

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 74
held on Tuesday 4th April 2017 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 Cllr. Derek Holley (Town & County : Saltash East) (DH)
 Ian Taylor (Port View Estate) (IT)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 Helen Hocking (North & Middle Pill Neighbourhood Association) (HH)
 Alex Sharpe (China Fleet Country Club) (AS)
 David Bennett (SWRA & Essa Cycling) (DB)
 Steve Besford-Foster (Consultant) (SB-F)
 William Holman (N&M Pill Landowners Consortium) (WH)

Apologies:- Robert Taylor (Persimmon Homes) (RT)

The meeting was not recorded.

Minute No.	Item	Action
501.	Declaration of Interests. A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
502.	Minutes of Meeting 7. The Minutes of Meeting 73 were approved.	WH
503.	Matters Arising from Minutes of Meeting 73. 1. Minute 497.1 - Park and Ride Proposal DH advised that the next "Carkeel" meeting with Cornwall Council Officers would be taking place after the May Local Elections.	DH
504.	Policy Writing Review. 1. The Draft "Relationship of the Town Centre to the Growing Carkeel Out-of-Town Retail and Services Development" Policy Paper was reviewed. An annotated version is attached. 2. The Draft "Community Facilities and Services" Policy Documents previously circulated would be the subject of the next meeting.	DY/SBF WH
505.	Any Other Business. 1. SNP Policy Writing Contract. DY was seeking approval for the letting of a contract at the Saltash Town council meeting on 6 th April 2017. <u>Update.</u> Award of Contract approved.	DY
506.	Dates of Next Meetings. Steering Group – Tuesday 11 th April 2017, The Guildhall at 6.00pm.	

Steering Group – Wednesday 19 th April 2017, The Guildhall at 6.00pm.	ALL
Steering Group – Wednesday 26 th April 2017, The Guildhall at 6.00pm.	
Steering Group – Wednesday 3 rd May 2017, The Guildhall at 6.00pm.	
Steering Group – Wednesday 10 th May 2017, The Guildhall at 6.00pm.	
Steering Group – Wednesday 17 th May 2017, The Guildhall at 6.00pm.	
Steering Group – Wednesday 24 th May 2017, The Guildhall at 6.00pm.	
Steering Group – Wednesday 31 st May 2017, The Guildhall at 6.00pm.	
Steering Group – Wednesday 7 th June 2017, The Guildhall at 6.00pm.	
Steering Group – Wednesday 14 th June 2017, The Guildhall at 6.00pm.	

The meeting ended at 19.40 pm.

The Relationship of the Town Centre to the growing Carkeel Retail and Services “Out of Town” development.

Saltash lies on the eastern edge of Cornwall, and is bordered for the most part by the Rivers Tamar and Lynher that act as immutable boundaries; whilst to the north and south of the town are Areas of Outstanding Natural Beauty that restrict development. It is one of the main towns in Cornwall with a population of 16,400.

Saltash’s location astride the major arteries of communication between Devon and Cornwall whether by river, rail or road has always been the key to its historic prosperity.

The town wishes to unlock the potential of its geographical and communicational strengths, as well as addressing the current imbalance between the number of jobs and level of housing found within the town. In order to do this the town wants to take advantage of its natural assets but these need to be sensitively developed and marketed in order to help Saltash promote itself as an attractive place to live and visit, with a focus on river based leisure and recreation. The regeneration of the waterfront is therefore fundamental to achieving this aim.

Saltash is unique in Cornwall since it is a town that is heavily influenced / constrained by the proximity and dominance of the large urban area of Plymouth. This has resulted in the town’s retail provision not reflecting the fact that it is the largest town in southeast Cornwall. This unique situation must be taken account of in decisions that affect the local economy and viability of the town centre. There remains an opportunity for Saltash to recover more of its and southeast Cornwall’s retail expenditure to support its vitality. The location of the town centre to the eastern side of the town is also a constraining feature as it limits future expansion and accessibility

It is important to the locality that any future growth of Saltash is employment driven in order to address the imbalance in the number of jobs and level of housing found in the area. The town needs to attract industries that will deliver well paid, high quality jobs (knowledge based industries) to help counter the impacts of Plymouth.

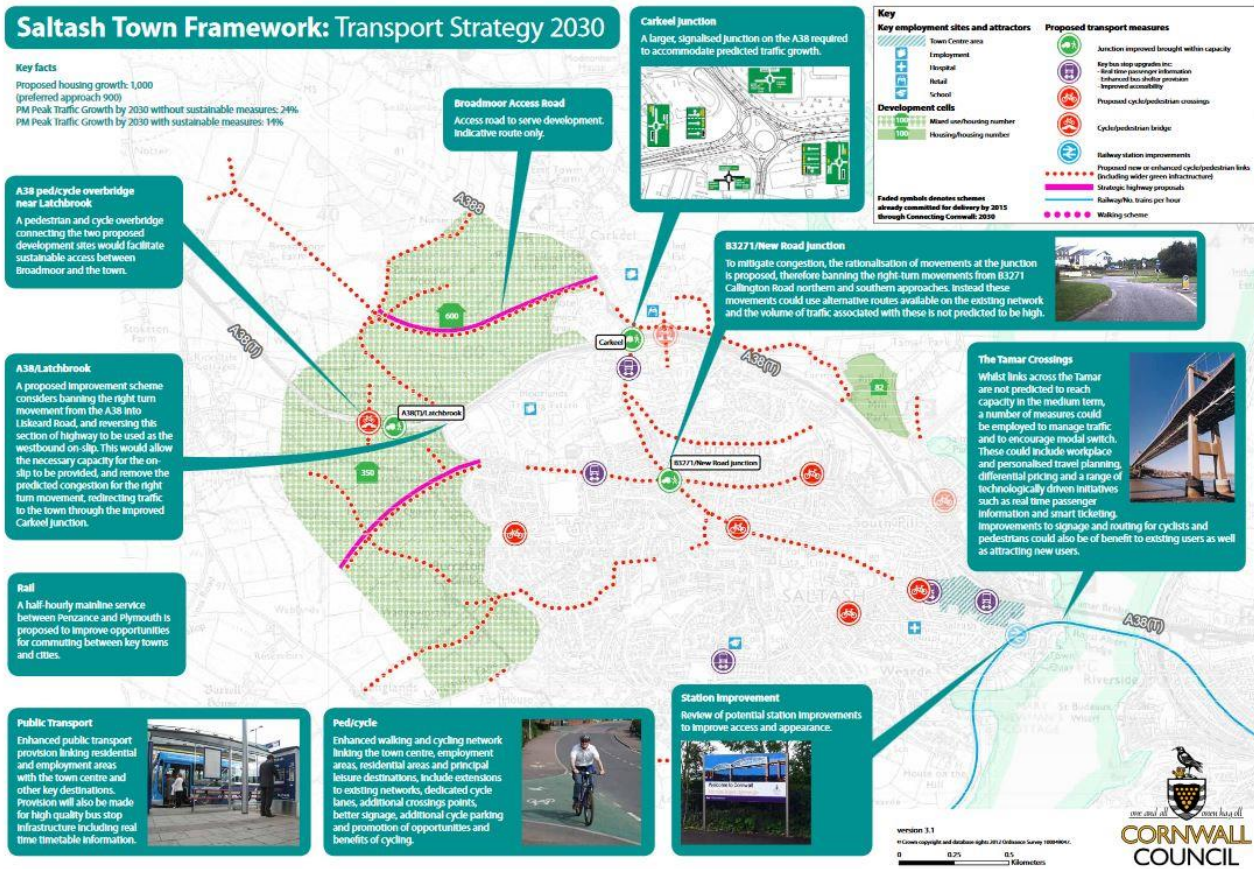
2.1.7

*Industries will be encouraged to make use of Saltash’s waterfront location and gateway into Cornwall status as well as its potential for good transport links (road and rail). **Fundamental to the delivery of the strategy is the enhancement of Saltash’s infrastructure, including transportation; primary, secondary and post 16 education;***

utilities; green space; healthcare; leisure facilities and burial capacity

Cornwall Strategic Economic Plan March 2014

Information also sourced from the WSP Parsons Brinckenhof Report on Carkeel roundabout.



The Council believe that the growing Carkeel retail area is creating an alternative “centre” to Saltash and that to avoid the overshadowing of the historic centre, policies need to be adopted which provide the ability to create 2 non competing centres linked via the infrastructure and that development which conflicts with this aim will not be supported.

The Council wishes to see the Callington Road from Carkeel roundabout to the town centre become an important thoroughfare linking both “centres” and wishes to encourage appropriate development to revitalise this area. As part of this approach it would seek to require any developer to produce an arboricultural statement outlining how the natural environment in this location could be improved.

The “Tesco” site forms a prominent and important site as the gateway to both wider Cornwall and Saltash itself should a visitor drive from this direction. Any development of this site should be of the highest design quality reflecting this important status.

The diversity of players within the regeneration process underlines the need for co-ordinating action and reducing uncertainty. There is a need for comprehensive conservation plans and management schemes for particular sites and areas of the town to guide and inform future action.

- Restrictions on future retail growth in the Carkeel area
- Encouragement of employment generating uses
- Restrictions on residential development in the Carkeel area
- Encouragement of community and leisure facilities in the Carkeel area
- Encouragement of traditional town centre uses in the historic town centre
- Improvements and enhancements to Callington Road to create a better link between the 2 centres

Policy XXX1 – Carkeel area

Proposals for development will be supported where they have demonstrated that they complement the historic town centre and will not lead to an intensification of retail/residential use in and around the Carkeel area

Particular attention should be paid to:

i) ensuring that the size, height, density, scale and location of the development is appropriate to the surrounding built environment;

ii) Use classes B and D will be supported and Classes A1 and A2 and C will be discouraged. Treatment of the Tesco site. Non-competing retail users, probably national brands. Specify lower standard for Retail Assessment by making the case to same. Hierarchical issue. Need criteria under what circumstances it would apply. In terms of floor footage and use classes. Requirements for developers to mitigate adverse impact of their development on TC/waterfront e.g. sec 106 contributions towards landscaping/tree planting, signage etc. consider issue of pop-up shops. Social media use etc. Dating Agency between traders and accommodation holders. What should be the relationship between STC and pop-up shops? Supportive? A new model for retailing? Pop-up shops encourage footfall to the benefit of other/all retailers. Product trials. Enhance the offer. Traders can use their premises for pop-up section. The CIC's role? Tie/cross-check pop-ups policy back to Town Centre policy sheet. Leisure soft based e.g. children's play. Examine use classes order to define suitable uses. Future treatment of Travelodge, BP, Burger King/Subway, Pre-school site. Potential for motel/hotel type development ??? associated with a pub. ??? Pub restaurant. Scope for service station style development ??? Callington Rd improvement to provide "Boulevard" route in to TC and Waterfront. Site for Health/hospital user ?? Query on residential development of the Tesco site versus employment user, perhaps flats for younger people ??? What would help the town centre ??? residential could be argued on sustainability grounds. Reinforce the need for a development appraisal to demonstrate that no adverse impact but beneficial benefit to the revitalisation of the T centre/waterfront. DPD says on infrastructure requirements - probable education demands. Traffic generation issues? Encourage the uses that are beneficial. Perhaps office, high tech, education, quality users. Take account of quality users for the waterfront. Carkeel Roundabout to T Centre & waterfront. Infrastructure issues. Green infrastructure - N.B. note that the DPD does not reflect this need. Therefore need to comment at the time of the public consultation. They need to take account of the SNP. What should the Boulevard look like? Burraton Cross shared space solution. Interaction of pedestrians with traffic! Crossing points, Small areas along the route which bind it together. Avenues of trees, other landscape features/environmental improvements (probably the starting point for the SNP), signage, highway design and modifications. Road traffic dominates at present. Segregation of users (vehicle (car/delivery), ped, cyclist. Traffic management outside the scope of the SNP. David Orr Visioning statement. Refer to his report. Page no 16 et seq. Public realm references. Waterfront schemes. Character assessment planned. Three development options being considered for public consultation. Landscape enhancement v Re-building to replicate historic streetscape etc. v Major multi-use development. Note potential for Park and Ride site and impact on routes and impact to TC,

iii) Developers should be able to demonstrate: That a full site appraisal has been carried out and from this the constraints and opportunities identified and the key priorities and objectives for development defined. Also an understanding of the planning context showing how, for example, proposals meet present local needs and could adapt to those of the future. This should take into account the Council's desire to limit the impact of the Carkeel retail area on the town centre. Developers should demonstrate by way of a detailed design statement that any development will have either a neutral or positive effect upon this desire and that the development will be complementary.

Saltash DPD now approved. See Page 226. Retail space for regeneration and renewal of Town centre. Estimated requirement not envisaged to materialise until around 2030. 10k sqft in various lumps so preferable to have the space provided in the TC or waterfront.

iv) Development of properties and land in Callington Road from the A38 to the top of Fore Street will be supported if they show an improvement to the natural environment in this area. An arboricultural report will be required with any planning application outlining how this will be achieved.

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
<i>Cllr Bob Austin</i>	<i>Saltash West (CC & STC)</i>	Peter Ryland	Chamber of Commerce; CIC; STIG
<i>Cllr Derek Holley</i>	<i>Saltash East (CC & STC)</i>	Andy Rance	Cornwall County Youth Work
<i>Cllr Lee Russell</i>	<i>Saltash North (STC)</i>	Colin Breed	Resident
<i>Mike Finch</i>	<i>Saltash Environmental Action</i>	Simon Cronk	Resident and Chartered Surveyor
<i>Mike Hocking</i>	<i>N&M Pill Neighbourhood Assoc'n</i>	Ray Lane	Town Clerk
<i>Leslie Rust</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Zoe Bernard-John	CC Senior Development Officer
<i>John Percil</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Richard Hall	Resident
<i>Denise Watkins</i>	<i>Waterfront Residents Assoc@n</i>	Vanessa Luckwell	CC Community Regeneration Officer
<i>Gail Swift</i>	<i>Pillmere Community Association</i>	Caroline Righton	Aston Getty (Broadmoor Farm)
<i>William Holman</i>	<i>N&M Pill Landowner Consortium</i>	Tunde Awe	Resident
<i>Jane Hamlyn</i>	<i>Architect & Pillmere Resident</i>	Geoff Mawson	Resident
<i>David Bennett</i>	<i>SWRA & Essa Cycling</i>	Michael Griffin	MA Griffin Associates (Hole Farm)
<i>Ian Taylor</i>	<i>Port View Estate</i>	Andrew Williams	Resident (Middle Pill)
<i>Cllr. Richard Bickford</i>	<i>Saltash East (STC)</i>	Simon Walker	(Landrake and St. Erney N. Assocn.)
<i>Cllr. Matthew Coot</i>	<i>Saltash South (STC)</i>	Sue Newell	(Landrake and St. Erney N. Assocn.)
David Orr	Consultant	Ken Martin	Governor Saltash.net
Steve Besford-Foster	Consultant PlanSupport	William Cotton	Chamber of Commerce
Robert Taylor	Persimmon Homes	Rev. Tom Osborne	Methodist Church
Alex Sharpe	Trustee China Fleet Country Club		

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