

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 160  
held on Wednesday 29th January 2020 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town Council: Saltash West) (DY)  
 John Percil (Latchbrook Neighbourhood Association) (JP)  
 Adrian White (SEA and Saltash Tree Warden) (AW)  
 John Craven (N&M Pill Neighbourhood Association) (JC)  
 Stephen Jensen (Resident) (SJ)  
 Nick Theis (Resident) (NT)  
 Steve Besford-Foster (Consultant Plan Support) (SB-F)  
 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.

| <b>Minute No.</b> | <b>Item</b>  | <b>Action</b> |
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| 1075.             | <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>  |               |
| 1076.             | <p><b>Minutes of Meetings 159.</b></p> <p>Approved</p>   | <b>WH</b>     |
| 1077.             | <p><b>Matters Arising from the Minutes of Meeting 159.</b></p> <p>1. <b>Minute 1070. 1 SNP : Village Settlement Boundary and Site Appraisal Report</b><br/>           SB-F had met with Sarah Furley, Melissa Burrow and Nick Cahill (NC) of Cornwall Council's Heritage team on the 14<sup>th</sup> January to discuss his amended version of the Appraisal Report resulting from the Reg.14 consultation response from Historic England. NC's initial view was that the amendments were appropriate and would be confirming this in writing.</p>   | <b>SB-F</b>   |
| 1078.             | <p><b>Overview of the Regulation 14 Public Consultation Responses.</b></p> <p>1. SB-F had now prepared a commentary and proposed treatment to all responses up to and including Section 10 : Protect and Enhance the Built Environment.</p> <p>2. The Steering Group had previously considered matters up to and including Section 4 and ran through the commentary and treatment of the following sections:-</p> <p><b>Section 5 : Secure a Diverse and Prosperous Local Economy.</b></p> <p>a. Agreed to insert a reference to Eco-industrial development for application to new developments recognising that this could not be applied to existing site allocations e.g. Treleden. It was anticipated that such provision would be included in the first revision of the Cornwall Local Plan for new applications.</p> | <b>SB-F</b>   |

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|  | <p>b. Policy EM1 – Access to Stokedon Cross Employment Application. The developer’s comments were noted in relation to agreed Sec.106 planning obligations as were the revised NPPF policy direction and anticipated Cornwall Local Plan revisions which would be examined at the detailed planning stage.</p> <p><b>Section 6 : Regenerate the Town Centre and manage the Growth of “Out of Town” Shopping.</b></p> <p>a. Agreed to include resposdee proposals to include reference to “festivals and events.”</p> <p>b. Policy TC1 – Development at Carkeel. Provide the omitted “Intentions” paragraph.</p> <p><b>Section 7 : Create and Support Sustainable Neighbourhoods.</b></p> <p>a. Agreed to add cross-reference to other parts of the SNP which contribute to the objective e.g. Bio-diversity.</p> <p>b. Agreed to revise the wording on Treleden to remove “corner-shop” reference but include reference as provided in the Site Allocation DPD.</p> <p><b>Section 8 : Revitalise the Waterfront.</b></p> <p>a. Agreed to include reference to Cornwall Local Plan policies on Sustainable Tourism Development.</p> <p>b. It was acknowledged following a question by JC that matters such as the provision of water taxis would be private sector driven but would need to involve STC in connection with town pier use and other matters.</p> <p><b>Section 9 : Ensure a Balanced Range of Quality New Housing</b></p> <p>a. The CFCC response on the inclusion of additional conditions in relation to the North Pill Cornwall Site Allocation DPD was considered. SB-F advised that matters had already been addressed by the DPD and the SNP could not frustrate strategic policy. JC asserted that the DPD did not take account sufficiently of local needs. SB-F indicated that matters referred to under the DPD Site Allocation would be addressed once a planning application was submitted.</p> <p>b. It was confirmed as previously discussed that Policy HI – Ensuring Housing Apportionment Target up to 2030 is Achieved be omitted. “Lower case” text be provided on how demand for additional housing be treated should there be slippage on the Treleden development or future Government policy demand increased housing numbers for the town.<br/>SJ enquired what leverage existed to ensure the Treleden development was completed? This would be a matter for Cornwall Council to pursue and ensure the delivery of strategic sites.</p> <p>c. There was little support for a “large-scale” development elsewhere in Saltash. SB-F would re-examine the wording of para 9.2.</p> <p>d. Policy H2 – Ensuring a Choice of Housing. Responses had referred to possible infill housing in Pill. SB-F drew attention to Cornwall Local Plan Policy 7 – Housing in the Countryside where development would only be permitted in defined special circumstances and Policy 9 – Rural Exception Sites, where development of affordable housing to support local need might be permissible.</p> <p>e. Discussion on sentence 2 of Policy H2 as to the use of the word “should” being replaced by “may” in order to be compliant with the NPPF was not fully agreed, although SB-F indicated that the word “should” was likely to be removed in due course by the Inspector.</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> |
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|       | <p>f. Policy H3 – Conversions of Large Houses into Multiple Occupation in the Suburban Villa Character Area. SB-F Referred to Local Plan Policy 13 which addressed respondent concerns, but undertook to provide appropriate cross-references which would also draw attention to Climate Change references where appropriate.</p> <p>g. Policy H4 – Making Better Use of Land would be amended to reflect emerging Cornwall Design Guide changes permitting car-free or partially car-free developments with certain situations.</p>   |            |
| 1079. | <p><b>Budget Requirements and a Locality Fund bid</b></p> <p>DY confirmed that a bid for £2115 had been submitted for the period up until 31<sup>st</sup> March 2020. The application had been acknowledged and the decision now awaited. A further application for funds from 1<sup>st</sup> April 2020 may be necessary.</p>   | <b>DY</b>  |
| 1080. | <p><b>The Climate Change Emergency.</b></p> <p>DY reported on the first meeting of the STC established Climate Change Working Party held on 22<sup>nd</sup> January 2020 under the chairmanship of Cllr. Sarah Martin. A Draft Statement of Intent was under discussion including the roles and responsibilities of the Town Council and Cornwall Council. This document would be circulated to the Steering Group once completed and well publicised to residents and businesses in the parish in due course.</p> <p>DY would ask the Working Group to advise what planning matters might need to be addressed by the SNP.</p> <p>The Cornwall Climate Change Action Plan and Helston Climate Change Plan were referred to in discussion. Links are provided below.</p> <p><a href="https://www.cornwall.gov.uk/environment-and-planning/climate-emergency/">https://www.cornwall.gov.uk/environment-and-planning/climate-emergency/</a></p> <p><a href="http://www.helston-tc.gov.uk/_UserFiles/Files/Helston%20Climate%20Action%20Plan%20-%20September%202019.pdf">http://www.helston-tc.gov.uk/_UserFiles/Files/Helston%20Climate%20Action%20Plan%20-%20September%202019.pdf</a></p> | <b>DY</b>  |
| 1081. | <p><b>Any Other Business.</b></p> <p><b>1. Cornwall Community Land Trust : Community Led Housing Seminar</b><br/> WH drew attention to this seminar taking place in Lanivet on 3<sup>rd</sup> February 2020.</p>   |            |
| 1082. | <p><b>Date of Next Meeting.</b></p> <p><b>Wednesday 5<sup>th</sup> February 2020 at Saltash Guildhall commencing 6.00pm.</b></p>   | <b>ALL</b> |

The meeting ended at 8.20 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                           | Nick Theis        | Resident                     |