

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 157
held on Wednesday 27th 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)
 Rachel Williams (N & M Pill Neighbourhood Association) (PN)
 John Percil (Latchbrook Neighbourhood Association) (JP)
 David Bennett (SWRA and Essa Cycling) (DB)
 Stephen Jensen (Resident) (SJ)
 Nick Theis (Resident) (NT)
 William Holman (N&M Pill Landowners Consortium) (WH)

Apologies:- Cllr. Derek Holley (County : Saltash East) (DH)
 Cllr. Jean Dent (Town Council: Saltash West) (JD)
 Ian Taylor (Port View Estate) (IT)

The meeting was not recorded.

Minute No.	Item	Action
1053.	<p>Declaration 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>	
1054.	<p>Minutes of Meetings 156.</p> <p>Approved.</p>	WH
1055.	<p>Matters Arising from the Minutes of Meeting 156.</p> <p>1. Minute 1041 : Request from Persimmon Homes to examine the wording of Policy H1. At the previous meeting 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 now actually required. SB-F reported on the response from Cornwall Council which advised that Policy H1 was no longer necessary due to the North Pill Site Allocation. Attention was drawn to the wording of The Inspector's Report at paragraphs 313 and 314. The Steering Group accepted this advice. Consideration should be given to any policy issues that were identified that might warrant being put into the "vacated space".</p> <p>2. Minute 1050 2a : The Cornwall Housing Supplemental Planning Document : Proposed Changes. Change No.3 Paragraph 6. Demand for Extra Care Housing. SB-F to look at the calculation for the next meeting.</p> <p>3. Minute 1050 2e : The Cornwall Housing Supplemental Planning Document : Proposed Changes. Change No.36 Paragraph 54. CN sought clarification concerning how Cornwall Local Plan Policy 9 on Affordable Housing led Rural Exception Sites conflicted with Policy 3 on the Role and Function of Places. In particular where the delivery of</p>	<p>ALL</p> <p>SB-F</p>

	<p>housing would be managed through a Site Allocations DPD or Neighbourhood Plan for major/larger locations including Saltash. SB-F explained that in Liskeard, Cornwall Council were looking to carry forward Policy 9 sites that should only apply to rural sites or small towns. The Liskeard Neighbourhood Team considered it prudent to include appropriate wording in their Neighbourhood Plan that Policy 9 does not apply. SB-F to provide a copy of the Liskeard Neighbourhood Plan to WH for circulation.</p> <p>Footnote : Here is the Liskeard wording. <i>“For the avoidance of uncertainty this Neighbourhood Development Plan makes it clear that POLICY 9 of the Cornwall Local Plan (Adopted November 2016)’, which provides for ‘affordable led rural housing exception sites’ ‘outside but adjacent to the existing built up areas of smaller towns, villages and hamlets’ does not apply to Liskeard.”</i></p> <p>4. Minute 1051.1 : 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. In addition to the Town Council, as a consultee recommending refusal of the application on a range of material planning issues and concerns, the Environment Agency had also objected to the proposed Phase 1 of this development on the grounds that insufficient information has been submitted relating to flood risk, groundwater protection and construction management. The matter would be considered by Cornwall Council as the local planning authority in due course.</p>	<p>SB-F/ WH</p>
<p>1056.</p>	<p>Overview of the Regulation 14 Public Consultation Responses.</p> <ol style="list-style-type: none"> 1. CN suggested that a summary of findings be prepared, circulated and publicised. DY advised that it had already been agreed to do this once the review of responses had been completed. The Responses document with Steering Group comments and actions would also be posted on the SNP web-site. 2. CN further asked if each responder would receive a personal response to his/her comments. DY indicated that this would not occur but the measures referred to above would enable responders to track how their matters had been addressed. 3. Consultation responses to 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 <ul style="list-style-type: none"> • Policy CON 1- The Green Boulevard – generally supported; • Policy CON2 – The North Road/New Road Distributor Route would be updated to reflect the North Pill Site Allocation and emerging Tamara Redevelopment proposals; 	<p>DY/SB-F</p> <p>SB-F</p>

	<ul style="list-style-type: none"> • It was agreed to make reference to preparing a “lobby plan” or similar phraseology to address desired improvements to Cutlers Corner with the appropriate authorities. CN advocated a meeting between Cornwall Council officers and local people in the area to show them the problems; • Policy CON3 – Town Centre Transition Zones. SB-F explained that the policy intention was to make Fore Street more attractive for users. In this respect the drawings included were merely indicative to provoke views. Consideration to be given to removing the drawings from the final version of the SNP; • Policy CON4 – Burraton Cross Hub. Consideration to be given to using the recent Cornwall Council design drawings for Burraton Cross in substitution for the present indicative drawings. • The review ended at CON4 – C37(1) 	<p style="text-align: right;">SB-F</p> <p style="text-align: right;">SB-F</p> <p style="text-align: right;">SB-F</p>
1057.	<p>The Cornwall Housing Supplemental Planning Document : Proposed Changes</p> <ol style="list-style-type: none"> 1. DY and SB-F continued to run through the key changes proposed in this Cornwall Council consultation 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 DY would be responding on behalf of Saltash Town Council. 2. The following material changes were examined. <ol style="list-style-type: none"> a. 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. Cascading would not apply to Plymouth unless there was a proven family connection to Saltash. b. Change No. 52 : Paragraph 77. The leasehold changes proposed here now reflected Government Policy aimed at preventing market exploitation. c. Change No. 87 : Paragraph 136. It was noted that the term “Care Flats” required sufficient space for 2 bedrooms or at least “1.5” bedrooms to allow for carer’s overnight stays. 	DY
1058.	<p>Budget Requirements and a Locality Fund bid</p> <p>DY and SB-F advised of the need to make an application to the Locality Fund to meet anticipated costs in completing the SNP process. The two will liaise to determine how much was still unexpended in the STC budget and how much should now be bid for.</p>	
1059.	<p>Any Other Business.</p> <ol style="list-style-type: none"> 1. SNP : Village Settlement Boundary and Site Appraisal Report SB-F briefed the Steering Group on the changes he had made to this important evidence document. A deeper historic context had been written for 	

the proposed site allocation in Trematon and both proposed site allocations in Trehan to meet English Heritage requirements from the Reg.14 Consultation. The document was approved and would now be sent to Nick Cahill, Cornwall Council's Heritage Officer for comment prior to submission to Heritage England.

SB-F

2. Questions from NT.

- a. NT, attending his first meeting, requested the identity of the ownership of the Cornwall Local Plan Saltash Site Allocation DPD sites at Broadmoor (Treleden) and North Pill.

For Broadmoor (Treleden) DY drew NT's attention to the applicants listed in the current planning applications.

For N Pill. WH declared his interest as one of three landowners (The North & Middle Pill Landowners Association).

- b. NT asked how much money WH stood to make from the development site. WH indicated that this would be determined by a development appraisal which would take account of matters including the "Additional Planning Requirements" set down by Cornwall Council. These related to (the low) site density, affordable housing, self/custom build and other obligations as well as other development and construction costs. The development appraisal had not been finalised hence land value, a product of the appraisal, had yet to be determined.

- c. NT then questioned the appropriateness of WH being a member of the Steering Group due to his pecuniary interest.

WH, DY and SB-F drew attention to the following points.

- Neighbourhood Plan preparation was an **inclusive** process. Early Plans had been rejected by Inspectors due to the absence of landowner and developer representation and input e.g. the original Dawlish Neighbourhood Plan proposal.
- Apart from being a local Saltash and North Pill family now in its fifth generation as residents and landowners, WH was an estate manager by profession with considerable relevant public sector experience in land-use planning and development, economic development including rural development and (award-winning) community development.
- WH had been suggested as a suitable candidate for Secretary by a past member of the Steering Group, and in the absence of other volunteers had accepted the role which he had conducted since 2012.
- The conduct of all members of the Steering Group was governed by a detailed Constitution prepared by the Steering Group at the commencement of the process. (The Constitution was based upon Cornwall Council Standing Orders and Code of Conduct.) Specific attention was drawn to Clause 15 of the Constitution now reproduced below. This had been adhered to strictly throughout the past seven years not only in the case of WH but with other landowners and developers involved in the preparation of the plan including CEG Ltd. for Broadmoor/Treleden, Persimmon Homes for Latchbrook and the owners of Hole Farm adjacent to the Tamar View Industrial Estate. The Neighbourhood Plan was a land-use plan so the participation of landowners was a material and expected part of the process.

15. *All members of the Steering Group must declare any pecuniary interest that may be perceived as being relevant to a decision of the group and be requested to leave the meeting during the decision making process. This may include membership of an organisation, ownership of land or a business, an interest group in proximity to a development site or any other matter that may be considered to be relevant by the Steering Group. Such declarations shall be recorded and be made publicly available.*

Those declaring such pecuniary interest shall be afforded the opportunity to make a statement of case before leaving the meeting room.

Chairman's Footnote.

It is evident from responses received to the Regulation 14 Public Consultation Saltash Neighbourhood Plan Consultation Draft conducted in the summer that a leaflet distributed around the town by the North & Middle Pill Neighbourhood Association had led many respondents to believe that it was the Saltash Neighbourhood Plan and by association the Steering Group who had proposed the residential Site Allocation in North Pill. This was not the case. The Site Allocation was the outcome of the Cornwall Local Plan process undertaken and managed independently by Cornwall Council as a result of Inspectors' report comments arising from the examination of the Cornwall Site Allocation DPD.

This confusion over the process and underpinning responsibilities was regarded as a very serious issue by the Steering Group. It fears that if left uncorrected such misunderstanding could have an adverse and negative impact on the outcome of the Statutory Public Referendum on the final Saltash Neighbourhood Plan.

The Steering Group have agreed that this misunderstanding should be corrected by a planned "Summary of Issues and Findings" leaflet and publicity campaign. Such campaign would be prepared upon completion of the "General Assessment of Regulation 14 Consultation responses" which is the principal activity of the Steering Group at the present time. The initial review is now nearing completion after months of work.

Minute 996 from Meeting 148 held on 4th September 2019 is a helpful Reference on the views of the Steering Group

Cornwall Council, following the Planning Inspector's report into proposed Strategic Residential and Employment Site Allocations across the County's larger towns/conurbations introduced the North Pill allocation. (The attached Cornwall Council report link provides a helpful explanation)

<https://democracy.cornwall.gov.uk/documents/s129647/Adoption%20of%20the%20Site%20Allocations%20Development%20Plan%20Document.pdf>

The Steering Group had only proposed making site allocations under the Saltash Neighbourhood Plan at Trematon and Trehan and **not** at North Pill. In the hierarchy of plans the Neighbourhood Plan is required to reflect the requirements of the Cornwall Local Plan, the associated Site Allocation Development Plan Document (DPD) and Special Planning Documents (SPDs).

1060.

**Date of Next Meeting.
Wednesday 4th December 2019 at Saltash Guildhall commencing 6.00pm.**

ALL

The meeting ended at 8.02pm.

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	Stephen Jensen	Resident
Simon Wagemakers	Persimmon Homes		