

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 108
held on Wednesday 21st March 2018 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 Cllr. Jean Dent (Town : Saltash West) (DY)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 David Bennett (SWRA and Essa Cycling) (DB)
 Mike Hocking (N&M Pill Neighbourhood Assoc'n) (MH)
 Ian Taylor (Port View Estate) (IT)
 Alex Sharpe (China Fleet Country Club Trustee) (AS)
 William Holman (N&M Pill Landowners Consortium) (WH)
 Steve Besford-Foster (Consultant) (SB-F)

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

The meeting was not recorded.

Minute No.	Item	Action
717.	<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>	
718.	<p>Minutes of Meetings 107.</p> <p>Approved</p>	WH
719.	<p>Matters Arising from Meeting 107.</p> <p>1. Minute 712.1. The Quora Ltd. Application - the former Sandford site Carkeel DY reaffirmed that planning consent had been granted including conditions to address road related issues.</p> <p>2. Minute 715.3. The Cornwall Site Allocations DPD Inquiry : The Saltash DPD MH had contacted DY seeking clarification on the possible need “<i>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</i>” and the implications for the preparation of the Saltash Neighbourhood Plan (SNP).</p> <p>DY indicated that the Inspector had expressed a view that the allocation of a single strategic site was unusual.</p> <p>SB-F commented that Cornwall Council were confident of their housing allocations and house building trajectories. Additional capacities ranging between 108% and 143% had been included in their trajectory. This issue was being tested in detail by the Inspector and this included the position for Saltash.</p> <p>DY advised of a new application for the conversion of the former Cornwall College premises to 10 residential units as an example of how “windfall”</p>	

	<p>applications affected trajectory figures.</p> <p>SB-F referred to the examination of the Falmouth DPD which he had attended. An issue on a lack of clarity in the DPD Statement on a “supporting policy” on how matters should be treated within their Neighbourhood Plan was an issue. This matter had also been raised by DY in the Saltash DPD examination.</p> <p>MH asked at what stage would the Inspector take account of the Saltash Neighbourhood Plan? DY advised that it was outside the remit of the Examination, however his attention could be drawn to its emergence. This issue was discussed later in the meeting. See below.</p> <p>AS asked whether the outcome of the Examination would influence the content of the SNP and also whether Broadmoor had been represented at the Examination. SB-F indicated that the Inspector <u>might</u> conclude that the Cornwall Housing Allocation Strategy was not very good and might require them to “go away and review it.” DY confirmed that Broadmoor had been represented.</p> <p>WH commented that the Inspector had included the 18th April 2018 as a “Reserve Day” for the Examination. It had been suggested that this session might be used to give a preliminary view of findings. SB-F advised that if changes were required then Cornwall Council will respond.</p> <p>DY also drew attention to the potential changes proposed in the Government’s National Planning Policy Framework Consultation Document which might also impact on the Site Allocations DPD and even SNP.</p> <p>It was agreed that although it was a dynamic situation it was important to press on, as planned with the SNP process.</p> <p>It was further agreed that once “<i>endorsed as a basis for Consultation</i>” by Saltash Town Council on the 17th April 2018, a copy of the Saltash Neighbourhood Plan Consultation Draft should be sent to the Planning Inspector.</p>	<p>DY/ SB-F</p>
<p>720.</p>	<p>The Saltash Neighbourhood Plan Consultation Draft.</p> <p>1. Consultation Draft</p> <p>SB-F ran through Version 18.4 of the Consultation Draft on screen, high-lighting changes made since the subsequent meeting. MH congratulated SB-F on the quality of his work. This sentiment was echoed by the whole Steering Group.</p> <p>The following matters were agreed.</p> <ol style="list-style-type: none"> 1. To check with the Coastal Communities Team : Saltash that the project details recorded in the draft meet their emerging plans; 2. In response to a point raised by AS, that Policy RUR2 limited the number of houses in identified settlement extensions to five; 3. It was agreed that SB-F should speak with the landowners of sites in Trematon and Trehan before the Consultation Draft was published. 4. That JH would be asked to provide illustrative sketch schemes for the “Green Boulevard” covering both the Callington Road, St. Stephens Road, Fore Street junction and the Fore Street, Lower Fore Street, North Road and Bridge Slip Road Junction; 	<p>WH</p> <p>SB-F</p> <p>WH/JH</p>

	<p>5. SB-F would edit down the Monitoring session but refer to the detailed Section by Section “Progress against Plan” schedule prepared by WH.</p> <p>6. Cornwall Council would offer opinion on whether “others” outside the Parish would be permitted to vote in the required Referendum.</p> <p>2. The Covering Note A Draft Note prepared by WH which contexted the Consultation Draft was approved with minor modification for publication.</p> <p>3. The Strategic Environment Assessment : Sustainability Checklist. SB-F presented the completed copy of the Checklist. This was approved subject to removing the words “on balance” from para. 9.4.</p> <p>4. The Approval Process. The Steering Group formally approved the above documents to be put to Saltash Town Council on 17th April “to endorse as the basis for public consultation.” SB-F to send electronic copies of the documents to STC by 11th April for inclusion in the Agenda package of documents. Six full printed copies also to be provided. SB-F to prepare a covering report for the STC meeting.</p>	<p>SB-F</p> <p>SB-F</p> <p>SB-F</p> <p>JD/DY</p> <p>SB-F SB-F</p>
721.	<p>Topics for Future Meetings.</p> <p>The principal topics for discussion at subsequent meetings were agreed as follows.</p> <p>1. 28th March 2018 – To prepare the Public Consultation Programme.</p> <p>2. 4th April 2018 - To a response to the National Planning Policy Framework (NPPF) Consultation Draft.</p>	
722.	<p>Any Other Business.</p> <p>None</p>	
723.	<p>Date of Next Meetings.</p> <p>Steering Group – Wednesday 28th March 2018 The Guildhall at 6.00pm. Steering Group – Wednesday 4th April 2018 The Guildhall at 6.00pm.</p>	<p>ALL</p>

The meeting ended at 7.55 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>Bob Austin</i>	<i>Former CC & STC</i>	Ray Lane	Town Clerk
<i>Mike Finch</i>	<i>Saltash Environmental Action</i>	Zoe Bernard-John	CC Senior Development Officer
<i>Mike Hocking</i>	<i>N&M Pill Neighbourhood Assoc'n</i>	Richard Hall	Resident
<i>Leslie Rust</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Vanessa Luckwell	CC Community Regeneration Officer
<i>John Percil</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Caroline Righton	Aston Getty (Broadmoor Farm)
<i>Denise Watkins</i>	<i>Waterfront Residents Assoc@n</i>	Tunde Awe	Resident
<i>Gail Swift</i>	<i>Pillmere Community Association</i>	Geoff Mawson	Resident
<i>William Holman</i>	<i>N&M Pill Landowner Consortium</i>	Michael Griffin	MA Griffin Associates (Hole Farm)
<i>Jane Hamlyn</i>	<i>Architect & Pillmere Resident</i>	Andrew Williams	Resident (Middle Pill)
<i>David Bennett</i>	<i>SWRA & Essa Cycling</i>	Simon Walker	(Landrake and St. Erney N. Assocn.)
<i>Ian Taylor</i>	<i>Port View Estate</i>	Sue Newell	(Landrake and St. Erney N. Assocn.)
<i>Lee Russell</i>	<i>Pillmere</i>	Ken Martin	Governor Saltash.net
David Orr	Consultant	William Cotton	Chamber of Commerce
Steve Besford-Foster	Consultant PlanSupport	Rev. Tom Osborne	Methodist Church
Simon Wagemakers	Persimmon Homes	Alex Sharpe	China Fleet Country Club
Adrian White	Saltash TC Tree Warden		