



Wadebridge Town Council

The Town Hall, The Platt, Wadebridge, Cornwall PL27 7AQ
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Town Mayor – Cllr Tony Rush Town Clerk – Kate Glidden-Rogers

EGLOSHAYLE, ST. BREOCK AND WADEBRIDGE NEIGHBOURHOOD PLAN Steering Committee meeting Tuesday 27 January 2015, 1.30pm, Victoria Room

Attendance : Cllrs : Tony Rush (Chair), Simon Malloni, Jeremy Varcoe, Adrian Jones, Peter Collis & Pamela Starling and Paul Weston (Consultant).

Minutes : Pamela Starling.

1. **Apologies** – None.
2. **Minutes of last meeting** – meeting notes of 6 October 2014 were **received** as a true record
3. **Advisory Group** – meeting notes of 14 October 2014, 4, 11 & 25 November 2014, 11 December 2014 & 6 January 2015 were **received**.
4. **Paul Weston** – For the benefit of Consultant Paul Weston, Peter explained our current position. Following work by the Land Supply Group, a Consultation Day had been held in November to get feedback from the Draft Vision Statement. The public still had concerns regarding wildlife/environmental issues and were questioning specific sites i.e. proposals near Bodieve. Most future development planned was for infilling around Wadebridge leaving the villages alone. The consultation period was extended to the end of December. The Policy Writing Group had looked at neighbourhood plans from other towns for guidance on how suggestions could be written up as policies.

A meeting had been held with Zoe Bernard-John (Cornwall Council) who clarified certain problems. She explained that the plan does not have to be too precise or detailed regarding schools, roads, etc. It was suggested that we meet the strategic plan for Wadebridge and let the Council do the sustainability exercise. There had been discussions and confusion on the numbers of school places available and houses per acre at this meeting.

Simon has written an eight page document covering the various sections – twenty different policies, using guidance from other plans. He felt we are capable of producing a plan but would like assistance from Paul Weston. Other plans varied greatly in size depending on the number of policies and whether maps/plans were included in the main document.

Paul reminded us that we must decide on whether we include all details in the plan or provide an accompanying document. Paul has a plan writing template which shows about one page on consultation, half a page for each policy and justification of two pages. (If the policy quotes numbers we have to define local needs.) He suggests lining the objectives up and writing the policies from the Draft Vision Statement. Some policies have yet to be agreed on so could be included in more general terms i.e. proposed route for the Camel Trail could be included as “continued efforts to be made to improve the route of the Camel Trail through Wadebridge”, and broad aspirations to support other schemes rather than being too site specific. We need to commit to keeping community facilities such as land owned by Wadebridge Town Council which is leased to the various sporting clubs. A brief introduction of two or three pages about Wadebridge and the surrounding area should be included. It was suggested that we provide a draft, others look at it, it is passed to the development team at Cornwall Council and when it is returned to us we show it to the public. It was noted that the Cornwall Council did not like the phasing of land suggestion made by St. Minver Parish but an inspector had said this was acceptable.

Paul asked to be sent a copy of what has been produced within the next two weeks and stressed the more we look into a subject such as education the more detail we should produce. If our neighbourhood plan is site specific we may be asked to do a strategic environmental assessment which shows infrastructure. As the Land Supply Group had already gathered a great deal of information, Paul suggested an SEA could be done on the whole plan rather than individual sites showing why some sites have been shown rather than others.

In regard of the possibility of Paul’s consultancy support through the next phase of policy development leading to a first draft of our Neighbourhood Plan Paul stated that he would, after reviewing the documents on policy progress to date, since his involvement with the visioning workshop, he would in due course prepare a full quotation for his support for consideration by the Steering Group. His fees would be in the order of £450 per day and he believed that grants may be available to help fund this cost from April 2015.

In the meantime Paul’s fee for attending the meeting, reviewing all documents provided for review and preparing a short report would be £250. The committee agreed with this proposal and payment of the fee under delegated authority (Mayor and Town Clerk) as set out in the Steering Committee’s Terms of Reference.

A full plan of sites available has now been produced by the Land Supply Group and developers will provide some details. People involved with the environment and wild life are keen to get involved. Clapper Marshes (salt water marshes) the framework would designate as an environmental area. There would be no development in certain areas where there has been environmental discussion.

It was understood that Dr. Mike Kent would be agreeable to write a short description to be included in the plan.

We are continuing to produce everything openly with consultation days and everything on line. The Draft Vision Statement has been agreed by all three councils. Jeremy reminded us that we should not write policies that conflict with views clearly stated by the public, such as not building outside the boundary lines and providing recreational land and river frontage at Trevilling Quay.

Paul stated that a further grant of £8,000 becomes available in April (applications by the end of March). Peter and the Town Clerk's Office have been sent details.

The matter of site allocation should be discussed and a letter sent to Cornwall Council enquiring whether we need a screening opinion or not.

5. Date and time of next meeting – To be notified.

Meeting & Date	Date received by Steering Cttee	Date received by WTC – Full Council
Steering Cttee – 27/01/15		