

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 130
held on Monday 26th November 2018 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 Cllr. Jean Dent (Town : Saltash West) (JD)
 Alex Sharpe (China Fleet Country Club) (AS)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 Mike Hocking (N&M Pill Neighbourhood Association) (MH)
 Ian Taylor (Port View Estate) (IT)
 William Holman (N&M Pill Landowners Consortium) (WH)

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

The meeting was not recorded.

Minute No.	Item	Action
862.	Declaration of Interest. A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
863.	Minutes of Meeting 128. Approved. WH to chase up on the Green Spaces Assessment with DB and AW.	WH
864.	SNP Consultation Draft : Cornwall Council Screening Report The Cornwall Council Screening Report and associated correspondence from Historic England, The Environment Agency and SB-F were considered. The Screening Report recommended the commissioning of both a Strategic Environment Assessment and Habitat Regulation Assessment. After discussion the following points were agreed. 1. SB-F to amend the Consultation Draft in liaison with ZB-J of Cornwall Council taking account of comments received and reflecting any further additional comments awaited from other Cornwall Council departmental officers. The additional justification evidence sought for the Trematon, Trehan and Forder settlement proposals also to be updated as requested. 2. SB-F make an application to Locality for funding and assistance in completing the requisite SEA and HRA. 3. SB-F to check with ZB-J on the position with the outstanding Saltash DPD Site Allocation proposal for North Pill and whether it needed to be included within 2. above or whether it has already been assessed by Cornwall Council under the DPD process.	SB-F SB-F SB-F
865.	The Cornwall Council Housing Supplementary Planning Document Consultation. DY ran through this 43 page document and the questions and comments he had prepared as part of a consultation response. It was a highly detailed and technical policy document.	

	<p>AS enquired how self-build projects were considered affordable. WH indicated that the definition reflected the point that for self-build and custom build projects, developers profit was seen as being reduced in the usual Land Value + Construction Cost + Developers Profit equation in determining open market value, so making housing more affordable. Affordability did not relate solely to social housing provision.</p> <p>As the closing date for responses was Friday 30th November 2018, it was agreed that Steering Group members should e-mail any comments to DY by close of play on Tuesday 27th November 2018.</p>	ALL
866.	<p>The SNP Local Listing Document IT had checked the technical terms within the document. No amendment was required. The appropriate treatment of Port View Estate properties and in particular the Estate wall within the document were discussed. Conservation Area, Article 4¹ Direction and Local Listing Options were considered.</p> <p>¹ An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance.</p> <p>It was agreed to leave the content of the Local Listing document as exists, on the basis that it would be subject to the Reg.14 Consultation in due course which would enable the Trustees of the Port View Estate to put forward their preferred approach to protecting the character and amenity of the area. IT could commence that consideration with the Estate Trustees in advance of the Consultation to ensure the view of the Trustees was available for submission when required.</p>	IT
867.	<p>Cornwall Site Allocations DPD : Saltash Update. WH referred to the following statement published on the Cornwall Council web-site.</p> <p>The Site Allocations DPD Proposed Modifications Consultation has now ended and the comments have been submitted to the Inspectors for review. Further information will be available soon.</p>	
868.	<p>Any Other Business.</p> <ol style="list-style-type: none"> 1. Carried forward from Mtg. 128. The General Data Protection Regulations. WH also to view the web-cast and receive a briefing with DY from STC. DY to arrange. 2. Combined Sewers DY drew the Steering Group's attention to the recent combined sewer overflow at Barker's Hill St.Stephens, an on-going problem. He referred to the importance of robust technical solutions for separate storm and foul water systems in future development projects around the town. 3. The Saltash Cycle Network DY referred to the e-mail received from Cllr. Holley which indicated that Cornwall Council were preparing an improvement scheme as part of the £1M 	WH

	Network investment for Burraton Cross. Callington Road would become a priority straight through road and provide for the removal of the traffic lights altogether. The proposal reflected the major movement of vehicles at the junction and was in line with the “green boulevard” proposal embodied within the SNP.	
861.	<p>Date of Next Meeting. Steering Group : Wednesday 5th December 2018, The Guildhall at 6.00pm. Steering Group : Wednesday 12th December 2018, The Guildhall at 6.00pm. Steering Group : Wednesday 19th December 2018, The Guildhall at 6.00pm.</p> <p>N.B Meetings may be postponed in the event of insufficient business arising.</p>	ALL

The meeting ended at 7.20pm.

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 (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 & Pillmere 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 Plan Support		