



# 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

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## EGLOSHAYLE, ST. BROCK AND WADEBRIDGE NEIGHBOURHOOD PLAN

### Notes of Advisory Group Meeting

Victoria Room, Tuesday 11 December 2014, 9am

**Those present :** Simon Malloni (Chair), Tony Rush, Philip Mutton, Pam Starling, Peter Collis, Adrian Jones, Anita Baker, Tony Faragher & Steve Knightley.

**Minutes:** Beverley Collins

1. **Apologies** were received from Mike Todd, Jeremy Varcoe, Mark Innes, Grenville Stanbury
2. **Minutes of the last meeting** – Notes from meeting held 25 November 2014 were received.
3. **Declarations of Interest** – Members were reminded that forms should be completed and submitted and amended where necessary. Forms available from Town Clerk's office.
4. **Project Plan / Timetable** – Peter gave a verbal update, including timescale as advised by Zoe Bernard-John which pushes the Referendum closer to a September date rather than May 2015. The Cornwall Council NHP Toolkit was noted and members were asked to view the information.  
Requirement for a Strategic Environment Assessment (SEA) was debated and it was noted that Mike Kent had produced work relating to this. Additionally Cornwall Wildlife Trust group has made a response to the November consultation and advised they are happy to offer advice and information to the NHP group as and when required. It was agreed to contact the Wildlife Trust Group and Camel Trail Partnership for comments regarding a future SEA statement. **Action : Simon / Beverley.**
5. **Consultation Feedback** – Peter advised feedback is still being received – deadline set for end December 2014. Details of information received from LDA Design (Spencer Powell) in connection with the Trevorder site was noted.

**Action : Beverley to circulate to LSTG.**

It was agreed that the communication should be acknowledged with referral to the Appraisal document, item 10. **Action : Peter / Beverley.**

Adrian advised that at a recent meeting Cornwall Councillor Jeremy Rowe had made positive comments about the NHP work to date.

6. **Land Supply** – Philip referred to density figures as discussed at meeting with Zoe. Issues were debated and it was noted that information obtained by the topic groups should remain relevant rather than figures produced from a desk top study. Steve advised an adjustment to reduce dwellings to 31 per hectare is required.  
**Action : Steve.**
7. **Sainsbury's Site** – Future use of the site was debated. It was agreed to write to Cornwall College to investigate possibility of site being available as for college/further education use.  
**Action : Simon / Beverley.**
8. **Cornwall Council** – Matters arising from meeting held 4 December 2014 with Zoe were discussed as below :
- a. *How to challenge the Council's assumptions in Infrastructural Needs Assessment and Delivery and Investment Plan* – Concerns were noted that incorrect figures were relayed in relation to school places. Agreed that an updated projection is required and to approach the Network Manager (David Chadwick) as suggested at the meeting. Adrian and Tony to approach David at Network meeting on Thursday 11 December in order to facilitate a meeting. It was noted that additional items for discussion with David Chadwick will arise.  
**Action : Meeting with David Chadwick.**
- b. *Approach to clinical commissioning group re: additional healthcare provision -*  
**Action : Tony F to make contact.**
- c. *Arrangement of meeting with Cornwall Council - affordable housing representative –* Members agreed that there is a need to challenging Cornwall Council's affordable housing figures.  
**Action : Zoe to facilitate meeting with affordable housing team and small group of NHP representatives.**
- d. *Letter to Zoe Bernard-John from Land Supply confirming wish be kept in planning comments loop -*  
**Action : Office to write / TR to sign letter on behalf of Steering Cttee.**
- e. *Progress of Philip Mutton regarding establishing more precise number of properties to be planned for in NHP –* Philip advised he has email Zoe regarding query with figures and has asked for clarification.  
**Action : Philip waiting to hear from Zoe.  
Agenda January meeting.**
- f. *Question of housing needs survey –* Members discussed affordable housing anticipated needs and projection figures along with the anomalies which exist. Tony F noted he has information from CRCC in relation to methodology applied.  
**Action : Tony F to circulate information.**

It was noted that figures relating to housing needs may be available from last census.

**Action : Simon to contact Zoe.**

**g.** *How to articulate policy re: development boundaries* – Grenville has information available.

**Action : Agenda January meeting.**

**h.** *How the draft plan is to tackle questions of schools, health, roads, drains etc.* - It was noted that whilst this does not come within NHP remit (developers address issues as part of an application) the group should acknowledge additional infrastructure needs. In relation to drainage it was agreed that the land supply group would write to South West Water.

**Action : Philip.**

**i.** *Retail* – Simon noted comments / acknowledgement relating to retail will be required.

**9. Draft Plan** – Policy group to meet January 2015 (after next meeting). Philip and Mark to be included for land supply element.

**10. Correspondence** – None.

**11. Any Other Business** – Steve had several items for notification :

- i.** *Public Consultation* – Land supply group will look at deletion/amendments required once consultation responses have been collated. Site will be re-classified etc. and an audit explaining reasoning will be prepared.
- ii.** *Solar farm (Tregorden, north of Ball Roundabout)* – For future discussion.
- iii.** *Land in front of Gonvena House* – It was noted that a covenant is attached to this land. It was **agreed** that all open space land to be shown as such.

**12. Date of Next Meeting** – Tuesday 6 January 2015, 9am with Policy Writing group to follow at 10.30am.

Meeting closed 10.55am

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
Advisory Group – 11/12/14		