



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 6 January 2015, 9am

Those present : Tony Rush (Chair), Philip Mutton, Pam Starling, Peter Collis, Adrian Jones, Anita Baker, Tony Faragher, Steve Knightley, Mike Todd, Jeremy Varcoe & Mark Innes (9.10am).

Minutes : Beverley Collins

1. **Apologies** were received from Simon Malloni & Grenville Stanbury.
2. **Declarations of Interest** – None.
3. **Minutes of the last meeting** – Notes from meeting held 11 December 2014 were received.

Action Points :

- **Item 4 – SEA future statement :** Beverley to notify Cornwall Wildlife Trust & Camel Trail Partnership that their comments/advice will be requested.
- **Item 5 – Communication from LDA Design :** Letter sent to acknowledge communication / ask for clarification on representation. Awaiting response.
- **Item 6 – Reduction to dwellings per hectare :** Steve displayed a modified map which reflects 26 houses per hectare and has open and green space included. Steve and Philip advised they are working on amendments in order to produce a finite map and a written document will give explanations for audit purposes. Several aspects of the amended map were debated including development of town. See 'Properties' below referring to density.

9.10am, Mark Innes arrived.

Bodieve Sites - Steve notified that he has received correspondence from the agent for sites located at Bodieve which relate to possibility of mixed use development and a link road – agent has confirmed that costs and a comprehensive plan are currently being produced.

River Frontage – Padstow Harbour Commissioners (PHC) have raised the issue of river frontage development including the footpath route, bridge and a pontoon. Development and navigation rights were discussed. It was agreed to write to both PHC and the Duchy of Cornwall regarding this matter.

Action : Philip / Beverley.

Properties – The diversity of properties was briefly discussed. It was noted that feedback shows a range of properties are required including low density and that despite recent guidance from Cornwall Council the NHP group should continue to consider the community's requirements. Philip stated that Steve and he had adjusted the numbers to 26 per hectare as a standard for all sites as requested by Zoe B-J, but are not happy with doing so. The meeting agreed to continue with the earlier plan to have low, medium and high density sites at 25, 30 and 35 or more per hectare depending on site size and location.

Mark referred to inclusion of additional green space. It was noted that future development projects should include green space/corridors and that it is important to write this into the NHP policies for enforcement purposes. Philip expressed his concern over the land supply group deciding on any additional corridors. The policy will insist on existing hedges being retained and developers of sites would be encouraged to enlarge and extend these potential wildlife corridors. Mark's suggestion of a green space between the employment land and the housing at Dunveth met with general agreement.

Action : Land Supply team.

- **Item 7 – Sainsbury's site** : Ongoing – Steve advised that the site may be sold for retail development (awaiting further information).
- **Item 8 –**
 - a. **Meeting with David Chadwick** : Steve to contact Jenni Paget to arrange.
 - b. **Clinical Commissioning Group** : Ongoing – Tony F.
 - c. **Meeting with CC Affordable Housing** : Simon has e-mailed Zoe B-J for her action. Schedule for February as Tony F and Philip unavailable before then.
 - d. **Letter to ZB-J regarding planning applications** : Beverley confirmed letter sent.
 - e. **Number of planned properties** : Philip circulated a report (attached) showing housing numbers from April 2010-March 2014. Discrepancies with CC figures were noted.
 - f. **Housing needs survey** : Information from CC was circulated – Beverley to circulate further information to Land Supply team.
 - g. **Development boundary policy** : Awaiting information from Grenville.
 - h. **Additional infrastructure needs** : Philip obtained response from SWW – circulated & attached. Clarifies that SWW prefer to liaise directly with developers. Also refers to future sewage connection for development of Bodieve sites.

4. **Project Plan / Timetable** – Peter gave a brief update. Points discussed include; policy writing and whether additional work relating to sustainability is required. The difficulties with policy writing were noted - benefits of hiring Paul Weston (consultancy purposes) were discussed including options of how to proceed; Paul to work with the Policy writing team or to prepare/write relevant policies on behalf of the NHP group.

It was **agreed** that Peter would contact Paul to ascertain his availability, discuss options and obtain quotation(s).

Action : Peter & Steering Cttee.

5. **Consultation Feedback** – Peter circulated a preliminary summary of responses to date. Comments from Cornwall Wildlife Trust and LDA Design were briefly discussed. Concerns were raised that, potentially, an application for the site referred to by LDA Design, which has been deemed unsuitable for development, could be submitted before the Plan is made. This enforces the importance of writing policies to safeguard specific sites.

10.45am, Pamela & Philip left the meeting.

It was **agreed** that where necessary, for audit purposes, it should be made clear that sites have been deemed unsuitable for development due to evidence obtained. Additionally, this should include land with caveats &/or registered as protected.

Establishing a procedure to evidence correspondence &/or communications regarding specific sites was discussed and it was noted that in some circumstances it may be necessary for a file note to be made and recorded.

Advantages and disadvantages of a development boundary were debated.

Steve advised all maps will be available for inspection if need be.

It was noted that reference to important points such as; those discussed above and that developers are expected to meet infrastructure needs, should be reflected in the final Plan itself and not the supporting documentation alone. Additionally, official responses similar to that received from SWW should be obtained from the health and education sectors.

6. **Land Supply** – No further update available.
7. **Correspondence** – None.
8. **Any Other Business** – None.
9. **Date of Next Meeting** – Tuesday 20 January 2015, 9am – apologies from Mark, Jeremy, Tony F & Philip.

Meeting closed 11.08am

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
Advisory Group – 06/01/15		