



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 28 January 2015, 9.30am

Those present : Simon Malloni (Chair), Tony Rush, Peter Collis, , Anita Baker, Tony Faragher, Steve Knightley, Mike Todd, Jeremy Varcoe & Mark Innes (10.08am).

Minutes : Beverley Collins

1. **Apologies** were received from Grenville Stanbury, Adrian Jones, Philip Mutton & Pam Starling.
2. **Declarations of Interest** – None.
3. **Minutes of the last meeting**
 - *Notes* from meeting held 6 January 2015 were **received** as a true record.
 - *Action points / Updates* – Confirmed that letters sent to Duchy of Cornwall and Padstow Harbour Commissioners regarding river frontage.
4. **Project Plan / Timetable**
 - *Policy writing / Paul Weston* – Steering Committee met with Paul Weston on 27 January and the Policy writing group are preparing policies which will be finalised with Paul's assistance. Paul will also assist with the sustainability work as an expert consultant. Use of summary documents to clarify/simplify information for community benefit was briefly discussed. The importance of PR and website information was noted. Peter advised that Graham Smith (Cornish Guardian) has requested an update and has referred to potential development of specific land sites notably the Treworder site.

10.08am, Mark arrived.

PR and website content was discussed along with preference to issue press release statements for clarity and transparency. Peter advised that LDA Design has requested a meeting with the NHP team. Steve confirmed that the Land Supply group have an audit history of this site.

It was **agreed** that Simon and Steve will draft a press release.

Action : Simon/Steve.

It was **agreed** to invite LDA Design to meet with representatives of the NHP team.

Action : Peter.

- **Financial update** – Peter gave a brief update on current budget and grant funding. Future grant funding opportunities will be available in April – Peter will investigate and ascertain if monies can be used for consultancy services.
- **Draft Plan** – timeframe of 6-8 weeks was noted. Paul Weston has suggested using a plan writing template.
- **Plan format & style** – initial thoughts that this should be clear & precise - to be debated further.

5. **Consultation Feedback** – Peter gave a brief update and advised the précis document will be circulated. Paul Weston has suggested using a template document to review information collected from all consultations. The importance of consultation with interested groups was discussed.

- **Cornwall Wildlife Trust** – it was **agreed** that a draft Environment policy will be circulated to the group for their comments – to also include other interested groups such as Camel Trail Partnership. **Action : Policy writing group.**
- **LDA Design** – meeting to be arranged (see above).
- **Bodieve Group** – Steve advised the proposed development of the Football Club is being amended. Importance of consulting with the Bodieve group was **agreed**. Additionally the remit of the NHP team should be made clear. Steve to write to Bodieve group members inviting them to meet with representatives of the Land Supply group. **Action : Steve (SK/PM/TF).**
- **River Frontage** – it was noted that the Duchy of Cornwall and Padstow Harbour Commissioners (PHC) have been contacted regarding this matter – awaiting responses. It was **agreed** to invite all interested parties to meet with representatives of the NHP team – to include Duchy of Cornwall, PHC, WREN, Cornwall Council, Wildlife Trust and all user groups and Bradfords Quay business units. **Action : Simon / Beverley.**

6. **Land Supply** – Noted that the Steering Committee has agreed site detail should not be over specific - the group debated this. It was agreed that constraints must be in place and met by developers – for example relating to density, affordability, space, energy efficiency etc. Noted that the Plan will identify special features / local community needs and protection and enhancement requirements. Constraints must be aspirational and specific to the NHP area.

Sainsbury's site – ongoing.

Action : Simon/Beverley.

7. Affordable Housing

- **Meeting with Cornwall Council** – Tuesday 3 February, 10am.
- **Housing Needs survey**- ongoing.
- **Homechoice statistics (re : social housing need)** – Simon is awaiting information.

8. Collaboration with Smart Market Town Plan

- *Plan review meeting with Cornwall Council Planning Department* – Simon and Steve relayed details of meeting proposal with Cornwall Council and WREN to which the NHP group has been invited. The meeting remit was debated. Members **agreed** to attend the meeting in order to gain advice and an insight as to what assistance and support is being offered. This should not take the form of a collaboration of groups. It was noted that European funding is available. Steve agreed to make necessary arrangements – preferred dates of 12th or 13th February.

Action : Steve.

11.35am, Anita left.

9. Correspondence – None.

11.37am, Simon left.

10. Any Other Business – *PA14/11479, Land at Trevanion Road* - Debated Philip's request to respond to the application. It was decided the NHP group should not comment and that respective parish councils should include NHP concerns when responding to Cornwall Council. Tony Rush confirmed that he will forward this to Wadebridge Planning Committee.

Football Club development - Steve advised that he has met with the developer – other members of the NHP team were unable to attend due to short notice. Steve had asked that Tony Rush record this fact.

11. Date of Next Meeting – Wednesday 18th February, 9.30am. Mike Todd gave apologies.

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
Advisory Group – 28/01/15		