boundaries. Applications for agricultural buildings including dwellings with agricultural occupancy clauses or exception sites solely for affordable housing schemes could be considered outside such defined boundaries.

AS asked of the views from Plymouth into the Saltash waterfront area and how development proposals would be considered. Plymouth City Council were a potential consultee and SB-F advised that this might be an issue especially for developments within the Saltash AONB.

**SB-F**

**a) Trehan.**

SB-F had visited the village and presented recommendations for a modified village boundary which :-

- i. took account of developments completed since the preparation of the former Caradon Local Plan; and
- ii. identified potential development sites which infilled or rounded-off the village.

**SB-F**

Proposals were modified and recorded by SB-F upon discussion.

**b) Trematon.**

SB-F had visited the village and presented recommendations for a modified village boundary :-

- i. Took account of developments completed since the preparation of the former Caradon Local Plan; and
- ii. identified potential development sites which infilled or rounded off the village.

**SB-F/DY**

Proposals were modified and recorded by SB-F upon discussion.

**c) Forder.**

Other than the “Crannog” site where the present application had been withdrawn, there were no obvious opportunities for extending the village boundary. It was however agreed that there was the opportunity to extend the the Latchbrook Valley AOLS boundary.

**d) Carkeel**

The village would be absorbed within the urban area of the Town as a result of development consents for Broadmoor Farm and land adj to Eales Farm. SB-F would redefine the boundary accordingly.

- e) SB-F advised that all proposals would be subject to fine-tuning and then local consultation before being included in the overall SNP Proposals Map.

**D. Next Meeting.**

The next meeting will consider :-

- Sport and Recreation; and
- Improved Connectivity.

**WH**

**E. Latest draft version of the Saltash Neighbourhood Plan.**

SB-F to provide a copy of the latest version for circulation.

**WH/SB-F**

651.	<p><b>The Landrake with St. Erney Neighbourhood Plan Consultation.</b></p> <p>Time did not permit the detailed consideration of the document however DY had read it through and referred to interesting and relevant policy areas which might have an impact on Saltash as an adjoining Parish. Nothing arose which was considered to have an adverse effect on The Parish of Saltash. Everyone to consider the document and provide comment. Response required by 24<sup>th</sup> December 2017.</p> <p><b>Note from Cllr. Derek Holley.</b>  <i>“I have responded to Landrake just to ask them to include an aspiration about HE (Highways Agency) ameliorating the effects of the A38 (difficult, egress, pollution and dividing the village) and secondly to include a wish to establish more country footpaths from the village (decent ones desperately short in number.)”</i></p>	ALL
652.	<p><b>Any Other Business.</b></p> <p><b>1. St. Stephens Community Primary School.</b>  DY referred to a presentation taking place the following evening concerning expansion, transport and access proposals by the school.</p>	
653.	<p><b>Dates of Next Meetings.</b></p> <p>Steering Group – Wednesday 29<sup>th</sup> November 2017, The Guildhall at 6.00pm.</p> <p><b>Diary Note.</b>  The next meetings will then be held on Wednesday 13<sup>th</sup> and Wednesday 20<sup>th</sup> December 2017 before a Christmas and New Year recess.</p>	ALL

**The meeting ended at 8.13 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](http://plan4saltash.co.uk)**

## Circulation List

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

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