

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 122
held on Wednesday 8th August 2018 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 Cllr. Jean Dent (Town : Saltash West) (JD)
 Mike Hocking (N&M Pill Neighbourhood Association) (MH)
 Steve Besford-Foster (Consultant) (SB-F)
 Alex Sharpe (China Fleet Country Club) (AS)
 Rachael Williams (N&M Pill Neighbourhood Association) (RW)
 William Holman (N&M Pill Landowners Consortium) (WH)

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
 Ian Taylor (Port View Estate) (IT)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 David Bennett (SWRA and Essa Cycling) (DB)

The meeting was not recorded.

Minute No.	Item	Action
813.	<p>Declaration of Interest.</p> <p>A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill,</p>	
814.	<p>Minutes of Meeting 121.</p> <p>Approved</p>	WH
815.	<p>Examination of The Cornwall Site Allocations Development Plan Document (CSADPD) : Saltash</p> <p>1.Examination documents CC. S11.1, CC. S11.2, CC. S3, INSP. S16 and INSP. S17 had been circulated prior to the meeting.</p> <p>2.MH sought clarification on the Town Council’s approval of the proposed Cornwall Council North Pill Site Allocation and DY’s position. DY advised that he was representing his personal views and not those of the Steering Group, moreover STC like Cornwall Council were responding to the Inspectors’ requirements.</p> <p>3. MH still failed to understand what evidence the Inspectors has relied upon to persuade them that Broadmoor wouldn’t happen ! DY, who had attended the Saltash hearing, indicated that issues and arguments had been rehearsed including the anticipated building rate for the Broadmoor development. JD indicated that the Government, through the NPPF, provided for extra sites to be brought forward. The Inspector’s judgement was that there was too much reliance on a single site.</p> <p>4. SB-F commented, for the avoidance of doubt, that the North Pill site was not a reserve site but was an actual allocation. The Inspectors had issued Note INSP 16 (See Appendix A) on 31st July 2018 in response to Cornwall Council’s document ccs112 – Schedule of proposed Main Modifications (MM’s). CC are now required to put the MM’s to public consultation over a six week period and provide a report on representations to the Inspectors. The Inspectors have reserved their position on</p>	

	<p>making their final report.</p> <p>5. MH also commented upon the STC Minute where WH was mistakenly identified.</p> <p>6. AS was concerned that the SNP Evidence Base and survey results were based upon the previous Site Allocations DPD and that people were being asked to comment on matters decided at a higher level. DY pointed out that the DPD was not in existence at the time of the resident's survey. SB-F added that there was a risk of confusion amongst the public between the anticipated DPD and SNP consultations over the issue of residential land allocations. There would be a need to word the SNP Consultation carefully. JD suggested that an article in the Saltash Observer might help provide clarification on the matter.</p> <p>7. AS sought clarification on the Site Allocations DPD consultation process noting that the Inspectors had put the burden of collecting, collating and reporting upon representations. SB-F referred to paragraphs 5 to 9 of the Inspectors Response INSP.S16 and the requirements to Consult on the Main Modifications (MM's) put forward by Cornwall Council. See Appendix A.</p>	
816.	<p>Preparation of the Reg. 14 : Community Consultation Programme</p> <p>1. Consultation Draft : Proof Reading. SB-F advised that all amendments provided had been addressed and the August 2018 version was now on the web-site. Further amendment would be required in due course to take account of potential Site Allocation DPD changes. Further work was also required on the Evidence Base and particularly completion of the Chapter by Chapter Schedule demanded by CC, where only Chapters 14 and 15 were now outstanding.</p> <p>2. Policy H1: Ensuring Housing Apportionment Target up to 2030 is Achieved Changes to or even the deletion of Policy H1 arising from the North Pill Sites Allocation DPD changes was discussed. It was concluded to leave the policy in place until the Inspectors provide their final report.</p> <p>3. Views and Vistas The fulsome document prepared by SB-F had been circulated prior to the meeting. The following amendments were agreed :-</p> <ul style="list-style-type: none"> • To replace the photograph from the Library westwards; • To provide a photograph northwards from Saltash.net; • To omit the Trehan to Antony photograph; • To omit the Forder Viaduct through to Jupiter Point photograph; • To provide views to Trematon Castle; and • To provide the view from the A388 east of Roods corner further eastwards towards Kingsmill Lake. <p>4. The Sustainability Assessment SB-F advised that this document was now complete and on the web-site.</p> <p>5. Screening by Cornwall Council It was agreed to proceed to formally request Cornwall Council to screen the SNP</p>	<p>SB-F</p> <p>SB-F</p>

	<p>documentation. SB-F to liaise with the Town Clerk on preparing an official letter from Saltash Town Council.</p> <p>6. The Heritage Assessments. JD had progressed the assessments to a stage where they were ready for SB-F to check. The need for extra local detail might be necessary.</p> <p>7. Green Space Assessments. DB had now sent the mapping detail to AW to enable SEA to undertake the evaluation exercise.</p>	<p>SB-F/RL</p> <p>SB-F/JD</p> <p>WH</p>
817.	<p>The Revised National Planning Policy Framework (NPPF) July 2018.</p> <p>The Government's publishing of this document was noted. Application of some measures would not be applied until 24th January 2019.</p>	
818.	<p>Update on the Waterfront Revitalisation Project Community Consultation.</p> <p>1. WH reported on the poor response to the consultation. The consultation period had now been extended to the 24th September 2018 due to the fact that the outcome of the Coastal Revival Fund Bid was not expected until the Autumn. WH to check out the potential of promoting the consultation at Winkle Fair on 1st September 2018 and any interest from the local TV and radio companies.</p> <p>2. SB-F had added material on this Coastal Community Team (CCT) project to the SNP website. It was agreed that the minutes of CCTeam meetings should be published on the plan4saltash website.</p>	<p>WH</p>
819.	<p>Any Other Business.</p> <p>1. The Liskeard Neighbourhood Plan. DY drew attention to the Inspector's report which provided a valuable insight on how matters had been addressed and treated. The Inspector had cleared the Draft Plan as the basis for the local referendum. SB-F indicated that the Inspector's Hearing had taken half a day. DY added that the Steering Group should check the LNP to establish whether there were any matters which should be taken into account in the SNP</p>	<p>ALL</p>
820.	<p>Date of Next Meetings.</p> <p>Steering Group – Wednesday 15th August 2018 The Guildhall at 6.00pm; and Thereafter weekly.</p>	<p>ALL</p>

The meeting ended at 8.07pm.

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

Appendix A

INSP.S16

EXAMINATION OF THE CORNWALL SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

RECOMMENDATIONS FROM THE INSPECTORS FOR PUBLIC CONSULTATION ON MAIN MODIFICATIONS 31 JULY 2018

Introduction

- 1. By a note Ref INSP.S15 the Inspectors sought further clarification with respect to Further Information provided by the Council under Ref CC.S10.1-3 in response to INSP.S14.**
- 2. By Document Ref CC.S11.1, the Council has now provided the clarification sought, together with Document Ref CC.S11.2, providing an updated Schedule of [Proposed] Modifications (Version 4, 26 July 2018) together with Document CC.S11.3, a version of the Plan showing those proposed modifications by way of ‘track changes’ for reference.**
- 3. The Schedule of Modifications includes both Main Modifications (MMs) which affect the soundness of the Plan as well as Additional Minor Modifications (AMs) which do not affect soundness and are matter for the Council outside the scope of the Examination.**
- 4. The Inspectors are satisfied that it is now appropriate for the Council to proceed to publish the Proposed MMs for public consultation. Ultimately, it is the MMs only which will be scheduled in an Appendix to the Report on the Examination and for convenience the Council is advised to separate them into two schedules at this stage.**

Proposed Main Modifications Consultation

- 5. The public consultation on the schedule of proposed MMs (CC.S11.2) should be equivalent to the pre-submission consultation on the Plan under Regulation 19 of the Local Planning Regulations 2012 (as amended).**
 - 6. It is necessary for the Council to ensure that any evidence or studies related to the proposed MMs are updated and made publicly available, including the Sustainability Appraisal (SA).**
 - 7. In the interests of a providing a full opportunity to the public to understand and comment upon the MMs in relation to the soundness of the Plan, the publication of the MMs should be accompanied by all graphical changes to the Policies Map as well as all post-submission documentary evidence which supports the MMs, including the SA, updated to cover the MMs. It is a separate matter entirely for the Council whether to publish minor modifications at the same time.**
- 2**
- 8. The MM consultation should run for a minimum of six weeks, after which the Council is requested to submit to the Inspectors a report on the representations received, any fresh issues they raise and its responses.**
 - 9. It is emphasised that the publication of the Proposed MMs is without prejudice to the ultimate findings and recommendations of the Inspectors.**

10. On receipt and consideration of the MM representations and Council responses, the Inspectors will proceed to finalise their Report, with the important proviso that they will first consider whether further written evidence or an oral Hearing is necessary.

Further Action

11. The Council is asked to acknowledge these recommendations with any queries and to indicate the timescale of the consultation proposed.

12. The formal public consultation should be accompanied by explanatory material broadly in the foregoing terms, including cross references to all post-submission evidence documents which are relevant to the Proposed MMs. The explanation should highlight that representations on the Proposed MMs may refer to and draw upon those relevant evidence documents.

13. The MM consultation is strictly a matter for the Council but the Inspectors are ready to review and advise upon its format and content publication.

Brian Sims Thomas Bristow

Lead Inspector Inspector

Circulation List (General Data Protection Regulation EU 2016/679 compliant.)

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

<i>Cllr. David Yates</i>	<i>Saltash West (STC)</i>	Alex Sharpe	China Fleet Country Club
<i>Cllr. Jean Dent</i>	<i>Saltash West (STC)</i>	Cllr. Sam Tamlin	Saltash West (CC)
<i>Cllr Derek Holley</i>	<i>Saltash East (CC)</i>	Adrian White	Saltash TC Tree Warden
<i>Mike Hocking</i>	<i>N&M Pill Neighbourhood Assoc'n</i>	Ray Lane	Town Clerk
<i>John Percil</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Roger Fursier	Forder Comm & Consvn. Assocn.
<i>Denise Watkins</i>	<i>Waterfront Residents Assoc@n</i>	Catherine Thomson	CC Community Network Manager
<i>William Holman</i>	<i>N&M Pill Landowner Consortium</i>	Jacky Swain	CEG Ltd. (Broadmoor Farm)
<i>Jane Hamlyn</i>	<i>Architect & Pilmere Resident</i>	Peter Ryland	Chamber of Commerce & CIC
<i>David Bennett</i>	<i>SWRA & Essa Cycling</i>		
<i>Ian Taylor</i>	<i>Port View Estate</i>		
Steve Besford-Foster	Consultant PlanSupport		