

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 156
held on Wednesday 20th November 2019 at Saltash Guildhall.**

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

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
 Cllr. Jean Dent (Town Council: Saltash West) (JD)
 Adrian White (SEA & Saltash TC Tree Warden) (AW)
 David Bennett (SWRA and Essa Cycling) (DB)
 Ian Taylor (Port View Estate) (IT)
 Stephen Jensen (Resident) (SJ)

The meeting was not recorded.

Minute No.	Item	Action
1046.	Declaration of Interest. A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North & Middle Pill.	
1047.	Minutes of Meetings 154 and 155. Both sets of minutes were approved.	WH
1048.	Matters Arising from the Minutes of Meeting 155. 1. Minute 1041 : Request from Persimmon Homes to examine the wording of Policy H1. DY referred to the amended wording for Policy H1 suggested by Simon Wagemakers of Persimmon Homes. Concerns were expressed of the implications for Saltash not only if there was slippage in the development programme for Broadmoor Farm/Treladen but more particularly if there was slippage in development across the entire Gateway Network Area and especially Torpoint. The use and meaning of the word “significant” was material. It was agreed to seek the view of Cornwall Council’s strategic planners on whether in the light of the North Pill Site Allocation Policy H1 was still actually required. SB-F to write to Cornwall Council SB-F drafted a letter on this issue during the course of the meeting which was approved and sent by e-mail to Cornwall Council.	SB-F
1049.	Overview of the Regulation 14 Public Consultation Responses. 1. Consultation responses of the following section were reviewed with DY taking detailed notes which would be passed to SB-F Material comments raised were :- Section 15 : Improved and Sustainable Connectivity • Comments on bus services were outside the remit of the SNPlan.	DY/SB-F

	<ul style="list-style-type: none"> • Comments (C118(1) and C125 (1) on the North Pill Site Allocation would be addressed by a Design and Access Statement accompanying a future planning application, however the relevant Site Allocation DPD requirements should be summarised within the Neighbourhood Plan to make the treatment more visible. • The meeting reached comment C167. 	SB-F
1050.	<p>The Cornwall Housing Supplemental Planning Document : Proposed Changes</p> <ol style="list-style-type: none"> 1. DY and SB-F ran through the key changes proposed in this Cornwall Council document, the electronic link for which had been circulated with the Agenda prior to the meeting. A consultation response was required by Monday 2nd December 2019 and the Steering Group was likely to assume delegated authority for preparing the Town Council’s response. 2. The following material changes were examined. <ol style="list-style-type: none"> a. Change No.3 : Paragraph 6 Demand for Extra Care Housing. SB-F to look at the calculation for the next meeting. b. Change No. 26 : Paragraph 27 Starter Homes and “Entry Level Exception Sites.” Proposals related to sites adjacent to the defined development boundary as justified by proven demand. Whilst recognising that the policy was NPPF driven, SB-F was concerned that such developments might give rise to “ghettoism.” c. Change No.30 : Paragraph 30 Rural Exception Sites. Changes had reflected NPPF compliance on shared ownership. d. Change No. 35 : Paragraph 51 The Vacant Building Credit (VBC). The matter had been clarified. e. Change No. 36 : Paragraph 54 Concerns that Cornwall Local Plan Policy 9 on Affordable Housing led Rural Exception Sites conflicted slightly with Policy 3 on the Role and Function of Places where the delivery of housing in particular would be managed through a Site Allocations DPD or Neighbourhood Plan for major locations which included Saltash. It was considered prudent to include appropriate wording in the SNP that Policy 9 does not apply. f. Change No. 38 : Paragraph 57 CC will monitor and advise STC what the Assessed Housing Need for Saltash is across all five defined need priorities and not merely the 3 “welfare” need priorities. Cornwall required a 30% quantum of affordable housing as part of overall housing delivery target for Saltash. This would be a major factor in defining overall housing numbers through to 2030. g. Change No. 40 : Paragraph 59 The Affordable Housing policy now permits a cascading of demand for local housing allocations across the entire county through a broad hierarchy of criteria for “local” connections. The assessment will be concluded at the next meeting. 	<p>DY</p> <p>SB-F</p> <p>SB-F</p>

1051.	<p>Any Other Business.</p> <p>1) Planning Applications relating to Broadmoor Farm/Treladen. (PA19/08297) Barratt David Wilson (Exeter) Ltd - Land at Broadmoor Farm Stoketon Cornwall. Reserved matters application pursuant to 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. DY advised that the Town Council, as a consultee, had recommended refusal of the application on a range of material planning issues and concerns. The matter would be considered by Cornwall Council as the local planning authority in due course.</p>	
1052.	<p>Date of Next Meeting.</p> <p>Wednesday 27th November 2019 at Saltash Guildhall commencing 6.00pm.</p>	ALL

The meeting ended at 8.05pm.

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>
Steve Besford-Foster	Consultant PlanSupport	Stephen Jensen	Resident
Simon Wagemakers	Persimmon Homes		