



# Wadebridge Town Council

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Town Mayor – Cllr Tony Rush      Town Clerk – Anne Minnis

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## EGLOSHAYLE, ST. BREOCK AND WADEBRIDGE NEIGHBOURHOOD PLAN Steering Committee meeting Wednesday 6 September 2017, 9.30am, Board Room

**Attendance :** Cllrs : WTC – Tony Rush (Chair) & Adrian Jones, EPC - Jeremy Varcoe & Peter Collis & St Breock PC - Simon Malloni, Paul Weston (Consultant) & Colleen O'Sullivan (CC).

**Also present:** Beverley Collins (Minutes).

1. **Apologies** – Dave Bassett (WTC). Tony advised he would need to leave at 11am.
2. **Minutes of last meeting** – Meeting notes of 17 August 2017 had been previously circulated and were **received** as a true record of the meeting.

**An amendment to the agenda order was AGREED so that original item 6 is discussed before item 3.**

3. **Meeting with Planning Officers 22 August 17 Feedback** - No official feedback has been received. Peter and Tony gave a summary of the meeting which had been led by Mark Evans (CC Senior Planning Officer). Various aspects with current planning applications and sites within the draft Plan had been discussed. Colleen advised that the current timescales were thought to be good and Paul feels that the content of the draft plan is acceptable to Planning Officers although the impact to the Bodieve landscape and skyline has been highlighted - some justification may be needed (Kath Statham, CC Landscape Architect). Colleen confirmed that Kath will look at the draft Plan from an architect point of view and submit relevant comments.  
Proposed development at Church Park was referred to – a new proposal is thought to be expected. Reasoning behind support and opposition were debated.  
Paul reminded the group that access to key evidence needs to be easily available to the public.
4. **Draft NDP Update** – previously circulated to the group by Paul. Further work is needed to confirm details in some sections. Several aspects were debated and clarified including specialist housing allocated at Keston / Dunveth area – noted that the SD03 policy doesn't address any one specific site. **AGREED** that Pau will include 'independent' within the policy. Policies were reviewed in order :
  - **SD01** – Accepted.
  - **SD02** – Unchanged. Discussed social housing aspect. Accepted.
  - **SD03** – Amendment as discussed and also to agree a name for the Keston / Dunveth area. Map required for this policy. Debated various sites and the inclusion of detail to address issues with some sites and to justify the criteria of sites. **AGREED** Paul to draft amendments and criteria from concerns submitted by the group – Jeremy to submit to Paul by Thursday 10 September (on Trenant site, Keston / Dunveth site & Bodieve if necessary). Paul noted that the policy may need to be broken down and that he is not able to advise on boundaries.  
**AGREED** that a new set of maps is required – Colleen and Peter to liaise.

- **SD04** – Amendment to paragraph 9.30 required – **AGREED** Paul to do this. Policy criteria was discussed and issues with the map / boundary were noted. **AGREED** Colleen to look at this and Paul to reference ‘appropriate facilities’ within the supporting text. Jeremy referred to paragraph 9.23, Church Park area – evidence needed regarding why the site is not suitable. Colleen noted this is in the supporting text. **AGREED** that Paul will reduce / amend the sentence referring to ‘land North East’. Adrian queried figures in paragraph 9.21 – **AGREED** Colleen will provide most recent figures (up to June 2017).
- **SD05** – Unchanged. The group discussed allocation of Gonvena area as countryside and noted that agricultural land is covered by the Countryside Policy. Briefly discussed potential future applications around the Gonvena area.

**11am, Tony left the meeting, Adrian took the Chair.**

The Importance of moving forward with issuing the draft Plan to respective councils was noted. Colleen and Peter to move forward with maps asap, Paul to advise what is needed.

- 5. SEA (Aecom) update** – Peter advised information will not be available until mid-September.
- 6. Green Space (Outstanding issues)** – Paul advised additional information and photographs are still required to ensure that site information is as complete as possible - Simon, Peter & Tony to do. Concerns with site ownership were clarified in that ‘permission’ is not being sought, contact not required as the land is not being designated. Colleen to advise CC contact. **WTC request to designate Gonvena area** - Paul stressed the importance of circulating the report (once it is completed) asap to WTC in light of their concerns with the protection of the Gonvena area. Concerns may become apparent should the alternative option not be acceptable.
- 7. Second / Holiday homes** – Peter had circulated the response to the group who thanked him for his work. It was confirmed that the response had been e-mailed to both residents. Paul reminded the group that the Plan can be reviewed as necessary in the future should evidence suggest that an aspect or trend require this.
- 8. AOB** – Regulation 14 Consultation – Paul advised this will commence once respective councils have accepted a draft version of the plan.
- 9. Date of next meeting** – Adrian gave apologies for 1 month from Wednesday 13 September 2017. Wednesday 18<sup>th</sup> October – 9.30am. **AGREED** to commence Regulation 14 1 November 2017 – provisional date subject to SEA being received (amendments may be required as a result of the SEA) and draft Plan acceptance by respective councils. Notification and press articles will be required in the weeks leading up to this.

Meeting closed 11.30am.

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
06/09/17	11.01.18	27.09.17