

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 163  
held on Wednesday 26th February 2020 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town Council: Saltash West) (DY)  
Cllr. Jean Dent (Town Council: Saltash West) (JD)  
John Percil (Latchbrook Neighbourhood Association) (JP)  
Stephen Jensen (Resident) (SJ)  
Steve Besford-Foster (Consultant Plan Support) (SB-F)  
William Holman (N&M Pill Landowners Consortium) (WH)

**Apologies:-** Cllr. Derek Holley (County : Saltash East) (DH)  
Ian Taylor (Port View Estate) (IT)  
Adrian White (SEA) (AW)  
Catherine Noakes (N&M Pill Neighbourhood Association) (CN)  
Nick Theis (Resident) (NT)

The meeting was not recorded.

<b>Minute No.</b>	<b>Item</b>	<b>Action</b>
1100.	<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>	
1101.	<p><b>Minutes of Meetings 162.</b></p> <p>Approved</p>	<b>WH</b>
1102.	<p><b>Matters Arising from the Minutes of Meeting 162.</b></p> <p>1. <b>Minute 1094. 1 SNP : Village Settlement Boundary and Site Appraisal Report</b> SB-F advised that Cornwall Council's Heritage Team were currently preparing the required response.</p> <p>2. <b>Minute 1094 ii). Protect and Enhance the Built Environment.</b> The Local Listing Assessment prepared for 127 Old Ferry Road was approved and would be added to the Policy ENV4 listing.</p> <p>3. <b>Minute 1095 1. :Section 13 : Meet the Changing Demand for Health, Education, Community &amp; Emergency Services and Facilities.</b></p> <p>DY reported on a meeting held that morning with the NHS to consider the future Service Plan for Saltash. Discussions were inconclusive, however the NHS were still actively considering the future of St Barnabus. St. Barabus was "owned" by the property wing of the NHS. This meant that any capital raised from the sale of the property would be held in a "corporate" budget. Consequently, there was no guarantee that proceeds raised could be reinvested in Saltash. It would need to be bid for along with other competing NHS investment demands across Cornwall. It was noted that Saltash Health Centre was expected to provide a broader range of services and facilities. The NHS were also currently working in partnership with Cornwall Council to provide around 162 Supported Housing units in the town.</p>	<p><b>SB-F</b></p> <p><b>SB-F</b></p>

	<p>4. <b>Minute 1096 ii). The Coastal Community Team</b> DY and JD advised that the STC Policy and Finance Committee had approved the previous evening a report which inter alia gave authority to invite proposals from consultants for public realm and flood protection improvements at the Waterside.</p> <p>5. <b>Minute 1097 : Cornwall Council Design Guide Consultations.</b> There was general support for these documents.</p>	
1103.	<p><b>Overview of the Regulation 14 Public Consultation Responses.</b></p> <p>1. SB-F had now prepared a commentary and the proposed treatment to all responses up to and including Section 14 : Meet the Growing Demand for Additional Sport, Recreation &amp; Leisure Facilities. The Steering Group ran through the commentary and treatment of the following sections:-</p> <p><b>Section 14 : Meet the Growing Demand for Additional Sport, Recreation &amp; Leisure Facilities.</b></p> <ul style="list-style-type: none"> <li>• Agreed to include text relating to the benefits of physical education/activities;</li> <li>• New developments should take account of the Open Space policy;</li> <li>• The copse and quay at Forder to be included in the Green Spaces list.</li> </ul> <p><b>Section 15 : Improved and Sustainable Connectivity.</b></p> <ul style="list-style-type: none"> <li>• Traffic Management responses were outside the scope of the SNP;</li> <li>• Treleden issues were addressed by the Cornwall Council Sec. 106 agreement;</li> <li>• Agreed to refer to DPD text in relation to expressed Town Centre, North Road and New Road concerns;</li> <li>• Need to address road capacity and cycle route issues for the North Pill allocation;</li> <li>• Green Boulevard proposal well supported;</li> <li>• Insert references to new “windfall” development treatment.</li> </ul> <p><b>Section 16 : Climate Change.</b></p> <ul style="list-style-type: none"> <li>• SB-F required clarification of STC’s position on calculating the Saltash Carbon Budget. At this early position STC could provide an indicative/coarse assessment figure of overall carbon use in the town and provide a statement of intent to reduce the budget where feasible over the life of the SNP.</li> <li>• Include the STC Climate Change Working Party as a project with appropriate yellow box in the Section 16 text.</li> </ul> <p><b>Section 10 : Protect and Enhance the Built Environment.</b> SJ and WH had prepared and circulated prior to the meeting a report addressing Local Listing, Conservation Areas and CSUS Character Areas. (Cornwall and Scilly Urban Study 2005.) The following points were agreed following debate.</p> <ul style="list-style-type: none"> <li>• Make clearer reference to the CSUS report as an important source document in identifying candidate buildings for potential local listing providing a hyperlink to same;</li> <li>• Include a suitably worded “yellow project box” under Policy ENV 4 relating to the setting up of a Local Heritage List Working Group and add to the Delivery Plan Table 2 : Project schedule at the rear of the SNP.</li> <li>• Amend the wording of paragraphs 10.31 and 10.32 to ensure that all four character areas identified in the CSUS and not merely the Port View Estate “Suburban Villas” Character Area are covered.</li> </ul>	<p><b>SB-F</b></p> <p><b>SB-F</b></p> <p><b>SB-F</b></p> <p><b>SB-F</b></p>

	<ul style="list-style-type: none"> <li>The wording of ENV 1 and references to Fig. 19 Character Areas to be checked to ensure that all four “Suburban Villas” Character Areas are accurately covered by the intended policy and not merely The Port View Estate.</li> </ul> <p><b>2. Treatment of Consultation Responses outside the scope of the Neighbourhood Plan but which need to be addressed by relevant authorities, bodies or organisations.</b></p> <p>DY raised this matter and it was agreed that appropriate schedules of responses should be prepared and referred on to the relevant bodies as part of the Reg. 14 process.</p>	<b>SB-F</b>
1104.	<p><b>Document 2 : Amended Saltash Neighbourhood Plan (SNP).</b></p> <ol style="list-style-type: none"> <li>SB-F advised that he had now started making the changes agreed from the Reg14. Public Responses to the SNP. Such changes were being made in <b>Green Text</b> at this stage to permit ease of review prior to final approval.</li> <li>Consideration of the revised SNP will be the major item for consideration at the next meeting.</li> <li>A schedule of changes will be provided as part of the SNP pack for Cornwall Council and Independent Inspector.</li> </ol>	<b>WH</b>
1105.	<p><b>Any Other Business.</b></p> <p>None</p>	
1106.	<p><b>Date of Next Meeting.</b></p> <p><b>Wednesday 4<sup>th</sup> March 2020 at Saltash Guildhall commencing 6.00pm.</b></p>	<b>ALL</b>

The meeting ended at 7.52 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; Pillmere 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