

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 138  
held on Wednesday 6<sup>th</sup> March 2019 at Saltash Guildhall.**

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

**Apologies:-** Cllr. Derek Holley (County : Saltash East) (DH)  
Ian Taylor (Port view Estate) (IT)  
Cllr. Jean Dent (Town Council: Saltash West) (JD)  
David Bennett (SWRA and Essa Cycling) (DB)  
Catherine Noakes (N&M Pill Neighbourhood Association) (CN)

The meeting was not recorded.

Minute No.	Item	Action
918.	<p><b>Declarations of Interest.</b></p> <p>A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North &amp; Middle Pill.</p>	
919.	<p><b>Minutes of Meeting 137.</b></p> <p>Approved</p>	WH
920.	<p><b>Matters Arising from the Minutes of Meeting 136.</b></p> <p><b>1. Minute 913.1. SNP Consultation Draft : Cornwall Council Screening Report.</b> DY reaffirmed that CC had acknowledged receipt of the letter sent by STC. A date for the planned meeting had yet to be set.</p> <p><b>2. Minute 913.2. Cornwall Site Allocations DPD: Saltash Update.</b> The following statement had now been published on the Cornwall web-site. <i>The Inspectors are actively working on the report, it is anticipated that the fact check report will be with Cornwall Council by the end of March 2019.</i></p> <p><b>3. Minute 913.3 Neighbourhood Plan Group Sessions</b> The CC briefing session was taking place on 27<sup>th</sup> March 2019. SB-F was aware that CC were reorganising their planning function by amalgamating planning policy with development control on a geographical area basis. It was intended that the application of policies would be more in “the spirit” of a policy and not by “the letter of” same with the aim of improving delivery of the overall Local Plan.</p> <p><b>4. Minute 915.1 Green Space Assessment : Allotments</b> Although statutory allotments were underpinned by legislation to restrict development, non-statutory allotments did not enjoy such protection and might be considered as “brown land” suited to redevelopment.</p>	DY

921.	<p><b>Review of revised SNP Consultation Draft incorporating appropriate Cornwall Council (CC) Screening Report comment amendments.</b></p> <ol style="list-style-type: none"> <li>1. SB-F presented amendments completed to date on the April 2019 -2030 version of the Consultation Draft. This included captions to photographs, paragraph numbers and text changes. The amendment process was on-going but would be largely completed by the next meeting.</li> <li>2. SB-F advised that Cornwall Council would be commencing the refreshment process of the Cornwall Local Plan 2/3 years hence.</li> <li>3. There was an intent to provide printed copies of the amended draft circulating within the Town at the earliest opportunity.</li> </ol>	<p><b>SB-F</b></p> <p><b>SB-F/ DY</b></p>
922.	<p><b>Green Space Assessment.</b></p> <p>The meeting considered the latest drafts prepared by AW and provided the following comments.</p> <ol style="list-style-type: none"> <li>1. Allotments : Maintain use of the grid references. SB-F to prepare the necessary maps and areas.</li> <li>2. Chapel Field, Burraton : Use the term “Retirement Apartments and Sheltered Housing.”</li> <li>3. Elwell Woods : The owner and head-lessor is Cornwall Council.</li> <li>4. Latchbrook : AW to check with DB on gaining access to the CC property terrier to determine ownership in the area.</li> <li>5. Pillmere : No further issues at this stage.</li> <li>6. Trehan Sites GRN 3-7 : It was noted that consents for barn conversions would necessitate a change of the settlement boundary. The green areas had been identified by Caradon District Council in previous Local Plans as an “open area of local significance and importance to the character of the settlement.” Inset Map 38 in the Caradon Local Plan 2007 was available on-line. There was the need to identify land ownership via the Land Registry and advise the owner(s) that the SNP was proposing to carry the designation forward. <a href="https://www.cornwall.gov.uk/media/3639284/Map-38-Trehan.pdf">https://www.cornwall.gov.uk/media/3639284/Map-38-Trehan.pdf</a></li> </ol> <p>This was a matter for discussion with CC at the planned screening meeting.</p> <ol style="list-style-type: none"> <li>7. Trematon Sites GRN 3-6 and GRN 3-8 : Again the Caradon Local Plan provided the justification to carry forward the assessment as an area of local significance to the character of the settlement and an Inset Map 39 was available on-line.</li> </ol>	<p><b>AW/ SB-F</b></p> <p><b>AW</b></p> <p><b>AW</b></p> <p><b>AW/DB</b></p> <p><b>SB-F/ AW</b></p> <p><b>SB-F/ DY</b></p> <p><b>AW/ SB-F</b></p>

	<p><a href="https://www.cornwall.gov.uk/media/3639287/Map-39-Trematon.pdf">https://www.cornwall.gov.uk/media/3639287/Map-39-Trematon.pdf</a> Barn conversions and consents would require amendment of the settlement boundary. Also, planning applications had been submitted to extend gardens. This “urbanisation” could potentially make the land developable. Again, the treat of this issue was a further matter for discussion with CC at the planned screening meeting.</p> <p>8. Victoria Gardens : No further issues at this stage.</p>	<b>SB-F/ DY</b>
923.	<p><b>Saltash High Street Regeneration Progression Study</b></p> <ol style="list-style-type: none"> <li>1. DY circulated and commented upon a copy of a recent presentation by Ffion Stanton of The Cornwall Development Company in relation to “Community Led Local Development (CLLD),” an EU funded programme ending in 2022. He also referred to a meeting held on the 28<sup>th</sup> February 2019 of the newly established FISH Group. (Future Initiative for Saltash High Street.) led by the Saltash Chamber of Commerce but including STC. The aim was to target CLLD and other external funding sources by making a case for investment funding including initiatives to support the development of the evening economy. Torpoint TC had apparently secured £0.5M.</li> <li>2. DY also referred to:- <ul style="list-style-type: none"> <li>• The Community Interest Company (CIC) Action Plan 2006;</li> <li>• The CIC Gateway Projects 2009;</li> <li>• The Saltash Fore Street Regeneration Progression Study 2009; and</li> <li>• The Government High Street and Town Centres in 2030.</li> </ul> </li> <li>3. SB-F sourced a plan indicating the Index of Multiple Deprivation in the Town which not only included the Fore Street to Longstone Community Campus but also identified an area down North Road to the Waterfront and extending around to the Tamara Estate. There were however two further areas to the south and west of the town centre classified within the Index. CLLD grant aid was seeking to improve the employability of residents in the defined areas. Funding was essentially for soft support and not hard projects.</li> </ol>	
924.	<p><b>Any Other Business.</b></p> <p>None.</p>	
925.	<p><b>Date of Next Meeting.</b></p> <p>Steering Group: Wednesday 20<sup>th</sup> March 2019, The Guildhall at 6.00pm.</p>	<b>ALL</b>

The meeting ended at 8.05 pm.

**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 (General Data Protection Regulation EU2016/679 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>Catherine Noakes</i>	<i>N&amp;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&amp;M Pill Landowner Consortium</i>	Jacky Swain	CEG Ltd. (Broadmoor Farm)
<i>Jane Hamlyn</i>	<i>Architect &amp; Pilmere Resident</i>	Peter Ryland	Chamber of Commerce & CIC
<i>David Bennett</i>	<i>SWRA &amp; Essa Cycling</i>	<i>Ian Taylor</i>	<i>Port View Estate</i>
Steve Besford-Foster	Consultant PlanSupport		