



Saltash Town Council

Konsel An Dre Essa



The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX

Telephone: 01752 844846
www.saltash.gov.uk

14th April 2021

Dear Councillor

I write to summon you to the meeting of **Planning and Licensing Committee** to be held on the Virtual Zoom Platform on **Tuesday 20th April 2021 at 6.30 pm**.

The meeting is open to members of the public and press. Members of the public and press wishing to attend the meeting require the following details:

Web link:

<https://us02web.zoom.us/j/88205884108?pwd=TGdzUjh0Wm1jL0g2K0pnZnYvdEdUZz09>

Meeting ID: 882 0588 4108

Password: 679130

Dial by your location: 0131 460 1196 United Kingdom

Any member of the public requiring to put a question to the Town Council must do so 24 hours prior to the meeting by email enquiries@saltash.gov.uk

Yours sincerely,

A handwritten signature in black ink, appearing to be 'PP R Lane'.

PP R Lane
Town Clerk

To:

Saltash North	Saltash South	Saltash East	Saltash West
S Gillies	M Fox (Vice-Chairman)	R Bickford	G Challen
J Peggs	S Lennox-Boyd	R Bullock	J Dent (Chairman)
B Phillips	S Martin	J Rance	S Miller
B Samuels	A Pinckney	P Samuels	D Yates

Agenda

1. Announcements:
 - a. To confirm that all present can hear the proceedings.
 - b. Roll call of Members, Public and Press present.
 - c. To confirm the meeting is quorate.
 - d. Meeting procedure.
2. Apologies.
3. Declarations of Interest:
 - a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.
 - b. Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.
4. Questions - A 15-minute period when members of the public may ask questions of Members of the Council.
Please note: Questions must be submitted in writing to the Guildhall 24 hours before the meeting and that responses may be in writing at a later date.
5. To consider Risk Management reports as may be received.
6. To receive and approve the minutes of the Planning and Licensing Committee held on Tuesday 16th March 2021 as a true and correct record. (Pages 8 - 14)
7. To ratify the COVID-19 Delegated Decision Register. (Page 15)

Ref Nr.	Details	Decision Agreed	Committee
PL123	Pavement Licensing Application The Bookshelf & Tea Rooms 96 Fore Street Saltash PL12 6JW	APPROVED	Planning and Licensing

(Members Declarations of interests in relation to the applications are held at the Office and available online https://www.saltash.gov.uk/planning_applications.php)

8. Planning:

- a. To note that Councillor Lennox-Boyd will vote upon the information before her at the meeting but in the light of subsequent information received at Cornwall Council, Councillor Lennox-Boyd may vote differently at that meeting.
- b. To note that if Councillor Lennox-Boyd wishes to recommend opposite to the Town Council's view she will contact the Town Council by email. Considering time constraints, the Town Council will then hold an online poll of Councillors to determine whether to accept the Officer's view or to ask for the application to be called into committee. The results of these polls will be read into the record at the next Town Council meeting. Members of the public may request, via the Clerk, to be copied into any correspondence.
- c. Applications for consideration:

PA20/10869

Anthony Draper & Peter Gain - **Ince Castle Ince Barton Saltash PL12 4QZ**
Reconstruction of Boat House.

Ward: West

Date received: 25/03/21

Response date: 23/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QKZCT8FGI0N00>

PA21/00054

Mr Malcolm Pollard - **190 Callington Road Saltash PL12 6LL**
Vehicle crossing.

Ward: North

Date received: 15/03/21

Response date: 23/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMGF8KFG1W400>

PA21/01828

Mr Alan Donovan - **1 The Moorings Babis Lane St Stephens Saltash PL12 4FG**

To landscape the slope at the end of the level part of the garden to include a boat store/shed on the lower ground, some terracing, a decking area and steps.

Ward: South

Date received: 31/03/21

Response date: 23/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOXEMPF8GID800>

PA21/02242

Mr K Routley - **10 Clear View Saltash PL12 6HB**

Full application for proposed loft extension and alterations.

Ward: East

Date received: 15/03/21

Response date: 23/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPCGT8FG1VZ00>

PA21/02285

Mr Colin Crago - **74 Callington Road Saltash PL12 6DY**

Rear first floor extension over existing kitchen/diner.

Ward: East

Date received: 26/03/21

Response date: 23/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPDZSFFGLNI00>

PA21/02818

Mr & Mrs M Dustan – **8 Castlemead Close Saltash PL12 4LF**

First floor extension (above existing ground floor extension) to enlarge bedrooms and bathroom

Ward: South

Date received: 07/04/21

Response date: 28/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ3ZK4FG0GE00>

PA21/03333

H M & S M Kitt – **Cumbletor Farm Cumble Tor Lane Trematon Saltash PL12 4RU**

Variation of condition 2 of application no. PA17/07149 dated 20/09/17 (Conversion of Barn (formerly a dwelling) into dwelling with parking and installation of new septic tank and stock proof fence around the plot).

Ward: West

Date received: 07/04/21

Response date: 28/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQPY0MFG0E800>

PA21/02703

Mr L Stuart – **Cornwall Council Public Conveniences Callington Road Saltash**

Construction of dwelling.

Ward: North

Date received: 08/04/21

Response date: 29/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPYXJ6FG1XL00>

PA21/02802

Mrs D Bradley – **16 Essa Road Saltash PL12 4ED**

Proposed larger porch to front of property with low threshold doors for wheelchair access.

Ward: East

Date received: 09/04/21

Response date: 30/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ2OUFFGK1U00>

PA21/03178

Miss H Matthews - **Physiotherapy Clinic 118 Callington Road Saltash PL12 6EA**

Alterations and extension to Physio clinic with associated works.

Ward: North

Date received: 09/04/21

Response date: 30/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQHNV9FG1XL00>

PA21/03568

Mr V Welch Welkin Development SW Ltd - **127 Old Ferry Road Saltash PL12 6BL**

Outline application for the construction of up to six dwellings and associated works with all matters reserved except access

Ward: East

Date received: 09/04/21

Response date: 30/04/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQW0CHF GMP700>

PA21/02939

Mr Darren Stansbury – **169 Grassmere Way Saltash PL12 6XF**
Front and rear extensions.

Ward: North

Date received: 14/04/21

Response date: 05/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQ7GVRFGMKE00>

d. Tree applications:

PA21/02979

Mr Luke Catchpole The Tree Surgery Co. Ltd – **26 Churchill Walk Saltash PL12 4PG**

T1 - Lawsons Cypress - Remove to ground level due to tree encroaching on public path and lifting boundary wall.

Ward: South

Date received: 12/04/21

Response date: 03/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQB681FGH5D00>

e. Tree notifications:

None.

9. Consideration of licence applications:

None.

10. Saltash Neighbourhood Plan Consultation Results

PA21/00004/NDP

Plan Proposal Submitted for Saltash Neighbourhood Development Plan.
Saltash Parish Council Cornwall.

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QN4HNHFG1W100>

11. Correspondence.

None.

12. Public Bodies (Admission to Meetings) Act 1960
To resolve that pursuant to Section 1(2) of the Public Bodies (Admission to meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.
13. To consider any items referred from the main part of the agenda
14. Public Bodies (Admission to Meetings) Act 1960
To resolve that the public and press be re-admitted to the meeting.
15. To consider urgent non-financial items at the discretion of the Chairman.
16. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of next meeting: Wednesday 26th May 2021 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of Planning and Licensing Committee held on the Virtual Zoom Platform on Tuesday 16th March 2021 at 6:30 p.m.

PRESENT: Councillors: R Bickford, R Bullock, G Challen, J Dent (Chairman), M Fox (Vice-Chairman), S Gillies, S Lennox-Boyd, S Martin, S Miller, J Peggs, B Phillips, A Pinckney, P Samuels and D Yates.

ALSO PRESENT: 4 Members of the Public, D Holley (Cornwall Councillor) and S Tamlin (Cornwall Councillor), R Lane (Town Clerk), S Burrows (Assistant Town Clerk), F Morris (Planning and General Administrator) and D Joyce (Administration Officer).

APOLOGIES: None.

55/20/21 ANNOUNCEMENTS:

The Chairman confirmed that all present could hear the proceedings.

The Chairman confirmed all person's present.

The Chairman confirmed the meeting was quorate.

The Chairman informed all attendees of the meetings procedures.

56/20/21 RECORDING OF MEETINGS - PLEASE NOTIFY THE CHAIRMAN IF YOU ARE INTENDING TO RECORD THIS MEETING

None.

57/20/21 DECLARATIONS OF INTEREST:

- a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.
- b. To receive any declarations from Members of Matters of Public Interest regarding matters to be considered at this meeting.

Councillor	Agenda Item	Pecuniary/Non-Pecuniary	Reason	Left Meeting
G Challen	PA21/00921	Non-Pecuniary	Family Friend	Yes
S Lennox-Boyd	PA21/00980	Non-Pecuniary	Friend	Yes

c. To consider dispensations required:

None.

58/20/21 **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL**

None.

59/20/21 **TO NOTE AND RECEIVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 16TH FEBRUARY 2021 AS A TRUE AND CORRECT RECORD**

Please see a copy of the minutes on the STC website.

It was proposed by Councillor Dent, seconded by Councillor Miller and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 16th February 2021 were confirmed as a true and correct record.

The minutes will be signed upon the return to the Guildhall and made available upon request.

60/20/21 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED**

No report.

61/20/21 **PLANNING:**

a. To note that Councillor Lennox-Boyd will vote upon the information before her at the meeting but in the light of subsequent information received at Cornwall Council, Councillor Lennox-Boyd may vote differently at that meeting.

b. To note that if Councillor Lennox-Boyd wishes to recommend opposite to the Town Council's view she will contact the Town Council by email. Considering time constraints, the Town Council will then hold an online poll of Councillors to determine whether to accept the Officer's view or to ask for the application to be called into committee. The results of these polls will be read into the record at the next Town Council meeting. Members of the public may request, via the Clerk, to be copied into any correspondence.

c. Applications for consideration:

PA21/00837

Discombe – **11 Hawks Park Lower Burraton PL12 4SP**

Two storey side extension and internal alterations.

Ward: West

It was proposed by Councillor Challen, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** subject to the neighbours having no objections.

PA21/01198

Ross McConnell - **Wills Tenement Trehan Saltash PL12 4QN**

Listed Building Consent for replacement of concrete and roofing slate external window sills with solid slate sills; adding solid slate sill to window with no sill and replacement of quarry tiles with slate on plinth base of granite column.

Ward: West

It was proposed by Councillor Miller, seconded by Councillor Yates and resolved to **RECOMMEND APPROVAL**.

Councillor G Challen declared an interest in the next agenda item and left the meeting.

PA21/00921

Mr J Richards - **9 Lower Port View St Stephens Saltash PL12 4BY**

Demolish existing single garage and replace with double detached garage with home office / work space below.

Ward: East

It was proposed by Councillor Bickford, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL** subject to the annex only being used for home office/work space as described with a separate application required if it is to be used as a separate dwelling.

Councillor Challen was invited and returned to the meeting.

PA21/01103

Mr Johannes Jansen - **7 Clover Walk Saltash Cornwall PL12 4UU**

First floor extension over existing garage. Previously approved in 2012.

Ward: West

It was proposed by Councillor Miller, seconded by Councillor Challen and resolved to **RECOMMEND APPROVAL**.

PA21/01232

Robert Morrish - **102 Grenfell Avenue Saltash Cornwall PL12 4JE**

Two storey rear extension.

Ward: North

It was proposed by Councillor Phillips, seconded by Councillor B Samuels and resolved to **RECOMMEND REFUSAL** on the ground of:

1. The proposed design is overbearing affecting the neighbour's amenities.
2. The street scene adversely degrades the surrounding street scene with the design of a flat roof.

PA21/01433

Saltash Town Council - **Saltash Town Council The Guildhall 12 Lower Fore Street Saltash PL12 6JX**

Installation of LED lighting to north and west elevations.

Ward: East

It was **RESOLVED** to note.

PA21/01434

Saltash Town Council - **Saltash Town Council The Guildhall 12 Lower Fore Street Saltash PL12 6JX**

Listed Building Consent for the installation of LED lighting to north and west elevations.

Ward: East

It was **RESOLVED** to note.

PA21/02182

C/O Agent CEG Land Promotions Ltd, WH Bond & Sons Limited and Bond - **Land At Broadmoor Farm Stoketon Cornwall**

Application for non material amendment following grant of planning permission PA19/08250 namely various minor amendments

Ward: North

It was proposed by Councillor Peggs, seconded by Councillor Phillips and resolved to **RECOMMEND APPROVAL**.

PA21/01757

c/o agent Barratt David Wilson (Exeter) Ltd - **Land At Broadmoor Farm Stoketon Cornwall**

Reserved matters application for Phase 1, which comprises: the construction of 387 dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links, 1 substation and one governor and associated infrastructure. (Details following outline application PA14/02447 dated 13.10.2017) Resubmission of application no. PA19/08297 dated 09/04/20.

Ward: North

It was proposed by Councillor B Samuels, seconded by Councillor P Samuels and resolved to **RECOMMEND** deferral until after the meeting to be held on 25th March 2021 with the Planning Officer and Councillors to further discuss the changes in the application that has been submitted.

PA21/00082

Mr James Crump – **12 Gallacher Way Saltash Cornwall PL12 4UT**

Retention of conversion of double garage into an additional bedroom with ensuite with no amendments to size.

Ward: West

It was proposed by Councillor Yates, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL**.

Councillor Lennox Boyd declared an interest in the next agenda item and left the meeting.

PA21/00980

Mr & Mrs K Hodge – **Longlands Bungalow Longlands Lane Burraton Coombe Saltash**

Proposed Extension

Ward: West

It was proposed by Councillor Yates, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL**.

Councillor Lennox-Boyd was invited and returned to the meeting.

d. Tree applications:

PA20/11518

Matthew Smith - **Coombe Barn Babis Lane St Stephens PL12 4ET**

Proposal to fell T1 and T2.

Ward: South

It was proposed by Councillor Fox, seconded by Councillor Martin and resolved to **RECOMMEND APPROVAL**.

PA21/01008

Mr Redfern – 14 Ashton Way Saltash PL12 6JE

Proposed crown lift and reduction T1. And proposal to fell T2.

Ward: North

It was proposed by Councillor Miller, seconded by Councillor Martin and resolved to **RECOMMEND** deferral until the Tree Officer's report has been received.

e. Tree notifications: None.

62/20/21 CONSIDERATION OF LICENCE APPLICATIONS

None.

63/20/21 CORRESPONDENCE

a. St Austell China Clay Restoration and Tipping Supplementary Planning Document Consultation.

It was proposed by Councillor Fox, seconded by Councillor Challen and **RESOLVED** to note and that Members respond individually should they so wish.

64/20/21 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

To resolve that Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

65/20/21 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA

None.

66/20/21 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

To resolve that the public and press be re-admitted to the meeting.

67/20/21 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN

None.

68/20/21 PRESS AND SOCIAL MEDIA RELEASES

None.



OFFICER DELEGATED DECISION REGISTER 2021-2022

The following are decisions that have been taken by the Clerk as Proper Officer of the Town Council under the Emergency Scheme of Delegation as a result of the Coronavirus Bill 2020 and associated Government Restrictions. The Register is made in accordance with the 2014 Openness of Local Government Bodies Regulations.

For further details, please contact the Town Clerk by email at townclerk@saltash.gov.uk. Information exempted under the Freedom of Information Act 2000 and the General Data Protection Regulations marked * will not be published.

Date of Decision	Ref Nr.	Decision Taken By	Details	Decision Agreed	Financial Value	S137 Yes or No	Committee	Sub Committee
1.04.21	PL123	All Members	Pavement Licensing Application The Bookshelf & Tea Rooms 96 Fore Street Saltash PL12 6JW	APPROVED	N/A	No	Planning and Licensing	