

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 154
held on Wednesday 30th October 2019 at Saltash Guildhall.**

Attending:- Cllr. David Yates (In the chair) (Town Council: Saltash West) (DY)
Cllr. Jean Dent (Town Council: Saltash West) (JD)
Ian Taylor (Port View Estate) (IT)
Steve Besford-Foster (Consultant Plan Support) (SB-F)
Catherine Noakes (N & M Pill Neighbourhood Association) (CN)
Stephen Jensen (Resident) (SJ)

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
Adrian White (Saltash TC Tree Warden) (AW)
David Bennett (SWRA and Essa Cycling) (DB)
William Holman (N&M Pill Landowners Consortium) (WH)
John Percil (Latchbrook Neighbourhood association) (JP)

The meeting was not recorded.

Minute No.	Item	Action
1033.	Declaration of Interest. No Declarations of Interest were declared	
1034.	Minutes of Meeting 153. Approved with following amendments: Addition of Jayne Connell in attendees Minute 1030 Fig 5 link is to the 1907 Urban Extension. https://plan4saltash.co.uk/wp-content/uploads/2018/05/csus_saltash_figure5.pdf	DY
1035.	Matters Arising from the Minutes of Meeting 153. 1. Minute 1029. 1. Overview: Section 6 - Regenerate the Town Centre and Manage Growth of “Out of Town” shopping. Action: DY would pass relevant SNP Consultation responses to the Town Council Vision Sub-committee. An initial summary of key public comments has been reported to the sub-committee. Further reports will be made as comments are processed. 2. Minute 1024. Section 7: Sustainable Neighbourhoods – Treleden/Broadmoor Farm. Saltash Town Councillors will be meeting with Cornwall planning officers to discuss processing the applications 3. Minute 1030 Section 10 : Protect and Enhance the Built Environment Correction to previous minutes: 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	DY DY

	<p>(See Fig 5 link below to 1907 Urban Extension) to include a Local Listing Assessment with their application, perhaps as part of a Design and Access Statement and/or Heritage Statement.</p> <p>https://plan4saltash.co.uk/wp-content/uploads/2018/05/csus_saltash_figure5.pdf</p> <p>This will be investigated.</p>	DY/SB-F
1036.	<p>Overview of the Regulation 14 Public Consultation Responses.</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>Section 11 : Protect and Enhance the Natural Environment</p> <p>Material comments raised were :-</p> <ul style="list-style-type: none"> • Policy GRN1 – Biodiversity Protection and Gain – Agreed to look at adding a general blanket statement “2v” to cover this issue adding “Cornwall Biodiversity Guide” as a reference. SB-F • Policy GRN1 – Biodiversity Protection and Gain C92[23] statement “We are facing a mass extinction event” – Agreed to investigate NPPF and CLP for adequacy of written “guidance”. Many of the general comments made are social issues outside the NP. SB-F • Policy GRN2 – The Greening of Saltash: Woodlands, Trees, Cornish Hedges and Hedgerows – Most of the comments made are in response to events that occurred in the past. The provision of additional trees is already in the plan. General planting and management strategies are not planning matters but comments will be passed on. SB-F • Policy GRN3 – Countryside Character Areas Policy GRN3 – Countryside Character Areas Figure 22 will be modified to take account of the Cornwall SLT –H1 site allocation. General management strategies are not planning matters but comments will be passed on. SB-F • Policy GRN3 – Countryside Character Areas – Figures 21 and 22 will be amended to coincide with boundaries. • Policy GRN3 – Countryside Character Areas – Where possible existing trees will be retained to maintain existing levels of biodiversity. • Policy GRN3 – Countryside Character Areas – Existing Footpaths will be maintained or diverted by agreement. • Policy GRN4 Drainage and Flooding Areas – Existing Seawater flooding and leaching at Saltmill is not a Neighbourhood Plan issue but location will be added to para 11.8 and the Shoreline Management Plan investigated. SB-F • Policy GRN4 Drainage and Flooding Areas – Flood Risk Plans within Flood Zones and sewage arrangements are already within existing National and Cornwall Policies. • D9 comment it is the view of the Group that the actual adequacy of existing water control arrangements be evaluated during phased development. SB-F • Sewage Treatment. The provision of adequate Sewage Treatment capacity is part of the normal planning process. SB-F • Policy RUR2 – Village Development Boundaries & Rural Housing Sites A1[1] The Heritage Assessment table to be reviewed and consulted on but general statements considered adequate. SB-F • Policy RUR2 – Village Development Boundaries & Rural Housing Sites A2[3] For allocations in Trematon and Trehan, need for specific mitigation requirements to be investigated. DY/SB-F • Estuary element to be removed from Forder Development Boundary SB-F 	<p>DY/SB-F</p> <p>SB-F</p> <p>SB-F</p> <p>SB-F</p> <p>SB-F</p> <p>SB-F</p> <p>SB-F</p> <p>SB-F</p> <p>SB-F</p> <p>DY/SB-F</p> <p>SB-F</p>

	<ul style="list-style-type: none"> Policy HWB 3 – The Future of St Barnabas Hospital –Comments in support of this part of the plan noted, text to be amended as required. 	SB-F
1037.	<p>Any Other Business.</p> <p>1. National Guidance Documents on housing etc. related to environmental issues going to consultation Links to relevant documentation: https://www.gov.uk/government/news/housing-secretary-unveils-green-housing-revolution National Design Guide</p> <p>2. Chairman to review costing predictions and available funding.</p> <p>3. For reference the Retrospective Planning Application for the cladding on a shop on Lower Fore Street had been rejected. There have been suggestions that it should have been allowed. This would require a policy change.</p>	<p>All</p> <p>DY</p> <p>All</p>
1038.	<p>Date of Next Meeting. Wednesday 6th November 2019 at Saltash Guildhall commencing 6.00pm.</p>	All

The meeting ended at 7.55 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

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(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 & 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>
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Simon Wagemakers	Persimmon Homes		