

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 107  
held on Wednesday 7<sup>th</sup> March 2018 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town : Saltash West) (DY)  
 John Percil (Latchbrook Neighbourhood Association) (JP)  
 David Bennett (SWRA and Essa Cycling) (DB)  
 Adrian White (STC Tree Warden) (AW)  
 William Holman (N&M Pill Landowners Consortium) (WH)  
 Steve Besford-Foster (Consultant) (SB-F)

**Apologies:-** Cllr. Jean Dent (Town : Saltash West) (DY)  
 Cllr. Derek Holley (County : Saltash East) (DH)  
 Mike Hocking (N&M Pill Neighbourhood Assoc'n) (MH)  
 Ian Taylor (Port View Estate) (IT)  
 Alex Sharpe (China Fleet Country Club Trustee) (AS)

**The meeting was not recorded.**

<b>Minute No.</b>	<b>Item</b>	<b>Action</b>
710.	<b>Declaration of Interest.</b>  A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
711.	<b>Minutes of Meetings 106.</b>  Approved	<b>WH</b>
712.	<b>Matters Arising from Meeting 106.</b>  <b>1. Minute 705.1. The Quora Ltd. Application - the former Sandford site Carkeel</b> DY advised that planning consent had been granted including conditions to address road related issues.	
713.	<b>The Saltash Neighbourhood Plan Consultation Draft.</b>  SB-F ran through Version 18 of the Consultation Draft on screen. He was complimented on the quality of the document which now represented the first complete draft which had been circulated before the meeting.  It was agreed that the Steering Group should provide final comments direct to SB-F by Wednesday 14 <sup>th</sup> March 2018. In particular, attention should be paid to the Monitoring Arrangements and Performance Indicators. A final version including missing maps, photographs and minor modifications would be presented at the next meeting.  WH to prepare a statement to accompany the Consultation Draft when published on the Plan4Saltash and Saltash Town Council Websites.	<b>ALL SB-F  WH</b>

714.	<p><b>The Strategic Environment Assessment : Sustainability Checklist</b></p> <p>SB-F presented a populated draft. It was agreed that a copy would be circulated to the members of the Steering Group for comment by Wednesday 14<sup>th</sup> March 2018. It was agreed that this document need not be published on the web-site but would be sent to Cornwall Council with the Consultation Draft for screening and to advise on compliance and whether more detailed Sustainability assessment work would be required.</p>	<b>SB-F/ WH/ ALL</b>
715.	<p><b>Any Other Business.</b></p> <p><b>1. The Saltash Neighbourhood Plan Consultation Draft – Trees.</b> DY and SB-F drew attention to the tree and natural environment references and policies in the document as a briefing for AW. SB-F also outlined the references relating to the protection of “aged and veteran trees” to the NPPF (National Planning Policy Framework.) It was considered that further guidance was required. Moreover, there might be a need to identify specific trees, not presently covered by Tree Preservation Orders within the Parish. The Cornwall Council screening was expected to provide the necessary direction.</p> <p><b>2. Consultation on Draft Revised National Planning Policy Framework (NPPF)</b> SB-F briefed the Steering Group on the Consultation Draft published on 5<sup>th</sup> March 2018. The Consultation would end on 10<sup>th</sup> May 2018. The draft revised NPPF incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the Right homes in the Right places consultation. Proposals included :-</p> <ul style="list-style-type: none"> <li>• A standard methodology for assessing housing need;</li> <li>• Strategic plans should set out a housing requirement figure for designated neighbourhood areas; and</li> <li>• Sec 106 developer contributions would be set out nationally.</li> </ul> <p>DY advised that the Steering Group might be required to prepare a response on behalf of the Town Council. SB-F to circulate the RTPI NPPF briefing note to the Steering Group.</p> <p><b>3. The Cornwall Site Allocations DPD Inquiry : The Saltash DPD</b> DY briefed the Steering Group on his attendance at the Inquiry the previous week when representing the SNP Steering Group. Persimmon Homes, the Saltash Flood Forum and the North and Middle Pill Landowner Consortium had also attended to make representations. He indicated that there might be a need to identify reserve sites or indeed to make further site allocations due to the high dependence on the Broadmoor Farm development to deliver housing requirements and the “constraints” which needed to be overcome. The Inspector was expected to report within six months, however some details might be made available at the final session on 18<sup>th</sup> April 2018.</p>	<b>DY/WH SB-F</b>
716.	<p><b>Date of Next Meetings.</b></p> <p>Steering Group – Wednesday 21st March 2018 The Guildhall at 6.00pm. Steering Group – Wednesday 28th February 2018 The Guildhall at 6.00pm.</p>	<b>ALL</b>

**The meeting ended at 7.47pm.**

**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](http://plan4saltash.co.uk)**

## **Circulation List**

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

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