



Saltash Town Council

Konsel An Dre Essa



The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX
Telephone: 01752 844846
www.saltash.gov.uk

20 May 2021

Dear Councillor

I write to summon you to the meeting of the **Planning and Licensing Committee** to be held at the Guildhall on **Wednesday 26th May 2021 at 6.30 pm.**

The meeting is open to members of the public and press, however, **please note** due to Covid-19 safe working practices the number of attendees has been reduced significantly, limiting the Guildhall (long room) Covid-19 capacity number of people to 27.

We ask that members of the public and press attending Council meetings **arrive no earlier than 6:15pm** and consider their own unique circumstances before attending. Please review and adhere to the [Guildhall Risk Assessment together with the Councils Protocol](#) and note that it is not likely to cover all scenarios.

Planning applications can be viewed by Members of the Council prior to the meeting on the Cornwall Council's website www.cornwall.gov.uk.

Members of the public may view planning applications during normal working hours of 9:30 a.m. – 4:30 p.m. online at Saltash Library. 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,

PP R Lane
Town Clerk

To:

Essa	Tamar	Trematon
R Bickford	L Challen	S Miller
R Bullock	S Gillies	B Samuels
G Challen	S Martin	G Taylor
M Fox (Vice-Chairman)	J Peggs	D Yates
A Pinckney	P Samuels	
Vacancy	Vacancy	

Agenda

1. Health and safety announcements
2. To appoint a Chairman
3. To appoint a Vice Chairman
4. Apologies.
5. 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.
6. 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.

7. To receive and approve the minutes from the Planning and Licensing Committee held on Tuesday 20th April 2021 as a true and correct record. (Pages 7 - 15)
8. To consider Risk Management reports as may be received.
9. Planning:
 - a. Applications for consideration:

PA21/01600

Mr Robert Carter, Carter Properties – **Land Adjacent To Unit 1F Long Acre Saltash PL12 6LZ**

Development of two industrial units including parking facilities and loading bay areas.

Ward: Tamar

Date received: 11/05/21

Response date: 01/06/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOM64XFG1W400>

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: Trematon

Date received: 26/02/21

Response date: 27/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOS05HFGFLE00>

PA21/02720

Mr Simon Congdon – **Land South Of Roodscroft Hatt Cornwall PL12 6PJ**
Construction of building for storage and distribution (B8) and installation of soakaways and septic tank.

Ward: Trematon

Date received: 30/04/21.

Response Date: 28/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ052IFG0E800>

PA21/02863

Mrs A Greenaway – **The Studio Little Trevollard Trevollard Lane Trematon Saltash PL12 4RX**

Change of use of building from Storage garage to residential annexe – resubmission of PA20/11218.

Ward: Trematon

Date received: 21/04/21

Response date: 28/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ4TZPFG1XL00>

PA21/03267

Mr & Mrs Thompson - **Smallacombe Road From Bidwell Cottage To Elmsleigh Carkeel PL12 6NW**

The proposals include the upgrading of an existing outbuilding to make it a suitable office & meeting space for the existing dwelling. The new office will contain a Covid secure meeting room at first floor.

Ward: Trematon

Date received: 18/05/21

Response date: 08/06/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQKNWQFGMTD00>

PA21/03455

Mrs Lisa Richardson – **South Broadmoor Elmgate Saltash PL12 4QX**

Listed Building Consent for the reinstatement of porch with open oak frame, replacement of existing plastic windows to front elevation with new timber sliding sash, replacement of door with timber, removal of existing pointing to the south/west/north outside stone walls and replacement with lime mortar.

Ward: Trematon

Date received: 30/04/21

Response date: 28/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQSDU9FGK7E00>

PA21/03641

Mr R Eatwell – **2 Broad Walk St Stephens PL12 4NT**

Rear conservatory.

Ward: Essa

Date received: 04/05/21

Response date: 28/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QR4YG4FGKHA00>

PA21/03791

Amanda Warne – **8 Smithfield Drive Latchbrook PL12 4TW**

Two storey side extension.

Ward: Trematon

Date received: 04/05/21

Response date: 28/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRAA3HFGGG300>

PA21/03792

Mrs Rachel Hamilton - **Dobbins Farm Road From Elmgate Crossways To Cattle Grid South West Of Tredown Farm Elmgate Saltash**

Change of Use from Office to include Holiday Letting Accommodation.

Ward: Trematon

Date received: 30/04/21

Response date: 27/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QR8QL7FGFGJ00>

PA21/03839

Very Clever Locums Ltd – **19 Fore Street Saltash PL12 6AF**

Replacement of existing shop front with new aluminium shop front

Ward: Essa

East

Received: 04/05/21

Response date: 27/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRAWJ1FGGN400>

PA21/04165

Mr & Mrs S Davies – **6 Rowan Court Latchbrook PL12 4UN**

Side extension to house and garden room.

Ward: Trematon

Received: 13/05/21

Response date: 03/06/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRTCB4FGN1T00>

PA21/04326

Mr & Mrs S Shaw – **Land South Of Luces Tenement Broad Lane Trematon PL12 4RU**

Reserved matters application covering access, layout and landscaping. Details following application no. PA20/00782 dated 19/06/20.

Ward: Trematon

Date received: 26/04/21

Response date: 28/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRYVBXFG0E800>

b. Tree applications:

PA21/03780

Anita Johnson Livewest – **81 Pollards Way Saltash PL12 6UJ**

Works to Oak tree (SLTA011) subject to a Tree Preservation Order, namely remove deadwood in excess of 30mm diameter and reduce crown over garden by

3 - 4m laterally and reshape upper crown retaining natural flowing form

Ward: Tamar

Date received: 30/04/21

Response date: 28/05/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QR94KFFGFR300>

PA21/03761

Mr Scott Tunnicliffe – **32 The Brook Saltash PL12 6UL**

Works to Oak tree (T1) subject to a Tree Preservation Order, namely reduce back lateral branches on the south side towards the property back by 3m over the fence line, cutting no greater than 4 inch diameter and reduce the mid crown on the south side vertical height by up to 2 meters.

Ward: Tamar

Date received: 30/04/21

Response date: 28/05/21

[https://planning.cornwall.gov.uk/online-](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QR8QL7FG)

[applications/applicationDetails.do?activeTab=summary&keyVal=QR8QL7FG](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QR8QL7FG)
FGJ00

10. Consideration of licence applications:
None.
11. Correspondence.
12. To consider any items for information purposes only at the discretion of the Chairman.
13. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of next meeting: Tuesday 15th June 2021 at 6.30 p.m.

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held on the Virtual Zoom Platform on Tuesday 20th April 2021 at 6.30 pm

PRESENT: Councillors: 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, B Samuels, P Samuels and D Yates.

ALSO PRESENT: 5 Members of the Public, Cornwall Councillor D Holley, Cornwall Councillor S Tamlin, S Burrows (Assistant Town Clerk), D Joyce (Administration Officer) and F Morris (Planning and General Administrator).

APOLOGIES: Councillor R Bickford

1/21/22 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.

2/21/22 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.

Councillor	Agenda Item	Pecuniary/Non-Pecuniary	Reason	Left Meeting
S Lennox-Boyd	PA20/10869	Non-Pecuniary	Friend	Yes
M Fox	PA21/02818	Non-Pecuniary	Known to applicant.	Yes
R Bullock	PA21/02939	Non-Pecuniary	Known to applicant.	Yes
B Phillips	PA21/02939	Non-Pecuniary	Known to applicant.	Yes

- b. Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.

None.

3/21/22 **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

The Chairman informed Members of a statement received in relation to Agenda Item No. 8c – Applications for consideration: PA21/03568 – 127 Old Ferry Road, Saltash. The Chairman announced that this statement would be taken under Agenda Item No. 8c.

4/21/22 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

No report.

5/21/22 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 16TH MARCH 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 Fox and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 16th March 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.

6/21/22 **TO RATIFY THE COVID-19 DELEGATED DECISION REGISTER.**

Ref Nr.	Details	Decision Agreed	Committee
PL 123	Pavement Licensing Application The Bookshelf & Tea Rooms 96 Fore Street Saltash PL12 6JW	APPROVED	Planning & 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

It was proposed by Councillor Dent seconded by Councillor Fox and **RESOLVED** to ratify the Covid-19 Delegated Decision Register.

7/21/22

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:

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

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

It was proposed by Councillor Yates, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** subject to the conditions as submitted by the Tamar Valley AONB dated 20th April 2021 being imposed upon any planning consent.

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

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

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

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

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

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

It was proposed by Councillor P Samuels, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL**.

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

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

Councillor M Fox declared an interest in the next agenda item and left the meeting.

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

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

Councillor M Fox was invited and returned to the meeting.

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

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

Members requested that an email be sent to a Senior Planning Officer at Cornwall Council to state that future Planning Applications requiring a variation of conditions should clearly show the amendments to be considered. If such information is not provided, the Town Council will not be able to send a response.

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

It was proposed by Councillor B Samuels, seconded by Councillor Phillips and resolved to **RECOMMEND REFUSAL** due to:

1. Lack of amenity space.
2. Overdevelopment of the site.
3. Inadequate parking. Any parking arrangement with a neighbour should be fully outlined and included as a condition.
4. No protection between the property and adjoining sports field to the rear of the property. A fence to be provided of sufficient stature to prevent breakage to windows by footballs/rugby balls. The fence to be installed by the applicant to prevent the cost falling on the public purse.

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

It was proposed by Councillor P Samuels, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL**.

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

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

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

A member of the public read a statement in support of Planning Application PA21/03568 - 127 Old Ferry Road Saltash PL12 6BL. Councillor Fox read out two objections to the same Planning Application from members of the public.

It was proposed by Councillor P Samuels, seconded by Councillor Pinckney and resolved to **RECOMMEND REFUSAL** due to:

1. The building is of historical significance to Saltash and in particular the open green space is historically known as a Market Garden as designated in the emerging Saltash Neighbourhood Plan.
2. The proposed development would result in the loss of the essentially open nature of this site which creates a green space in this area of Saltash and is an important part of the street scene.
3. Members considered the applicants report to be under researched and therefore not valid.

Councillor R Bullock and Councillor B Phillips both declared an interest in the next agenda item and left the meeting.

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

It was proposed by Councillor Gillies, seconded by Councillor B Samuels and resolved to **RECOMMEND APPROVAL**.

Councillor Bullock and Councillor Phillips were invited and returned to the meeting.

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

It was proposed by Councillor Pinckney, seconded by Councillor B Samuels and resolved to **RECOMMEND REFUSAL** on the grounds that the tree is a significant part of the street scene and as such represents one of few front garden trees.

e. Tree notifications:

None.

8/21/22

CONSIDERATION OF LICENCE APPLICATIONS:

None.

9/21/22 **SALTASH NEIGHBOURHOOD PLAN CONSULTATION RESULTS**

PA21/00004/NDP

Plan Proposal Submitted for Saltash Neighbourhood Development Plan.

Saltash Parish Council Cornwall.

Councillor Yates provided a brief update to Members concerning the comments made in regard to the Plan Proposal Submitted for Saltash Neighbourhood Development Plan. Councillor Yates advised Members to review the SNDP comments on the Cornwall Council Website and to make a comment if they so wished.

It was **RESOLVED** to note.

10/21/22 **CORRESPONDENCE.**

The Chairman informed the Members of correspondence received concerning a proposal to form a group of Saltash Town Council Volunteer Tree Wardens.

It was proposed by Councillor Dent, seconded by Councillor B Samuels and **RESOLVED** to approve:

1. A group up to 6 Volunteer Tree Wardens for Saltash Town Council, to improve the level of recommendations to the Town Council, liaise with the residents of the town, and assist in promoting the protection of existing trees and planting of new trees throughout Saltash
2. Adrian White to remain the point of contact for Saltash Town Council.

11/21/22 **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.

12/21/22 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None.

13/21/22 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

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

14/21/22 **TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

None.

15/21/22 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

16/21/22 **DATE OF NEXT MEETING**

Wednesday 26 May 2021 at 6.30 pm

Rising at: 8.20 am

Signed: _____
Chairman

Dated: _____