

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 93
held on Wednesday 11th October 2017 at Saltash Guildhall.**

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

The meeting was not recorded.

Minute No.	Item	Action
617.	<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>	
618.	<p>Minutes of Meetings 92.</p> <p>Approved</p>	WH
619.	<p>Matters Arising from Meeting 92.</p> <p>1. Minute 611 – Declarations of Interest. DY advised of his wish to ensure the Declarations of Interest obligations of attendees were being followed. This would be considered at a future meeting.</p> <p>2. <u>Post Meeting Note</u> Minute 613.1 - Development of the former “Tesco” site off Carkeel roundabout : Also referred to as the former “Sandford” site. DY advises that consideration of this planning application has been deferred. It appears as though “Aldi” have withdrawn from the scheme and that Iceland and another retailer are possible substitute retailers.</p> <p>3. Minute 614.1f. – Car Parking Requirements for Change of Use and New Development Applications. WH suggest the need to consider including car-free or car-limited policies particularly in relation to conversion of properties into multiple occupation. It was, however felt that existing Local Plan policies offered sufficient flexibility.</p> <p>4. Minute 615.1 – Minutes MH to recirculate his notes relating to Minutes 84,85 and 86.</p>	<p>DY</p> <p>MH</p>

620.	<p>The Saltash Neighbourhood Development Plan Consultation Draft.</p> <p>1. SB-F presented his draft sections of the latest version of the Pre-submission Draft Plan relating to The Built Environment. This was reviewed at the meeting and the following comments made.</p> <p>a) Policy ENV1 – re Design and Local Distinctiveness. The policy considered The CSUS Character Areas of the Town.</p> <ul style="list-style-type: none"> • Include drawings and photographs of distinctive features; • Everyone to review the designated Character Areas and make comment. • Consider using Article 4 directives to prevent key features being demolished in the Character Areas. • Need to ensure that the policy is consistent with policies drafted for Housing and also the overall Built Environment sections. • Check the policy paper prepared by the Trustees of the Port View Estate. “A People’s Desire.” WH to send to SB-F. • 1900 Urban extension properties could be coming up for renewal/redevelopment over the life of the Plan, so important to ensure that designs fit in with prevailing historic designs. <p>b) Policy ENV 2 – re Treatment outside of designated Character Areas.</p> <ul style="list-style-type: none"> • NPPF encourages innovative designs, but we need to provide measures against which to judge proposals. • Unique and original design is permitted for exceptional properties, but ensure that innovation responds to existing character features and does not conflict with it. <p>c) Local Listing of Non-designated Heritage Assets.</p> <ul style="list-style-type: none"> • Were there buildings etc of special local merit that should be allocated this classification? Those arising in discussion were:- <ul style="list-style-type: none"> - Saltash Town Quay; - Saltash Railway Station; - Saltash Library; - St. Barnabus Hospital; • Need to ensure that policies do not frustrate the redevelopment of the railway station to provide established public benefits. • All to consider and suggest further buildings etc for inclusion based upon local knowledge. <p>d) Vistas – need to consider classic public views cherished by local people.</p> <p>e) Review other references to design in the SNP e.g. the Employment and Housing sections and that a process based assessment of design character is adopted as opposed to adopting prescriptive design solutions for applicants in preparing new planning submissions.</p>	<p>SB-F</p> <p>ALL</p> <p>WH</p> <p>ALL</p>
621.	<p>Any Other Business.</p> <p>1. Churchtown Farm : Planning Application PA17/07469. DY referred, as a matter of interest, to the subject application and drew attention to the Design Code for the development adopted/covenanted to preserve the quality of the development.</p>	

622.	<p>Dates of Next Meetings. Steering Group – Wednesday 18th October 2017, The Guildhall at 6.00pm.</p> <p>Diary Note. Meetings will then be held weekly, each Wednesday in the Guildhall commencing at 6.00pm bar Wednesday 8th November 2017.</p>	ALL
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The meeting ended at 7.35 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		