

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 153  
held on Wednesday 23rd October 2019 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town Council: Saltash West) (DY)  
 Cllr. Mark Fox (Town Council : Saltash South) (MF)  
 Sonia Fox (Resident) (SF)  
 Stephen Jensen (Resident) (SJ)  
 Ian Taylor (Port View Estate) (IT)  
 Adrian White (Saltash TC Tree Warden) (AW)  
 David Bennett (SWRA and Essa Cycling) (DB)  
 William Holman (N&M Pill Landowners Consortium) (WH)

**Apologies:-** Cllr. Derek Holley (County : Saltash East) (DH)  
 Cllr. Jean Dent (Town Council: Saltash West) (JD)  
 Catherine Noakes (N & M Pill Neighbourhood Association) (CN)  
 Steve Besford-Foster (Consultant Plan Support) (SB-F)  
 John Percil (Latchbrook Neighbourhood association) (JP)

The meeting was not recorded.

<b>Minute No.</b>	<b>Item</b>	<b>Action</b>
1027.	<p><b>Declaration 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>	
1028.	<p><b>Minutes of Meeting 152.</b></p> <p>Approved</p>	<b>WH</b>
1029.	<p><b>Matters Arising from the Minutes of Meeting 152.</b></p> <p>1. <b>Minute 1023. 2. Overview : Section 6 - Regenerate the Town Centre and Manage Growth of “Out of Town” shopping.</b>          DY reported on the meeting of the Town Council Vision Sub-committee advising that he had drawn attention to the SNP content on the topic. It was clear that not all attendees had read the SNP and the relevant policy content. DY would pass relevant SNP Consultation responses to the sub-committee.</p> <p>2. <b>Minute 1024. Section 7 : Sustainable Neighbourhoods – Treleden/Broadmoor Farm.</b>          DY drew attention to the current planning applications relating to the proposed development.  <a href="http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PY323SFG L4K00">http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PY323SFG L4K00</a>          PA19/08250   Approval of Reserved Matters for layout, means of internal access and landscaping pursuant to Phase 0A works only. Details following outline application PA14/02447 dated 13/10/17.   Land At Broadmoor Farm Stoketon Cornwall.</p>	<b>DY</b>

	<p><a href="http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PY4Z9FGMDL00">http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PY4Z9FGMDL00</a></p> <p>PA19/08297   Reserved matters application for Phase 1, which comprises: the construction of 430 dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links, 2no. substations and associated infrastructure. (Details following outline application PA14/02447 dated 13.10.2017)   Land At Broadmoor Farm Stoketon Cornwall.</p>	
1030.	<p><b>Overview of the Regulation 14 Public Consultation Responses.</b></p> <p>1. Consultation responses to the following sections were reviewed with DY taking detailed notes which would be passed to SB-F</p> <p><b>Section 10 : Protect and Enhance the Built Environment</b> Material comments raised were :-</p> <ul style="list-style-type: none"> <li>• Policy ENV1 –(C6(1) Agreed to avoid further developments in gardens.</li> <li>• Agreed to consider including a Statement of Intent to encourage the construction of Low/Zero carbon and eco-friendly dwellings.</li> <li>• Policy ENV3 – Sympathy with desire to retro fit external insulation and solar panel products but concerns expressed over the appearance issues especially in defined character areas.</li> <li>• Policy ENV4 – Agreed to take forward Local Listing as a project with a need to agree a process for same based upon Historic England Guidance on Local Listing plus continuation of the assessment pro forma approach already adopted in the SNP preparation and included in the Evidence Base. See Links below.</li> </ul> <p><a href="https://plan4saltash.co.uk/wp-content/uploads/2018/05/download-2.pdf">https://plan4saltash.co.uk/wp-content/uploads/2018/05/download-2.pdf</a></p> <p><a href="https://plan4saltash.co.uk/wp-content/uploads/2018/10/SALTASH-LOCAL-LISTING-REPORT-v3.pdf">https://plan4saltash.co.uk/wp-content/uploads/2018/10/SALTASH-LOCAL-LISTING-REPORT-v3.pdf</a></p> <p>SB-F guidance to be sought on whether an obligation could be placed on all applicants of properties contained within the defined CSUS Character Area (See Fig 5 link below) to include a Local Listing Assessment with their application, perhaps as part of a Design and Access Statement and/or Heritage Statement.</p> <p><a href="https://plan4saltash.co.uk/wp-content/uploads/2018/05/csus_saltash_figure5.pdf">https://plan4saltash.co.uk/wp-content/uploads/2018/05/csus_saltash_figure5.pdf</a></p> <ul style="list-style-type: none"> <li>• Policy ENV 6 - Check whether the comment from C6/6 really relates</li> <li>• Policy ENV 8. Views and Vistas – Check that the arrow direction for the V&amp;V from Salt Mill Park is correct?</li> </ul> <p><b>Section 11 : Protect and Enhance the Natural Environment</b> Discussions ended at Policy GRN 2.</p>	<p><b>DY/SB-F</b></p> <p><b>SB-F</b></p> <p><b>SB-F</b></p> <p><b>SB-F</b></p> <p><b>SB-F</b></p> <p><b>SB-F</b></p> <p><b>SB-F</b></p> <p><b>SB-F</b></p> <p><b>SB-F</b></p>
1031.	<p><b>Any Other Business.</b> None</p>	
1032.	<p><b>Date of Next Meeting.</b> <b>Wednesday 30th October 2019 at Saltash Guildhall commencing 6.00pm.</b></p>	<b>ALL</b>

The meeting ended at 7.58 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	Stephen Jensen	Resident
Simon Wagemakers	Persimmon Homes		