

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 149  
held on Wednesday 18<sup>th</sup> September 2019 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town Council: Saltash West) (DY)  
Cllr. Jean Dent (Town Council: Saltash West) (JD)  
Catherine Noakes (N&M Pill Neighbourhood Association) (CN)  
Peter Noakes (N&M Pill Neighbourhood Association) (PN)  
Steve Besford-Foster (Consultant Plan Support) (SB-F)  
William Holman (N&M Pill Landowners Consortium) (WH)

**Apologies:-** Cllr. Derek Holley (County : Saltash East) (DH)  
Stephen Jensen (Resident) (SJ)  
Adrian White (Saltash Tree Warden) (AW)

The meeting was not recorded.

<b>Minute No.</b>	<b>Item</b>	<b>Action</b>
1000.	<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>	
1001.	<p><b>Minutes of Meeting 147.</b></p> <p><b>1. Minute 989.2 : Regulation 14 Public Consultation Programme.</b> CN enquired of the outcome of the GPS Postcode report from the distribution company engaged to deliver the SNP Consultation Summary leaflet throughout the parish. SB-F advised that the leaflets had not been circulated to the N&amp;M Pill postcodes. DY reiterated the point that the association had, through their participation in the Steering Group, been party to the consultation arrangements and their representatives had attended the launch event.</p> <p><b>2. Minute 989.3 : The Calstock Climate Emergency Strategy.</b> CN asked why the Town Council had not voted to adopt a similar approach. DY advised that the majority of matters raised were already included within the Draft Neighbourhood Plan. The only item omitted from the NP was a obligation for new dwellings to be built to carbon neutral and/or passive house standards. These proposed obligations were viewed by STC as matters to be led and incorporated as National Planning Policy Framework (NPPF) and Cornwall Council Local Planning policy level matters.</p>	
1002.	<p><b>Minutes of Meeting 148.</b></p> <p>Approved</p>	<b>WH</b>
1003.	<p><b>Matters Arising from the Minutes of Meeting 148.</b></p> <p><b>1. Minute 996.1 : Overview of the Reg. 14 Public Consultation Responses.</b> DY explained that there had still been difficulty in making contact with DB to ascertain whether there were further paper responses to enter into SurveyMonkey. DY/SB-F to continue to make contact with DB. <u>Footnote</u> – Contact has been made with DB.</p>	<b>DY/SB-F /DB</b>

	<p><b>2. Minute 996.5 : Overview of the Reg. 14 Public Consultation Responses.</b>  CN asserted that the leaflet campaign undertaken by the N&amp;M Pill Neighbourhood Association did not contain misinformation. SB-F, DY and JD rejected this stating that the inference and choice of wording used was very regrettable and had consequently given rise to considerable opposition to the overall Consultation Draft.  CN indicated that this was now understood but felt that the wording of the SNP Summary leaflet distributed by the Steering Group in relation to the Cornwall Site Allocation DPD housing site in N&amp;M Pill was inadequate. DY indicated that the N&amp;M Pill Neighbourhood Association were a party to preparing and approving the wording used.  DY reiterated the need to ensure that such mis-representation was not repeated at the future (Reg.16) consultation and referendum stages and was eager to ensure that Cornwall Council’s responsibility for making the housing allocations was clarified when publicising response findings.  PN took issue with the use of the words misinformation and misguided included in the draft minutes preferring the use of the word mis-interpretation, however SB-F confirmed that these had been the actual words he had used.  DY added that this issue could be extremely damaging as the matter (the Cornwall Site Allocation DPD) had nothing to do with proposed policies drafted for the Saltash Neighbourhood Plan by the Steering Group.</p> <p><b>3. Minute 998.1 : Cornwall Council Consultation on Cycleway and Pedestrian Improvements.</b>  WH was curious to know why the section from Burraton Cross to Gilston Road had been omitted form the overall Fore Street to Carkeel roundabout scheme proposal. JD indicated that a further scheme proposal was anticipated for what was a difficult section.</p> <p><b>4. Minute 998.3 : Coastal Community Team : Saltash – Meeting with The Environment Agency.</b>  DY indicated that the STC Services Committee (11<sup>th</sup> September 2019) had been briefed on the matter.</p>	
1004.	<p><b>Overview of the Regulation 14 Public Consultation Responses.</b></p> <p>DY explained his suggested process for assessing the 200 or so responses received being:-</p> <ol style="list-style-type: none"> <li>1. Identify comments which are inside/outside the remit of the plan;</li> <li>2. Identify and park the "I have a complaint to make" comments for onward transmission to the relevant parties;</li> <li>3. Look for potential significant changes to the text of the plan, for example climate change explanation(s), developers and statutory organisation comments (do we agree with them?);</li> <li>4. Process "minor changes"; and</li> <li>5. Look at "projects" for example historic buildings that need to be dealt with in the longer term after we have established a set of "rules". As an example I do not see how we can process the volume of old building data in any sensible</li> </ol>	

	<p>time scale and issues related to extending the conservation area as this will tie us up for years.</p> <p>DY identified examples of the consultation comments made by Historic and Natural England and various individuals which demonstrated the possible options to be followed. These would be pursued when the database was fully populated.</p> <p>One particular example worth serious consideration was the creation of a database of historic buildings which could be used to provide guidance when considering planning applications.</p>	
1005.	<p><b>Proposed Information Campaign including treatment of the misleading N&amp;M Pill leaflet.</b></p> <p>The intention was to produce an information campaign starting when an assessment had been made of the results of the consultation. This would include stating the relationship between National Planning requirements, the Cornwall DPD and its site allocations and the identification the key results. There would also be identification of non- planning issues and response arrangements.</p>	
1006.	<p><b>Budget Requirements</b></p> <p>Initial costings have been identified. Funding options would be identified and pursued.</p>	<p><b>SB-F DY/SB-F</b></p>
1007.	<p><b>Any Other Business.</b></p> <p><b>1. The Broadmoor Farm/Treladen Development.</b> DY advised that Barrett Homes and David Wilson Homes were holding a public consultation into the preliminary phases of the development. This was taking place on Tuesday 24<sup>th</sup> September 2019 between 4.30pm and 7.30pm at Wesley Methodist Hall.</p> <p><b>2. The Tamara Estate, Saltmill : Future proposals.</b> DY drew attention to a consultation being conducted by Cornwall Council, Cornwall Housing and Consensus Communications on Saturday 28th September, 2019 at 8 River View, Saltash from 11.00 a.m. to 3.00 p.m. There will be a consultation website available online on 28th September, 2019. <a href="https://www.cornwall.gov.uk/housing/affordable-housing/community-led-housing/tamara-estate-saltash/">https://www.cornwall.gov.uk/housing/affordable-housing/community-led-housing/tamara-estate-saltash/</a> Saltash Town Council have put details on Facebook.</p>	<p><b>ALL</b></p> <p><b>ALL</b></p>
1008.	<p><b>Date of Next Meeting.</b></p> <p><b>Tuesday 1<sup>st</sup> October 2019 at Saltash Guildhall commencing 6.00pm.</b></p>	<p><b>ALL</b></p>

The meeting ended at 7.45 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.)

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