

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 140
held on Wednesday 27th March 2019 at Saltash Guildhall.**

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

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
 Cllr. Jean Dent (Town Council: Saltash West) (JD)

The meeting was not recorded.

Minute No.	Item	Action
934.	<p>Declarations 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>	
935.	<p>Minutes of Meeting 139.</p> <p>Approved</p>	WH
936.	<p>Matters Arising from the Minutes of Meeting 139.</p> <p>1. Minute 928.1. SNP Consultation Draft : Cornwall Council Screening Report. A date for the planned meeting had yet to be set. DY to speak with the Town Clerk. If no progress by the next meeting then proceed to appoint Locality to complete the requisite assessments.</p> <p>2. Minute 928.2. Cornwall Site Allocations DPD: Saltash Update.</p> <p>a. Inspectors' Report now expected to be with Cornwall Planners for "fact checking" – a straight-forward process. Publishing of the Report anticipated mid-April.</p> <p>b. Councillors had raised the issue of Affordable Housing policy. SB-F indicated that the SNP had addressed this under the Housing Mix section of the Plan. See also Minute 937.6 below.</p> <p>3. Minute 929. Interpretation of "Garden Land" as Redevelopment land. "Garden land" which is severed or sub-divided as part of a residential hereditament is referred to under the NPPF 2018. SB-F advised that the NPPF talked about policy to preserve garden land/residential gardens. The NPPF 2018 definition section considers a policy to resist inappropriate development where "harm" would occur to a local area. Para. 122 on appropriate densities also refers.</p> <p>4. Minute 932.1. Carkeel Roundabout, traffic and potential nearby developments. DY advised of the Social Media interest relating to local congestion following the opening of part of the new Quora development. SB-F advised</p>	DY/SB-F

	<p>that this would be a matter for Cornwall Council as the Highway Authority to resolve if the issue continued.</p> <p>5. Minute 932.2. SNP Briefing to STC Policy and Resources Committee (26th March 2019) DY had reported to the P&R committee the previous day. Highway concerns on addressing access points off the A388 at Carkeel for the approved Broadmoor Farm and Eales Farm proposals had been raised.</p>	
937.	<p>Review of revised SNP Consultation Draft incorporating appropriate Cornwall Council (CC) Screening Report comment amendments.</p> <p>SB-F provided an update of his revisions. The following points were discussed and agreed.</p> <ol style="list-style-type: none"> 1. The Regulation 14 public consultation as experienced with the recent Looe NP is likely to be a labour intensive process. The Looe NP Summary document circulated to each household could be found at http://www.futurelooe.town/data/uploads/520.pdf The “You said : We did” approach as well as the leaflet design was commended. 2. SB-F to make the text content to the %age Information Block to be made clearer. 3. Policy WF1 (The Waterfront) to be revised to take account of the proposed Revitalisation Project. See Minute 940.1 below. WH to send the Coastal Community bid document to SB-F. 4. The Cornwall Council Climate Emergency declaration was examined and would required some modification to the SNP. 5. SB-F also referred to an event on Neighbourhood Plans and Climate Change. Important messages and policy drivers were :- <ul style="list-style-type: none"> • Make the gravity of the issues very clear to the community • Make climate change the focus of the NDP vision • Include policies to reduce causes of climate change: • Energy efficient and small carbon footprint development • Encourage community sustainable energy projects • Encourage ‘modal shift’ from cars • Encourage digital networks to reduce need to travel • Planting to encourage carbon sequestration • Support local community ‘coproduction’ of foods, goods and services on exception sites <p>See the accompanying pdf. for the full presentation.</p> 6. Agreed to include more references in the SNP as Cornwall Council now viewed the issue as “a game changer- as climate change is an undeniable and existential threat!” The next Cornwall Local Plan through to 2050 would focus on this major issue. 	<p>WH/ SB-F</p> <p>SB-F</p>

	<p>DY advised that STC were examining rainfall generated flooding and tidal generated flooding in the parish. Future house design was a matter of increasing importance. Design options were becoming more common. Further details including Low-carbon Neighbourhood Planning could be sourced from the Centre for Sustainable Development web-site.</p> <p>7. Section 9 : Housing</p> <ul style="list-style-type: none"> • The NPPF 2018 had been updated to include 5 year planning requirements at county level. Policy H1 might need to be re-written in the light of the Inspectors' Report on the Saltash DPD. • Policy H2 could include modifications to address the Affordable Housing issue referred to in Minute 936.2b. above. <p>8. Sec 10 : The Built Environment</p> <ul style="list-style-type: none"> • NPPF 2018 amendments now included. • Need to update project references for the Railway Station. <p>9. Sec 11 and on still to be updated but SB-F to send WH a copy of work completed up to and including Sec 10 for reading, review and comment by the Steering Group.</p>	<p>ALL</p> <p>SB-F</p> <p>SB-F</p> <p>SB-F/ WH</p> <p>ALL</p>
938.	<p>Green Space Assessment.</p> <p>Not discussed.</p>	
939.	<p>Saltash High Street Regeneration Progression Study</p> <p>Not discussed as no progress to report.</p>	
940.	<p>Any Other Business.</p> <p>1. The Coastal Community Team : Saltash – Coastal Revival Fund Bid. DY reported that the Team had been successful in securing Government funding (Dept. Housing, Communities and Local Government) of £50,000 to progress the revitalisation project targeting of the Waterfront/Waterside.</p> <p>2. Public Toilets in Saltash. JP enquired whether this was an issue for the Neighbourhood Plan to address. Section 13 of the SNP related to Community Facilities and might be addressed in that Chapter.</p>	
941.	<p>Date of Next Meeting.</p> <p>Steering Group: Wednesday 10th April 2019, The Guildhall at 6.00pm.</p>	<p>ALL</p>

The meeting ended at 7. 42pm.

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 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&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 & Pilmere 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 PlanSupport		