

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 99
held on Wednesday 29th November 2017 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 Ian Taylor (Port View Estate) (IT)
 David Bennett (SWRA & Essa Cycling) (DB)
 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)
 Mike Hocking (N&M Pill Neighbourhood Association) (MH)
 Alex Sharpe (China Fleet Country Club) (AS)
 John Percil (Latchbrook Neighbourhood Association) (JP)

The meeting was not recorded.

Minute No.	Item	Action
654.	<p>Declarations of Interest.</p> <p>A Declarations of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.</p>	
655.	<p>Minutes of Meetings 98.</p> <p>Approved</p>	WH
656.	<p>Matters Arising from Meeting 97.</p> <p>1. Minute 649. 1. - Local Listing of Non-designated Heritage Assets. IT reported that a consultation of Port View Estate residents was in hand. DY suggest that the Estate propose a form of words to express the benefits they seek.</p> <p>2. Minute 650 C. Mapping Exercise 3 – Village Development Limits.</p> <p>a. DY reported on an e-mail from County Councillor Sam Tamlin (ST) seeking clarification on the meaning of the term “aspirational homes” as referred to in Minute 644 A.c. DY advised that these would typically be larger homes for “captains of industry and/or wealth creators” aligned primarily to encouraging and maintaining the economic development of the parish. According to Cornwall Council data, the Parish had a notable shortage of such housing.</p> <p>b. County Councillor ST also referred to the recent policy conflict arising in a planning case outside the Parish of Saltash where a “rounding off” and “infilling” application in accordance with Cornwall Local Plan policy was at variance with the particular “Made” Parish Neighbourhood Plan.</p> <p>c. SB-F would prepare a report on the review of settlement boundaries for the SNP Evidence Base.</p>	<p>IT</p> <p>SB-F</p>

657.	<p>The Saltash Neighbourhood Development Plan Consultation Draft.</p> <p>A. Sport and Recreation. <u>Parish-line maps and Google Earth 3D images were used to aid discussion.</u></p> <p>a) SB-F had referred to the work of the Making Community Topic Group. Proposed policies were discussed with the following conclusions.</p> <p>b) Policy HWB1 : Education Provision. Agreed the need to include Green Travel Plan requirements in respect of future development schemes to reduce traffic congestion in both primary and secondary sectors.</p> <p>c) Policy HWB4 : Community Facilities. Agreed to check the previous Caradon Local Plan policy on “Pleasure Craft Moorings” and to include an updated version.</p> <p>d) Section 14 : Sport, Recreation and Leisure. SB-F had brought forward related and relevant “green infrastructure” content from previous sections as they sat better together.</p> <p>e) Policy LEI 1 : Key Strategic Open Spaces. SB-F had retitled and redefined terms. These were agreed and would be included on the SNP Proposals Map. The list of areas and sites needed to be checked for completeness.</p> <p>f) Policy GRN 3 : Local Green Spaces. The list of areas needed to be checked for completeness.</p> <p>g) Policy LEI 2 : Dilapidated Children’s Play Areas. Agreed to substitute the term Dilapidated for Deteriorated.</p> <p>h) Allotments. The Town Council has a waiting list for Allotments. Consideration on designating a further site was required. Checking whether Allotments were being provided as part of the Broadmoor Farm development was required.</p> <p>i) Pocket Playgrounds for Youngsters. This topic area also required further consideration.</p> <p>B. Next Meeting. The next meeting will consider :-</p> <ul style="list-style-type: none"> • Improved Connectivity; and • Improved and Safer Traffic Flow. <p>C. Latest draft version of the Saltash Neighbourhood Plan. SB-F to provide a copy of the latest version for circulation.</p>	<p>SB-F</p> <p>SB-F/WH</p>
658.	<p>Cornwall Statement of Community Involvement Consultation Document.</p> <p>Consideration deferred until next meeting. Response required by 22nd January 2018.</p>	<p>WH</p>

659.	<p>The Landrake with St. Erney Neighbourhood Plan Consultation.</p> <p>Further consideration deferred until the next meeting.</p>	WH
660.	<p>Any Other Business.</p> <p>1. The Callington to Saltash Cycleway. DY advised that the routing of the cycleway from Roods Corner was an issue. It was unclear whether the preferred route would be along the A388 towards Carkeel or up the steep hill to Stokedon Cross which was expected to be the principal traffic route in due course as a result of the Broadmoor Farm development.</p> <p>2. Promoting and Publicising the Neighbourhood Plan WH believed that as the Steering Group was now firming up on policies and drawing towards preparing for Public Consultation in the New Year. The time was now appropriate to communicate with the townsfolk on what proposals were being considered. DY advocated a “<i>You told us this so this is what we are doing</i>” approach which would be based upon the findings from the Resident’s Survey. DB undertook to source a PR expert to help with this requirement.</p> <p>3. Acting Chairman and Acting Secretary. In publishing the Saltash Neighbourhood Plan Consultation Draft, it was agreed that the present Acting Chairman and Acting Secretary who had been in place since the commencement of the Neighbourhood Plan preparation in 2012, be confirmed as Chairman and Secretary respectively at the next meeting - the 100th. WH to include on the Agenda.</p> <p>4. The “Quora (Saltash) Ltd.” planning application for the Former Sandford. (also known as the Tesco Site at Carkeel roundabout.) Application No. PA17/ 10721 DY advised that a revised application was being considered by the Town Council on the 5th December 2017. It was considered by the Steering Group who made the following comments.</p> <ol style="list-style-type: none"> 1. The positioning of the McDonalds unit at the entrance to the site and the limited and potentially insufficient capacity for queuing customer vehicles was a major concern. This risked vehicles being unable to enter the proposed retail park leading to queuing along Gilston Road and potentially back onto Callington Road and even the roundabout. This would cause major congestion and lead to major inconveniences to the numerous other businesses on the Estate. This concern was borne out by the known experience of congestion at :- <ul style="list-style-type: none"> • McDonalds at Coypool, Marsh Mills, Plymouth; • Costa Coffee at Marsh Mills Retail Park; and • McDonalds and Costa Coffee at Exeter Retail Park, Marsh Barton. 2. McDonalds should either be relocated to Unit 1 or relocated further within the site or the internal road layout redesigned to absorb greater customer numbers or the whole scheme redesigned. 3. The proposed landscaping scheme for the proposed development was totally inadequate and did not mitigate the significant visual impact of the retail “sheds” from Carkeel roundabout, Callington Road or Gilston Road. 	<p>DB</p> <p>WH</p>

	<ul style="list-style-type: none"> • The prominent two storey structures will be a distraction to drivers on the difficult and extremely busy roundabout. • The tarmac desert which is the parking area is stark. Internal planting within the parking area is required as a mitigating measure. • The Callington Road frontage is a prominent entrance to the Town. The emerging Neighbourhood Plan intends to create an attractive and well landscaped “Boulevard” from Carkeel roundabout into the Town Centre. This is critical in maintaining the viability of the Town Centre and also echoes a principal finding arising from the 2015 Resident’s Survey relating to improving the Environment of the Town. The landscaping area needed to be larger, denser, taller and set the standard for the “Boulevard.” <p>4. The architectural design of the frontage to the units and external finishes chosen are poor and do not reflect the “Gateway” and “Crossroad” significance of the site nor the local vernacular. The Town wishes to make a Statement and looks to this development to set better standards which will contribute positively to its Vision being :-</p> <p>Sustainable Saltash <i>Our intention is that....</i> <i>...by 2030 Saltash will be an envied riverside town, being more sustainable and greener in all respects with a reinvigorated Town Centre and Waterfront, award-winning new housing, a prosperous and diverse economy, with an excellent quality of life and lifestyle for all ages.</i></p> <p>Whilst the principal of the scheme is accepted it was not believed that the scheme as designed was of sufficient quality.</p> <ul style="list-style-type: none"> 5. There is a lack of clarity on the impact of the scheme on the Town Centre “retail offer.” This was particularly in relation to the extant Retail Study for Saltash or conclusions or findings from any Sequential Test and assessment on the retail impact to the Town Centre and proposed mitigating measures and commercial/community investment. 6. The Town expects and deserves better and looks to the planning process to protect its interests and achieve its future strategic intent ! 	
661.	<p>Dates of Next Meetings.</p> <p>Steering Group – Wednesday 13th December 2017, The Guildhall at 6.00pm. Wednesday 20th December 2017, The Guildhall at 6.00pm. Wednesday 10th January 2018, The Guildhall at 6.00pm. Wednesday 24th January 2018, The Guildhall at 6.00pm.</p>	ALL

The meeting ended at 8.10 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		