



Wadebridge Town Council

The Town Hall, The Platt, Wadebridge, Cornwall PL27 7AQ
Telephone: 01208 812643

Town Mayor – Cllr Pamela Starling

Town Clerk – Anne Minnis

EGLOSHAYLE, ST. BREOCK AND WADEBRIDGE NEIGHBOURHOOD PLAN Steering Committee meeting Thursday 5 January 2017, 9.30am, Board Room

Attendance : Cllrs : Tony Rush (Vice-Chair), Adrian Jones, Jeremy Varcoe, Peter Collis, Simon Malloni (arrived 9.55am), Paul Weston (Consultant) & Colleen O'Sullivan (Cornwall Council arrived 9.50am).

Also present: Anne Minnis (Wadebridge Clerk) & Beverley Collins (Minutes).

The agenda was revised from the original agenda circulated (items 3 & 4).

1. **Apologies** – Pamela Starling.
2. **Minutes of last meeting** – Meeting notes of 13 December 2016 were **received** as a true record of the meeting.
3. **Land Supply Appraisal Report** – the following documents were discussed.
 - Wadebridge Growth and Development Policy Options (from previous meeting)
 - WANP Draft SD Policies (circulated at meeting by Paul Weston)

Discussion included :

Paul gave a precis of each of the draft SD policies including SD3 which recognises potential development of land beyond the bypass and refers to proposals meeting a set criteria.

9.50am, Colleen arrived.

Amendments to the map – Paul advised that the Steering Committee should determine any necessary amendments.

9.55am, Simon arrived.

Reference was made to the work submitted by the Land Supply Team and how to make both planning officers and the public aware of the detail. Paul suggested to include an electronic link for justification purposes.

Paul clarified that if a boundary is set then it cannot be rescinded at a later date.

Current major applications submitted – noted that proposals should meet criteria for infrastructure etc. Colleen suggested a policy to cover 'area of future growth' which could refer to local needs. This led to discussion on the 'local area' being expanded to include the wider Network Area which has a greater impact on infrastructure needs. Colleen confirmed that Cornwall Council is ultimately responsible for ensuring that infrastructure is sustainable with growth. This could be referred to within the Plan for clarification purposes.

Paul referred to inclusion of a policy and supporting statement linked to influencing any further development once the 1,100 quota has been met. If a policy is not in place then Cornwall Council will decide on growth areas.

Advantages and disadvantages of highlighting sites were debated.

SEA – assumption that this will be carried out. Technical assistance is available.

Informal consultation – this will test public reaction and allow minor amendments to be incorporated before moving to the formal consultation (Regulation 14).

SD3 – minor amendments required to reflect housing needs and clarify what is ‘satisfactory’ (Paul will undertake).

The following was **AGREED** :

- i. Policy option – a compromise of option A and B.
- ii. To accept the three policies as presented subject to minor amendments to SD3 as discussed.
- iii. Paul to title the policies, create supporting statements (to be circulated to members for comments) and review and make necessary revisions to the draft plan.
- iv. Paul to liaise with Peter regarding map requirements (Colleen to assist where necessary).
- v. Paul to review and revise the Statistical Summary.
- vi. Colleen to check the draft plan is compatible with the Local Plan.

Informal consultation – **AGREED** :

- i. To commence Monday 23 January 2017 for a three week period.
- ii. Hard copies to be available for inspection at the Library and Town Clerk’s office with a comments sheet available.
- iii. Electronic version to include area for submission of comments.
- iv. Paul to make revisions as discussed and prepare a consultation version of the draft plan to be up-loaded to the website.
- v. Paul to draft a short ‘Summary’ document.
- vi. Paul to identify consultees – groups and organisation to be advised link details for the website.
- vii. Submit articles to local press.

Budget – Paul advised there is some availability within the previously agreed budget. Paul to liaise with Anne (Wadebridge Clerk) to discuss additional requirements if necessary.

4. **PA16/10641, Church Park** – Proposed response as circulated by Jeremy was discussed. Jeremy advised he has spoken to the Planning Officer (Helen Blacklock) who has agreed to look at the current draft plan to decide if any weight can be given to it. Jeremy asked if the Committee would agree to the Planning Officer also receiving the Technical Review (for confidential reference) which, as yet, is not within the public domain. Peter confirmed that Colleen has received a copy of the Technical Review document. Minor amendments to the response were discussed including moving the Conclusion section to the start of the report.

It was **AGREED** to submit the response as presented subject to Jeremy completing the minor amendments discussed and to provide the Planning Officer with the confidential Technical Review report for reference.

5. **Next Stage** – Informal consultation as agreed above. Anne to liaise with Paul where necessary.
6. **Date and time of next meeting** – It was **AGREED** that Paul would present and informal briefing to all Councillors in order to advise the process and content of the informal consultation – Thursday 19 January 2017, 5pm, Town Hall.

Meeting closed 11.43am.

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
Steering Cttee – 05/01/17		