

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 123
held on Wednesday 15th August 2018 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
Mike Hocking (N&M Pill Neighbourhood Association) (MH)
John Percil (Latchbrook Neighbourhood Association) (JP)
Adrian White (SEA & Tree Warden) (AW)
Steve Besford-Foster (Consultant) (SB-F)
William Holman (N&M Pill Landowners Consortium) (WH)

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
Ian Taylor (Port View Estate) (IT)
David Bennett (SWRA and Essa Cycling) (DB)
Cllr. Jean Dent (Town : Saltash West) (JD)

The meeting was not recorded.

Minute No.	Item	Action
821.	<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>	
822.	<p>Minutes of Meeting 122.</p> <p>Approved with the addition of recording JP's apology.</p>	WH
823.	<p>Examination of The Cornwall Site Allocations Development Plan Document (CSADPD) : Saltash</p> <p>1.SB-F advised that ZB-J of CC had indicated that the public consultation of the proposed Major Modification was likely to commence on the 10th September for a six week period. It was agreed that this should be promoted at the Winkle Fair on 1st September and at the regular "Meet your Councillor" events.</p> <p>2. The Inspectors expected a level of consultation (and publicity) equivalent to the original DPD consultation. It was noted however that this had not been prominent and that it was worth the Steering Group doing something to provide clarification for the public on the status of the DPD compared with the SNP.</p> <p>3. SB-F stated that Cornwall Council would co-ordinate responses and put a report to the Inspectors for consideration and their determination on how to proceed.</p>	
824.	<p>SNP Consultation Draft Update.</p> <p>1. Submission for Screening to Cornwall Council.</p> <p>a. SB-F would be liaising with RL on preparing a cover letter for submission with the Consultation Draft and required extensive Evidence Base. Guidance would also be sought on when the SNP Public Consultation should commence. Improvements to the "peach" project boxes and inclusion of extra photographs had been undertaken. The Evidence Base Reference document had been</p>	SB-F/RL

	<p>completed but the Hyperlinks included required testing. The Steering Group were asked to test these and advise SB-F of any issues arising.</p> <p>b. The screening would, amongst other matters, assess the need for a full scale Strategic Environmental Assessment. Historic England and Natural England would also examine and comment upon the Draft at this early stage.</p> <p>2. Green Spaces Assessments. SB-F clarified the required extent of the assessment with AW. The mapping detail being prepared by DB for STC's Geographic Information System was anticipated shortly. AW also referred to the existence of four community orchards. It was agreed that AW send details to WH.</p> <p>3. Views and Vistas. SB-F had now incorporated agreed amendments and improved the Consultation Draft plan. There were a few additional and improved photographs required.</p> <p>4. Allotments SB-F had drawn upon the Inspector's report on the Liskeard Neighbourhood Plan to provide more policy detail on both Statutory Local Authority (Allotments Act 1922) and Privately managed Allotments particularly where under threat from development and measures required to provide alternative sites where necessary.</p> <p>5. The Heritage Assessments. JD had progressed the assessments to a stage where they were ready for SB-F to check. The need for extra local detail might be necessary.</p> <p>6. Connectivity : Shared Space Issues The Department of Transport report on an "Inclusive Transport Strategy : Achieving Equal Access for Disabled People" had drawn attention to issues including the use of better textured surfacing. The DOT had recommended that Local Authorities pause the development of Shared Space schemes until updated development guidance was issued. This advice was accepted with no requirement at this stage to modify reference to Shared Space in the Connectivity Chapter.</p>	<p>ALL</p> <p>AW/WH</p> <p>SB-F</p> <p>SB-F</p>
825.	<p>Update on the Waterfront Revitalisation Project Community Consultation.</p> <p>1. It was agreed that residents needed to know more about this topic. WH to look to utilise the Saltash Facebook Page to improve public awareness.</p>	<p>WH</p>
826.	<p>Any Other Business.</p> <p>1. The National Planning Policy Framework (NPPF). SB-F referred to an article in the professional press on "25 things you need to know about the NPPF." SB-F to provide a copy for WH to circulate.</p> <p>2. The North Coast Cluster Group (Exception Sites) DY referred to a further letter from this group relating to Cornwall Council's interpretation of Affordable Housing for Local Need and the resultant 100% (or thereabouts) over provision of Exception Site consents in Crantock due to an alleged mis-interpretation of Local Plan policy. DY to copy to WH for circulation. Cornwall Council were responsible for monitoring all housebuilding consents plus building and completion rates.</p>	<p>SB-F/WH</p> <p>DY/WH</p>

	<p>3. Crannog, Forder. DY briefed the Steering Group on this planning case with would if approved bridge the gap between the Saltash Town and Forder Village development boundaries. The case tested whether land in common ownership provided due reason to influence and set a corresponding development boundary. This was not believed to be the position in planning terms nor an uncommon practice.</p> <p>4. Riverside Quays. WH asked for consideration to be given to preserving riverside quays prevalent along the Tamar, Lyhner and Kingsmill Creek. It was considered that this should be treated as a project for inclusion in the SNP as part of the planned public consultation.</p>	
827.	<p>Date of Next Meeting. Steering Group – Wednesday 29th August 2018, The Guildhall at 6.00pm.</p>	ALL

The meeting ended at 7.12pm.

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 (General Data Protection Regulation EU 2016/679 compliant.)
(Names in ***Bold Italics*** denote an elected member of the Steering Group.)

<i>Cllr. David Yates</i>	<i>Saltash West (STC)</i>	Alex Sharpe	China Fleet Country Club
<i>Cllr. Jean Dent</i>	<i>Saltash West (STC)</i>	Cllr. Sam Tamlin	Saltash West (CC)
<i>Cllr Derek Holley</i>	<i>Saltash East (CC)</i>	Adrian White	Saltash TC Tree Warden
<i>Mike Hocking</i>	<i>N&M Pill Neighbourhood Assoc'n</i>	Ray Lane	Town Clerk
<i>John Percil</i>	<i>Latchbrook Neighbourhood Assoc'n</i>	Roger Fursier	Forder Comm & Consvn. Assocn.
<i>Denise Watkins</i>	<i>Waterfront Residents Assoc@n</i>	Catherine Thomson	CC Community Network Manager
<i>William Holman</i>	<i>N&M Pill Landowner Consortium</i>	Jacky Swain	CEG Ltd. (Broadmoor Farm)
<i>Jane Hamlyn</i>	<i>Architect & Pillmere Resident</i>	Peter Ryland	Chamber of Commerce & CIC
<i>David Bennett</i>	<i>SWRA & Essa Cycling</i>		
<i>Ian Taylor</i>	<i>Port View Estate</i>		
Steve Besford-Foster	Consultant Plan Support		