



Wadebridge Town Council

The Town Hall, The Platt, Wadebridge, Cornwall PL27 7AQ
Telephone: 01208 812643

Town Mayor – Cllr Tony Rush Town Clerk – Kate Glidden-Rogers

EGLOSHAYLE, ST. BROCK AND WADEBRIDGE NEIGHBOURHOOD PLAN Notes of Advisory Group Meeting Victoria Room, Tuesday 4 November 2014, Noon

Those present : Simon Malloni (Chair), Philip Mutton, Pam Starling, Tony Rush, Peter Collis, Jeremy Varcoe, Tony Faragher, Stephen Knightley, Mark Innes, Anita Baker & Mike Todd.

Minutes: Beverley Collins

1. **Apologies** – Adrian Jones & Grenville Stanbury.
2. **Minutes of the last meeting** – Notes of meeting held 14 October 2014 were **received** as a true record.
3. **Project Plan / Timetable** – Peter confirmed the following :
 - The Policies writing group met on 14 October – important to consider the feedback from the consultation event.
 - Respective councils have now commented/approved the Draft Vision Statement – feedback still being obtained.
 - Land Supply group continue to work on the audit trail / site appraisal report for consultation event (November).
 - Whilst the Policies writing group are considering options, work on the Draft Plan will not commence until early 2015.

Content of the November consultation was discussed – to include addressing elements of infrastructure requirements / implications, option for phased release of sites and land value.

4. **Land Supply Task Group / Development Options**
 - **Mark Innes** – circulated information relating to alternative housing procurement / self-build projects. The group debated options for future development – advantages and disadvantages of various schemes were noted including affordability and restrictions which may apply.

1pm, Pamela left the meeting (requested earlier start for next meeting).

Philip advised he has prepared a site appraisal report which does refer to schemes of this nature. Report to be discussed at next meeting. **Action : Agenda.**

Further discussion referred to; the importance of meeting social objectives, issues with removing development boundaries, housing needs to be investigated and potential CIL contributions from developers. It was agreed that details of self-build options should be included at November consultation.

- **Phased release of land** – The group continued to debate the advantages and disadvantages of this including on-going concerns with the development boundary and the importance of the quality of future developments. Steve advised of several amendments to the development map – no objections.

Action : Steve to amend.

Noted that Burlawn area to be included on maps at November consultation.

5. **Draft Plan** – Deferred until early 2015.

1.55pm, Mike left the meeting.

6. **Correspondence with Iain Thompson (CC) / Cornwall Council Local Plan** – Members were advised that Iain Thompson would like to discuss land/potential development at Bradford's Quay area – on behalf of CC as landowner. The importance of meeting with Cornwall Council was reiterated and it was noted that whilst the Steering Committee should lead the meetings all members should be in attendance with formal notes being taken for agreement by both parties. Beverley advised Zoe has been on annual leave – awaiting response. It was agreed that separate meetings should be arranged as soon as possible - Iain Thompson to discuss Bradford's Quay / Trevilling sites, Zoe Bernard-John & Sarah Arden to discuss infrastructure and housing quota. **Action : Beverley.**

7. **Response to Planning Applications** – None.

8. **Communications / Publicity** – Simon to discuss publicity for November consultation with Adrian. Article to Graham Smith (Cornish Guardian) as soon as possible. Additionally posters / flyers to be arranged. Paperwork required as follows; abbreviated Draft Vision Statement, comments sheets, contact details and various maps. Tony Faragher suggested a brief statement explaining the current status of the Plan would be advantageous. **Action Tony to prepare draft – Agenda next meeting.**

Action : Office to arrange.

The following times were agreed - **Friday 14th November – 1pm-4.30pm and Saturday 15th November – 10am-1pm.**

9. **Public Feedback** – Deferred until after November consultation. Office has several comments forms for inclusion.

10. **Declarations of Interest** – Members reminded of the importance of transparency and to be clear on interests when engaging with the community.

11. Any Other Business – several letters received from members of the public. Re-agenda if necessary.

12. Date and time of next meeting – Tuesday 11th November 2014, 8.30am – apologies received from Mark.

Meeting closed 2.10pm

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
Advisory Group – 04/11/14		