



# 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 - Thursday 17 August 2017, 9.30am, Victoria 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** – Cllr Bassett.
2. **New Membership** – Wadebridge Town Council’s third representative is Cllr Dave Bassett.
3. **Minutes of last meeting** – Meeting notes of 13 July 2017 had been previously circulated and were **received** as a true record of the meeting.  
**Matters Arising –**
  - Paul confirmed all changes agreed in March and those subsequently recommended by CC (Colleen’s paper) have now been incorporated. Updated references to the local plan are also complete. The document is not to be shared at this time.
  - There was some discussion around evidence previously gathered and the Land Supply report potentially now being out of date. Paul advised that whilst the group should be mindful of this when reviewing the updated version he feels that the supporting evidence is still valid and the supporting statements will reflect that the Land Supply report has evolved.
4. **SEA Aecom** – Peter gave an update from meeting held 2 August with Nick Chisholm-Batten and Rosie Cox (Tony Rush, Adrian Jones & Peter Collis attending). Scoping report process and timescale were referred to. Awaiting options but noted that the report is required prior to Inspection. Funding for technical support is available.
5. **Draft NDP Review** – Papers by Stuart Todd and Paul had been previously circulated and were discussed – Members felt that the documents reflect the current situation. Aspects referred to included –
  - **Bodieve Park** – Paul discussed his recommendation. Jeremy highlighted EPC’s comments from Tuesdays (15 August) council meeting – proposal is not deliverable.
  - **Open Green Space** – See item 6 below.
  - **Meeting with CC Planning Officers (22 August, 3pm, Bodmin)** – Meeting arranged by Mark Evans to discuss several proposals currently in the pipeline. Paul advised he will attend and suggested the proposed link road is discussed. Colleen confirmed she will be attending and expects that the meeting will help clarify several matters. Peter raised concerns that he had not been notified.  
**AGREED** that Peter should attend with Tony (as Chair), Adrian to attend if available – to discuss content of NDP policies including Bodieve site.

### **Discussion Paper (Paul Weston) - Content was discussed –**

- **Built up area boundary** – Confirmed that the Sainsburys site (27) sits outside the boundary. Discussed the history of the boundary. Paul advised that cross hatched sites outside of the boundary can be allocated and he will amend to include Higher Tenant.
- **SD04** – Option for a Master Plan approach for the area was discussed. Noted that potential phasing is subject to discussion with CC. Referred to the land around Bodieve and the potential link road / visual impact. Paul confirmed a draft policy can be created after meeting on 22 August.

- **SD05** – Suggestion that this is now not needed. Issues with ‘affordable’ housing were raised. Colleen advised on the inclusion of self-build / custom build option (open to anyone who can demonstrate a local connection). Community lead housing scheme would have a Master Plan approach so as to retain some control.

It was **AGREED** that the Steering Committee support Paul’s policy paper with the exception of :

- The proposed SD05 policy should be removed as it is considered to be not necessary at this stage but will be further discussed with CC.*
- Agreed that SD04 is correct procedure for further development but that the extent of phasing is to be subsequently discussed with CC.*
- SR01 – revise to protect the rugby and football pitches and the school playing fields.*

Paul reminded the group that the draft Plan **must** be accepted and approved by respective councils prior to the Regulation 14 Consultation.

## 6. Green Space Site Assessment Report (previously circulated)

Paul advised that the report is objective. Schedules need to be completed for each site but he expects the recommendations will not change. Steering Committee to forward photographs of sites to Paul for inclusion in the report. Noted that land owners require to be consulted for permission to allocate. Aspects discussed :

**King Georges Fields** – vulnerable as there is no evidence of use by the community.

Suggestion that EPC withdraw the site.

**Verge at Bus Station** – whilst there is potential to relocate the bus station it is not possible to include this site at this time.

**Gonvena Site** - the Gonvena site, as requested, does not have the sound evidence required to allocate. Paul advised he has not ruled out protection of some kind around Gonvena House along with protection of the football ground as it stands. Gonvena House grounds may qualify for protection but not the surrounding fields – public access is the footpath only and the fields are allocated for agricultural use. Noted that there is a covenant of some kind in place. Discussed advantages and disadvantages of development proposals (Merriman Ltd.). Comments submitted by Sport England (holding objection) and Wadebridge School were noted and also that WTC has an obligation to listen to parishioner’s comments. Site allocation and the boundary were referred to and the option to phase development. Referring back to protection options for the Gonvena site, Paul and Colleen felt the area could remain ‘countryside’ with some protection in place to direct development away from the area – Tony and Adrian felt that information needs to be clear for WTC to consider an alternative option of designation as countryside rather than open green space.

- It was **AGREED** that Paul and Colleen explore options.

## 7. AOB

### Second / Holiday Homes (Mr Wallis & Mr Brenton)

Correspondence received by WTC and Peter’s initial response document was circulated and discussed including the historic reasoning for not including a policy within the plan.

- It was **AGREED** that Peter and Tony will formulate a response to be circulated to Mr Wallis and Mr Brenton and for use on the WTC website and Facebook page.

### Process for responding to queries received

- It was **AGREED** that forthcoming queries will be forwarded to Tony and Peter for response or for inclusion at the next Steering Committee meeting if required.

## 8. Next Meeting – Wednesday 6 September, 9.30am.

Meeting closed 11.35am

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
Steering Cttee – 17/08/17	06/09/17	07/09/17