



Wadebridge Town Council

The Town Hall, The Platt, Wadebridge, Cornwall PL27 7AQ
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Town Mayor – Cllr Pamela Starling

Town Clerk – Anne Minnis

EGLOSHAYLE, ST. BREOCK AND WADEBRIDGE NEIGHBOURHOOD PLAN Steering Committee meeting Wednesday 22 February 2017, 9.30am, Board Room

Attendance : Cllrs : Pamela Starling (Chair), Tony Rush, Adrian Jones, Jeremy Varcoe, Peter Collis, Simon Malloni, Paul Weston (Consultant) & Colleen O'Sullivan (Cornwall Council arrived 9.43am).

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

1. **Apologies** – None.
2. **Minutes of last meeting** – Meeting notes of 5 January 2017 were **received** as a true record of the meeting.
3. **Informal Consultation on first Draft NHP** – Paul advised the following :
 - That there had been a good and positive response to the informal consultation including praise for the work undertaken by the groups involved.
 - The transcription rules he applied to the transcription of comments received (copy attached).
 - That the group must acknowledge that due consideration has been given to the comments received.

A lengthy discussion was undertaken around the analysis document previously circulated by Paul – including :

9.43am, Colleen arrived.

- Jeremy advised that EPC is supportive of the draft plan in its current form.
- Disappointing that CC has not submitted comments – makes it difficult to amend policies as CC's support is necessary.
- The plan must be supported by other agencies and the community should be made aware of this.
- Various policies – some have strong support others need further consideration outside of the meeting (Paul outlined examples).
- Comments were received regarding the supporting statements – amendments will be necessary in near future.

Proposes development at Bodieve and Church Park was debated. Boundaries and demographics were discussed with Colleen.

Paul stressed the importance of obtaining CC's comments so that due consideration can be given to the consultation comments. Colleen advised the EIA is underway and that she would chase CC's comments as a matter of urgency.

Noted that the consultation information should be in the public domain.

It was **AGREED** that Paul will provide a schedule to be uploaded to the website for members of the public to access. Additionally, all Councillors will be issued with a copy and advised that members of the Steering Committee will undertake a review and debate recommendations as to whether policies require to be amended.

Proposed development around the Football Club site and Gonvena was discussed. Green space was referred to and Paul confirmed that comments have been received which may lead to a review of the map and that the NE policy will require further consideration. Colleen gave remit of what a greenspace might be – potentially land in front of Gonvena House could be supported as a green space area along with small pockets of land within the town such as grassed spaces in residential areas. WTC will review areas of green space and prepare a list for Steering Committee's consideration.

It was **AGREED** to review the following policies, taking comments received into consideration and to make recommendations to amend where necessary :

- i. **SD Policies** – Colleen will obtain CC's comments and forward to Anne and Paul within next few days. Simon, Peter and Pamela to meet on Monday 27 February, 6pm.
- ii. **Trevilling Quay** – Jeremy to review.
- iii. **AC02** – Adrian to review.
- iv. **Other Policies (except NE)** – Paul to review.

Recommendations will be considered by the Steering Committee at next meeting (Wednesday 1 March).

NE policies will be reviewed once the above work has been completed.

It was confirmed that the Regulation 14 consultation will commence after the SEA is received from CC.

4. **NHP Steering Committee Representation** – Jeremy advised information from the Planning Officer in relation to the Steering Committee submitting a statement regarding the proposed development at Bodieve (PA16/10942). He confirmed that he would be attending the Strategic Planning Committee meeting on 1 March 2017 to speak on behalf of EPC who have not supported the application.

The committee debated whether Jeremy should be permitted to represent the Steering Committee and whether a statement previously prepared and circulated by Peter should be submitted by the Steering Committee for inclusion at the Strategic Planning Committee meeting.

Elements of the proposed development and the proposal for Church Park development were debated.

Paul reminded members that the Steering Committee will be in a better position to form a comment at their next meeting on 1 March 2017 (once Pamela, Simon and Peter have made recommendations from their meeting of 27 February).

Peter confirmed that the statement previously circulated regarding proposed development at Bodieve contains only information from the draft plan and reflects objections from both EPC and WTC. All members confirmed they had received and read the statement.

It was **AGREED** that the comment prepared by Peter Collis will be submitted on behalf of the Steering Committee subject to any amendment undertaken at the next Steering Committee meeting which will then, if deemed necessary, be verbally relayed by Jeremy Varcoe at the Strategic Planning Committee meeting on 2 March 2017.

5. **Designation of Football Field** – As previously confirmed, CC has agreed that the Neighbourhood Plan can determine designation of land for non-specific development due to the timing of the Plan in relation to the Local Plan.

6. **Date and time of next meeting** – Wednesday 1 March 2017, 9.30am.

Meeting closed 11.30am.

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
Steering Cttee – 22/02/17		