



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 Board Room, Wednesday 11 March 2015, 9.30am

Those present : Simon Malloni (Chair), Tony Rush, Peter Collis, Adrian Jones, Tony Faragher, Anita Baker, Grenville Stanbury, Steve Knightley, Jeremy Varcoe & Mark Innes.
Minutes : Beverley Collins

1. **Apologies** were received from Philip Mutton, Pam Starling & Mike Todd.
2. **Declarations of Interest** – None.
3. **Minutes of the last meeting**
 - *Notes* from meeting held 28 January 2015 were **received** as a true record.
 - *Action points / Updates* – none.
4. **Project Plan / Timetable** – Peter advised that the project is running approximately three months behind schedule. Next public consultation scheduled for May 2015. Adrian asked if the timetable could be revised to reflect where the project stands at the moment – Peter advised that he is awaiting updated information - **Agreed** to revise timetable once received. **Action : Peter.**

The group discussed feedback received from the community / residents in connection with the current status of the project and the expectation to deliver a Plan. Adrian confirmed he is using social media sites and the NHP website to issue updates. It was **agreed** that a formal ‘update’ statement is required – Simon and Adrian to prepare. **Action : Simon / Adrian.**
5. **Policy Writing** – Simon updated the group noting that a draft Plan is now expected in May 2015. Jeremy referred to Paul Weston’s continued assistance and the guidance booklet (circulated) which highlights format and editing options. It was clarified that; further assistance from Paul is necessary and that input from Zoe Bernard-John will be requested at the next stage.
Action : Policy team to meet w/c 16 March – date & time to be confirmed.

Steve confirmed that he has arranged to meet Terry Grove-White (Cornwall Council, Planning, Housing and Strategy Manager) on Friday 13 March at 3pm (Town Hall) to discuss several points. Jeremy, Mark and Tony Rush agreed to attend if possible.

Plan writing to date and work still required was discussed. The following action was **agreed** and noted :

- Peter to revise the timeline accordingly.
- Steve to draft an Area Introduction (Steve to liaise with Simon who has information).
- Policy team to continue with relevant policies, background text, process/legal procedures and references etc.

6. **Paul Weston** – The group discussed further consultancy support from Paul. Peter confirmed that new grant funding can be applied for in April 2015.

The following action was **agreed** :

- Simon and Peter to contact Paul to set out requirements for support, to include refining policies, assistance with work leading to the draft Plan and to complete funding application on behalf of the group. Request a proposal / program from Paul.
- Steering Committee to make a recommendation to Wadebridge Town Council that funds are made available from the main budget for consultancy purposes - based on the group's current requirements and a proposal from Paul Weston.

7. **Land Supply Group** – Steve gave an update raising concerns with sites 22 and 23. The group debated issues with the sites and the NHP group's position in relation to proposed development. Steve confirmed that the Land Supply team can justify removal of the sites. It was **agreed** to remove sites 22 and 23 from the current map.

Action : Steve.

Sites connected with the football club relocation and proposed developments were debated. Steve confirmed revision(s) to the map are necessary as an application will be forthcoming. Future recreational gain to the school and additional open / green space was discussed. It was **agreed** that revisions are necessary. **Action : Land Supply team.**

8. **Proposed Bridge** – Philip's report of meeting held with Padstow Harbour Commissioners (3 March 2015) was circulated and **received**.

Response e-mail of 9 March 2015 was circulated and **received**. The content was noted.

9. **Planning Applications**

i. **Trelawney / Sladesbridge development (mini town)** - The group debated issues and timescales relating to proposed/potential developments and pre-applications.

The following was noted :

- Policies will relate to boundaries and ribbon development.
- Expected that Cornwall Council will consider emerging plans.
- Town and Parish councils to consider and support the NHP when commenting on applications.
- Larger development(s) could potentially absorb the housing allocation.

10.35am, Mark left the meeting.

- ii. Pre-Application Ball Roundabout
- iii. Pre-Application Bradfords Quay/Land to the north of Bradfords Quay
- iv. Sainsburys site

It was **agreed** that whilst no action is required at this time as and when a pre-application is submitted the NHP team will draft an article referring to the emerging plan in liaison with Graham Smith, Cornish Guardian.

10. Communications and Publicity

The group discussed requirement for future consultation in relation to the proposed new bridge. Steve advised he will be making a short presentation to the Boat Club at their forthcoming AGM – Tony Rush agreed to also attend if available.

It was **agreed** that it is not necessary to hold a public consultation / meeting on 25 April as provisionally discussed. Members should continue to publicise the NHP teams work and use the website and social media effectively.

11. Correspondence

- i. *Letter from local resident forwarded from Town Council – suggestion for planning application quota per annum.* Noted that Philip will contact.
- ii. *Cornwall Council – Notification of consultation on Draft Renewable Energy Supplementary Planning Document (SPD) – open until Friday 27 March 2015.* No response from NHP team.

12. Any Other Business – Jeremy raised requirement of a civic medical practice. Tony Rush advised this was briefly investigated at the start of the plan. Suggestion that such a practice could be located within new St Breock Home development.

For future discussion.

E-mail from Philip regarding proposal for a relief road was briefly discussed. Grenville advised of issues relating to the old bridge being a Grade 1 Monument.

Affordable housing breakdown – up to date information is required in order for the Plan to justify the needs. Simon advised he is investigating this matter but cannot obtain up to date details. Steve agreed to contact CC Homechoice for information breakdown.

Action : Agenda next meeting.

13. Date of Next Meeting – Wednesday 25 March, 9.30am.

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
Advisory Group – 11/03/15		