

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 97
held on Wednesday 15th November 2017 at Saltash Guildhall.**

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

The meeting was not recorded.

Minute No.	Item	Action
641.	<p>Declarations of Interest.</p> <p>Declarations of Interest were recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill and Robert Taylor of Persimmon Homes with regard to his company's interest in a development project at Latchbrook.</p> <p>WH also later declared an interest in relation to ownership of land in the Pill/Pillmere Valley which arose in discussions recorded under Minute 644. B : Mapping of Areas of Local Significance.</p>	
642.	<p>Minutes of Meetings 96.</p> <p>Approved</p>	WH
643.	<p>Matters Arising from Meeting 96.</p> <p>1. A. Minute 637.2.A. - Local Listing of Non-designated Heritage Assets. Carried Forward. It was agreed to include the name of the house which included the most typical architectural and design features on the Port View Estate. IT to discuss with the Trustees of the port View Estate.</p> <p>2. B. Minute 637.2.B : Carried Forward. JD had contacted Saltash Heritage who were willing to complete the Local Heritage Listing Pro-forma and identify additional important buildings and structures. JD to send list of same to SB-F.</p>	<p>IT</p> <p>JD</p>

	<p>3. Minute 637.k : Photographs : Carried Forward SB-F reminded the Group on the need to source photographs for the Consultation Draft. He would examine the feasibility of setting up a “drop-box.”</p>	SB-F
644.	<p>The Saltash Neighbourhood Development Plan Consultation Draft.</p> <p>A. Mapping Exercise 1 : Village Settlement Boundaries <u>Ordnance Survey plans covering the Parish, settlement inset maps from the former Caradon District Council Local Plan and Google Earth 3D Satellite images were utilised to support the exercise.</u></p> <p>a. SB-F lead a discussion on the purpose of settlement boundaries which were to define the development limits of the settlement. Only applications for agricultural buildings including dwellings with agricultural occupancy clauses or exception sites solely for affordable housing schemes could be considered outside such defined boundaries.</p> <p>b. Trehan, Trematon and Forder Village settlements were considered as part of the discussion to aid understanding.</p> <p>c. DY wondered whether defining a boundary actually had any meaning. SB-F indicated that in a situation with no defined development boundary, each application would need to be considered “on its own merit.” This would allow scope for permitting the development of “aspirational” houses which was an ambition included within the current SNP Draft. MH referred to the present position in the draft of permitting up to 5 dwellings in settlements and how the purpose of local consultation would be applied. JP suggested allocating a percentage increase in the number of dwellings within a defined settlement area.</p> <p>d. In summary, four potential approaches arose during discussion.</p> <p>1. Defining New Settlement boundaries. Defining practical boundaries would</p> <ul style="list-style-type: none"> • take time; • involve individual detailed site assessments; • require detailed justification of why any new boundary was set where proposed; and • involve local consultation. <p>2. No defined Settlement boundaries but allowing applications to be considered on their own merit.</p> <p>3. Criteria based development providing the ability for villages to expand a little within a defined but not necessarily rigidly defined boundary and supported by relevant and specific criteria.</p> <p>4. A Percentage increase in new dwellings within each defined area.</p> <p>e. MH questioned the rationale for reaching the 5 house limit and how developments for 20/30 houses might be addressed SB-F referred to Cornwall Local Plan Policy and in particular paragraphs 164 to 172 addressing rounding off and infilling and to the three criteria embodied</p>	

within SNP Draft Policy RUR2 being :-

Policy RUR2 – Village Settlement Boundaries and Rural Housing Sites

Village settlement boundaries are set for the following villages:

- **Trehan**
- **Forder**
- **Trematon**

New residential developments of up to 5 dwellings per site will be permitted within these boundaries, subject to:

- i. Design being of a style which respects the character and appearance, where appropriate, of the AONB and Conservation areas and the setting of Listed Buildings within the parish. (In accordance with policies ENV 2 and 3)**
 - ii. Net densities consistent with but not substantially exceeding the existing densities of the settlement**
 - iii. Inclusion of starter/late life homes and family homes, and aspirational dwellings where appropriate.**
- f. SB-F undertook to look further at the issue of boundaries, visiting villages as necessary being Trematon, Trehan, Forder and Carkeel.

SB-F

B. Mapping Exercise 2 – Open Areas of Local Significance (AOLS)

Ordnance Survey plans covering the Parish, Cornwall Council Environment Mapping Layers, former Caradon Areas of Local Significance Plan and Google Earth 3D Satellite images were utilised to support the exercise.

- a. B. SB-F advised that the “green stippled” former Caradon Local Plan AOLS defined areas were considered. Those within the urban area were not considered “no go” areas for development but were a factor for special consideration. However, those within and surrounding villages were “no go” areas for development.
- b. He also advised that those large areas defined as AOLS such as The China Fleet Club /North and Middle Pill area, were “a bit of a fudge to protect areas.” These would not now survive Cornwall Council nor Inspector’s scrutiny. Specific and targeted landscape features should be identified as was the case with the Broadmoor Farm development master plan where woodland areas in particular were depicted.
- c. Old Caradon Local Plan Policy EV6 which applied in the past was not now considered sound for SNP purposes.
- d. RT referred to the Cornwall Local Plan Housing DPD Evidence Paper and concurred with the Broadmoor approach of defining defined areas/features e.g. woodlands but omitting fields.
- e. SB-F advised undertaking a review of such areas within the Parish including the Pill/Pillmere Valley “green finger.”

WH declared a pecuniary interest in land in this area and indicated that not all the land previously designated was in public ownership or included in a

	<p>developers landscape management agreement.</p> <p>JP referred to the need to examine the Latchbrook Valley area as part of the exercise and especially seeking clarification on the Latchbrook Children's Play Area.</p> <p>C. Next Meeting. The next meeting will continue the Mapping Workshop to consider :-</p> <ul style="list-style-type: none"> • Vistas and Views; • Local Green Spaces; and • Settlement boundaries. 	WH
645.	<p>Any Other Business.</p> <p>1. Landrake with St. Erney Neighbourhood Plan Consultation. Response required by 24th December 2017. It was agreed to defer consideration to a future meeting.</p>	WH
646.	<p>Dates of Next Meetings. Steering Group – Wednesday 22nd November 2017, The Guildhall at 6.00pm.</p> <p>Diary Note. Meetings will then be held each Wednesday in the Guildhall commencing at 6.00pm.</p>	ALL

The meeting ended at 8.12 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>Pillmere</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		