

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 126
held on Wednesday 3rd October 2018 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town : Saltash West) (DY)
 Cllr. Jean Dent (Town : Saltash West) (JD)
 Adrian White (SEA) (AW)
 Catherie Noakes (N&M Pill Neighbourhood Association) (CN)
 Peter Noakes (N&M Pill Neighbourhood Association) (PN)
 William Holman (N&M Pill Landowners Consortium) (WH)

CN and PN deputising for MH

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 Mike Hocking ((MH)
 Alex Sharpe (China Fleet Country Club) (AS)
 Steve Besford-Foster (Consultant Plan Support) (SB-F)

The meeting was not recorded.

Minute No.	Item	Action
842.	<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>	
843.	<p>Minutes of Meeting 125.</p> <p>Approved, subject to :- Minute 837.6 being amended to read “AS & MH apologised for late arrival as they were delayed due to minor roadworks taking place at Cutlers Corner. AS stated that his highlighted the fragility of this particular road.</p> <p>AS asked the group which MM should be referred to on the CC DPD site as it was not clear. The group took some time to try and clarify and after some difficulty SB-F found a document on the CC website specifically relating to MM numbers.”</p> <p>Minute 837.7 being amended to read “North & Middle Pill are not being “promoted” by CC. Cllr Holley CC has confirmed it is not a case of “promoting” and stated he will contact WH to clarify that position.” Post Meeting Note. The word” promoting” is to be replaced by the word” proposed” as used by Cornwall Council in their Response to Inspectors’ Note INSP.14.</p>	WH
844.	<p>SNP Consultation Draft Update.</p> <p>1. Submission for Screening to Cornwall Council. No contact had been received from Cornwall Council (CC)at the time of the meeting.</p> <p>Post Meeting Note : The following has now been received from CC. “.....we have now had a chance to carry out the SEA & HRA Screening and that this is now with Natural England, Historic England and the Environment Agency for</p>	

	<p><i>the statutory consultation period where they consider if they agree with our conclusions. They have until 26th October to respond to us.</i></p> <p><i>Also, we have circulated your draft document for wider informal officer comment and I expect to be able to get back to you with the results of both work streams at some point during the week commencing 29th October.”</i></p> <p>2. The SNP Website. DY reported that it had been updated to include the Heritage Local Listing Assessment.</p> <p>3. Green Spaces Assessments. WH to check on progress.</p> <p>4. The Heritage Assessments : Local Listing Report SB-F’s document was approved subject to a check on architectural terms employed being made by IT. WH to arrange Thanks would be conveyed to SB-F for this excellent piece of work. WH to circulate to all members of the Steering Group.</p> <p>5. The Draft Saltash Neighbourhood Plan : Reg. 14 Consultation. Still delayed until the outcome of the Cornwall Site Allocation DPD was clarified.</p> <p>6. A Benefit of the Saltash Neighbourhood Plan. JD advised that upon adoption of the SNP, the Town Council would enjoy 25% of Community Infrastructure Levy (CIL) payments arising from local developments for investment in the Town. STC might seek to agree an Investment strategy which might include road improvements.</p>	<p>WH</p> <p>IT WH WH</p>
845.	<p>Management of “Declarations of Interest”</p> <ol style="list-style-type: none"> 1. DY reported on e-mails from AS and WH on the topic and in particular the interpretation of Clause 15 of the SNP Constitution. DY indicated that he was taking advice on the matter, however as The Town Council had approved CC’s proposal to include the North Pill site as a second strategic site it would be difficult for the Steering Group to take a contrary position. Individuals or organisations could of course make personal representations to CC as part of the consultation. JD reiterated this view. 2. AW believed the principal issue was one of transparency in terms of the actions of the Steering Group. JD indicated that all minutes were open, transparent and available to the general public. 	
846.	<p>Examination of The Cornwall Site Allocations Development Plan Document (CSADPD) : Saltash (Document CC.S10.3)</p> <ol style="list-style-type: none"> 1. In his absence SB-F had provided the following note. <p><i>I am advised by CC that the comments made by others on the DPD will not be available until they have summarised the comments and drafted response to them, and sent them in to the inspector, after which they will be available on the Examination library to view. Not very helpful if you want to see what others are saying!</i></p>	

My view is that the MM for Pill will not have significant implications for the NDP strategy and therefore there are not grounds for the NDP Steering group to object to it. However you might want to send a letter in reminding CC and the Inspectors of the policies that would apply to the site, as it might be helpful to them in reaching a decision on the MM, or how the new policy might be worded. For example referencing policies SN2, H2, GRN 1, 2, 5, 6, etc.

2. CN wanted to persuade the Steering Group to refuse the North Pill Site Allocation. JD reiterated that the Town Council had already accepted the principal of the allocation in line with CC's Response to the request by the Government's Planning Inspectors to identify a second strategic site in Saltash.
3. CN asked what the position would be if the N Pill proposal was not feasible. This was unclear.
4. CN was concerned by the proposal for development of 3 other sites outside the 2 proposed CC Site Allocation areas and more specifically the 2 further areas identified as possible future extension sites, meaning 5 further potential sites in total. DY indicated that any future planning applications would be considered in the normal way. JD advised that material planning factors would be taken into account in such circumstances.
5. PN remarked that he had listened carefully to the discussion and was clear that it was the Inspectors who had concluded the need for a second allocated site in Saltash but still didn't understand how they had arrived at the decision.
6. CN referred back to Minute 837.7 in relation to the North Pill site and the need for the Steering Group to examine the Additional Policy Requirements in relation to the site and the referencing policies SN2, H2, GRN 1, 2, 5, 6, etc identified by SB-F.
7. DH had raised highway issues. DY indicated that traffic access should be maintained at all times during the development period. JD indicated that Cornwall Council could be asked to improve the Cutlers Corner junction as the Local Highway Authority, but they didn't have to. AW advised that highway conditions might be applied to developers for road layouts.
8. CN advised that her question to STC concerning pedestrian safety had not been answered.
9. PN stated that representation responses to CC were for the Town Council, SNP Steering Group or Individuals to make. JD suggested that in view of earlier comments (See 845.1 above) it was better for people to make their own responses.
10. DY drew attention to the CC web-page for representations at <https://www.cornwall.gov.uk/environment-and-planning/planning-policy/adopted-plans/development-plan-documents/cornwall-site-allocations-development-plan-document/>
11. The Saltash pages on the overall Site Allocations document started at Page 305 and included both minor and Main Modifications (MM's).
12. CN enquired of the Cornwall Local Plan policy on Self and Custom Build schemes. DY drew attention to page 40 of the CLP which stated ***"2.29 People wishing to build their homes: The Government is keen to help individuals commission their own homes either through self-build or custom build. Such schemes can be an effective way to increase the mix of housing types and tenures, and have the potential to increase the delivery of innovative and highly sustainable developments in a cost effective manner. Community Land Trusts can provide an opportunity for affordable self-build schemes. In addition, the Council will work with developers on sites where the delivery of serviced***

	<p><i>plots for affordable housing are negotiated to enable some of these to be offered for self-build where a need is identified.”</i></p> <p>13. CN enquired whether CC maintained a Register for those requiring self/custom build plots. DY replied Yes.</p> <p>14. CN further enquired whether the public could attend the Inspectors’ Examination. DY replied Yes.</p> <p>15. DY asked for comments on the proposed N Pill Site Allocation.</p>	ALL
847.	<p>Any Other Business.</p> <p>1. The General Data Protection Regulations. WH also to view the web-cast and receive a briefing with DY from STC. DY to arrange.</p> <p>2. The Tamar Village Saltash Master Plan Consultation (N&M Pill) DY advised that following their public launch event, he had received a request from the N&M Pill Landowner Consortium to present and discuss their proposals with the SNP Steering Group and Saltash Town Council. This was under consideration by STC. WH indicated that arrangements were also being made for similar events with the CFCC and N&M Pill Neighbourhood Association.</p> <p>3. The Waterside CN enquired of the position of the former Wheatsheaf PH. DY displayed and ran through in brief the details of the recent planning application currently being considered by STC. Post Meeting Note STC resolved to refuse the application on 4th October 2018.</p>	DY/WH DY
848.	<p>Date of Next Meeting.</p> <p>Steering Group – Wednesday 10th October 2018, The Guildhall 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 (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		

DRAFT