



Saltash Town Council

Konsel An Dre Essa



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

14 July 2021

Dear Councillor

I write to summon you to the **meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 20th July 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 15 minutes prior to the start of the meeting** 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	J Dent	B Samuels (Chairman)
G Challen	S Gillies	G Taylor
M Griffiths	S Martin	D Yates
A Pinckney	J Peggs	
Vacancy	P Samuels	

Agenda

1. Health and Safety Announcements
2. To appoint a Vice Chairman.
3. Apologies.
4. 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.
5. 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.
6. To receive and approve the minutes from the Planning and Licensing Committee held on Tuesday 15th June 2021 as a true and correct record. (Pages 7 - 12)
7. To consider Risk Management reports as may be received.
8. Planning: (Pages 13 - 16)
 - a. Applications for consideration:

PA21/03391

Timothy Atkinson – **Eales Barn A388 Between A38 Roundabout And Dirty Lane Carkeel PL12 6NR**

Proposal to extend the garden area of existing curtilage to the boundary line of that for neighbouring property (Eales Lodge).

Ward: Trematon

Date received: 18/06/21

Response date: 23/07/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQQOR4FGJ0Y00>

PA21/04120

Mr & Mrs Pennycook – **Land Adj. Trematon Hall Trematon Saltash Cornwall**

Use of land for siting of 3 bell tents for holiday purposes for 6 months each year (1st April – 30th September) and use of existing toilet facilities.

Ward: Trematon

Date received: 16/06/21

Response date: 23/07/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRPV9DFGKW200>

PA21/04776

Mr D Clegg – **Barn Croft Broad Lane Trematon Saltash PL12 4RU**

Extension of building to form annexe.

Ward: Trematon

Date received: 28/06/21

Response date: 23/07/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSMT5YFG1VZ00>

PA21/05003

Mr & Mrs D Welch – **4A Longmeadow Road Saltash PL12 6DW**

Householder application for front and rear extensions to provide garage, enlarged bedroom and dining area.

Ward: Tamar

Date received: 12/07/21

Response date: 02/08/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSY3G7FG0JQ00>

PA21/05207

Mr Ben Shearn – **Broadmoor Farmhouse Road From Junction West Of South Broadmoor House To Longlands Lane Elmgate Saltash PL12 4QX**

Conversion of detached outbuilding into living annexe for family member.

Ward: Trematon

Date received: 24/06/21

Response date: 23/07/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QT96ZEFGKT000>

PA21/05314

Mr Lucas Writer – **118 North Road Saltash PL12 6BQ**
Two New Build Dwellings.

Ward: Tamar

Date received: 22/06/21

Response date:

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTCQQHF GFKM00>

PA21/05336

Mr Will Simpson – **Land West Of The Stables Farm Lane St Stephens Saltash PL12 4AR**

Erection of single storey detached dwelling and detached garage.

Ward: Essa

Date received: 22/06/21

Response date:

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTE7FIFGG JX00>

PA21/05643

Mr N Wreford – **2 Linnet Court Latchbrook Saltash**

Two storey side extension.

Ward: Trematon

Date received: 29/06/21

Response date: 23/07/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTRVA9FG GFX00>

PA21/05845

Mrs Marie Ryder – **11 Broom Hill St Stephens PL12 4DZ**

Extension to rear and removal of existing garage.

Ward: Essa

Date received: 13/07/21

Response date: 03/08/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QU628EFG H1J00>

b. Tree applications:

PA21/05669

Mrs Jane Paramore – **11 The Brook Saltash PL12 6UL**

Works to trees subject to a Tree Preservation Order, namely fell Ash tree (G5).

Ward: Tamar

Date received: 23/06/21

Response date: 23/07/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTTBXPFGH6M00>

PA21/05721

Mr Charles Wilson – **5 Coombe Road St Stephens PL12 4ER**

Works to trees name:- Cedar – Remove – subject to a Tree Preservation Order (TPO).

Ward: Essa

Date received: 23/06/21

Response date: 23/07/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QU0FFRFG LDC00>

PA21/05723

Mr Charles Wilson – **7 Coombe Road St Stephens Saltash Cornwall**

Works to trees subject to a Tree Preservation Order, namely remove ash trees (T8 and T9).

Ward: Essa

Date received: 25/06/21

Response date: 23/07/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QU0FG1FGLDG00>

c. Tree notifications: None.

9. Consideration of licence applications: None.

10. Neighbourhood Plan Progress Report - Councillor David Yates.

11. Correspondence.

12. To consider COVID-19 updates.

13. 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.
14. To consider any items referred from the main part of the agenda
15. Public Bodies (Admission to Meetings) Act 1960
To resolve that the public and press be re-admitted to the meeting.
16. To consider urgent non-financial items at the discretion of the Chairman.
17. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of next meeting: Tuesday 21st September 2021 at 6.30 p.m.

SALTASH TOWN COUNCIL

Minutes of the Meeting of Planning and Licensing Committee held on the Guildhall on Tuesday 15th June 2021 at 6.30 pm

PRESENT: Councillors: R Bullock, G Challen, M Fox (Vice-Chairman), S Martin, S Miller, J Peggs, B Samuels (Chairman), P Samuels and D Yates.

ALSO PRESENT: D Joyce (Administration Officer) and F Morris (Planning and General Administrator)

APOLOGIES: R Bickford, L Challen, S Gillies, A Pinckney and G Taylor.

30/21/22 HEALTH AND SAFETY ANNOUNCEMENTS

The Chairman informed those present of the actions required in the event of a fire or emergency.

31/21/22 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
J Peggs	PA21/04427	Non-pecuniary	Member of the House Committee.	Yes
P Samuels	PA21/04427	Non-pecuniary	One Trustee is an acquaintance.	Yes
R Bullock	PA21/04722	Non-pecuniary	Acquaintance.	Yes
G Challen	PA21/04898	Non-pecuniary	Daughter works at the school.	Yes
S Martin	PA21/04898	Non-pecuniary	Children attend the school.	Yes
J Peggs	PA21/04898	Pecuniary	Husband is the surveyor.	Yes

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

None.

32/21/22 **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

None.

33/21/22 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON WEDNESDAY 26TH MAY 2021 AS A TRUE AND CORRECT RECORD.**

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

It was proposed by Councillor B Samuels, seconded by Councillor Fox and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Wednesday 26th May 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.

34/21/22 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

35/21/22 **PLANNING:**

a. Applications for consideration:

PA21/03745

Mr & Mrs William & Stacie Simpson – **Land South of Old Churchtown Farm Farm Lane St Stephens PL12 4AR**

Construction of new residential home to replace demolished blockwork barn.

Ward: Essa

Date received: 26/05/21

Response date: 18/06/21

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

Councillor Peggs and Councillor P Samuels declared an interest in the next agenda item and left the meeting.

PA21/04427

Eric Distin Abbeyfield – **40-42 The Abbeyfield Saltash Society Callington Road Saltash PL12 6DY**

Two storey side extension and small front porch extension (infill).

Ward: Tamar

Date received: 21/05/21

Response date: 18/06/21

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

Councillor Peggs and Councillor P Samuels were invited and returned to the meeting.

PA21/04437

Mr & Mrs K Hodge – **Land East Of Longlands St Stephens Saltash PL12 4QQ**

Retrospective planning for pedestrian access to field opposite Longlands Bungalow

Ward: Trematon

Date received: 26/05/21

Response date: 18/06/21

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

PA21/04483

Mr & Mrs K Hodge – **Land South Of Longlands Bungalow Longlands Lane Burraton Coombe Saltash PL12 4QQ**

Retrospective permission for construction of stables

Ward: Trematon

Date received: 27/05/21

Response date: 18/06/21

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

PA21/04716

Cornwall Council – **Flats 1-18 Tamar Street Saltash PL12 4EJ**

Replacement of roof coverings, repairs to chimneys, replacement of gutters, fascias and soffits. Replacement of bird netting.

Ward: Essa

Date received: 03/06/21

Response date: 24/06/21

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

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

PA21/04722

Mr D Honey – **31 Wood Close Latchbrook Saltash PL12 4TS**

Proposed front porch and alterations to conservatory.

Ward: Trematon

Date received: 02/06/21

Response date: 23/06/21

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

Councillor Bullock was invited and returned to the meeting.

Councillors G Challen, S Martin and J Peggs declared an interest in the next agenda item and left the room.

PA21/04898

Head Teacher St Stephens Community Primary School – **St Stephens Primary School Long Park Road St Stephens Saltash PL12 4AQ**

Conversion of existing building into additional class rooms.

Ward: Essa

Date received: 27/05/21

Response date: 17/06/21

It was **RESOLVED** to defer the application because of the meeting becoming inquorate due to members' declarations of interest and the remaining members being reduced to below the quorate level necessary to consider the application. An agreed extension date to be sought from Cornwall Council's Planning Officer.

Councillors G Challen, S Martin and J Peggs were invited and returned to the meeting.

PA21/04976

Mr Shaw – **96 Liskeard Road Saltash PL12 4RH**

Three storey rear extension, two storey side extension, first floor extension, internal remodelling.

Ward: Tamar

Date received: 03/06/21

Response date: 24/06/21

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

1. The conditions as stipulated in the previous application to be imposed upon this application.
2. The grass verge to be the subject of an additional condition specifying that it is must be restored to its original state.

PA21/05064

Mr D Lidstone Design Development Ltd – **2 Heritage Close Lower Burraton PL12 4SX**

Rear single storey extension measuring 6.3m wide and projecting 4.8m from the existing rear elevation.

Ward: Tamar

Date received: 04/06/21

Response date: 25/06/21

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

a. Tree applications: None.

b. Tree notifications: None.

36/21/22

CONSIDERATION OF LICENCE APPLICATIONS:

Application No	LI21_002148
Name and Address	Moto Hospitality Limited – Moto Saltash Carkeel Roundabout Saltash PL12 6LF
Application Type	Premises Licence Application
Licensable Activities	Amend hours for sale by retail of alcohol
Application Accepted	02.06.21.
Representations Deadline	30.06.21.
Case Officer	Claire Green
Ward	Trematon

It was proposed by Councillor Yates, seconded by Councillor Peggs and resolved to **RECOMMEND REFUSAL** to the change in times due to 24/7 being too many hours of opening as this promotes continuous drinking adjacent to a main road and housing development.

37/21/22

CORRESPONDENCE.

None.

38/21/22

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.

39/21/22

TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA

None.

40/21/22 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

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

41/21/22 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

None.

42/21/22 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 20 July 2021 at 6.30 pm

Rising at: 7.12 pm

Signed: _____
Chairman

Dated: _____

From: Shauna Vandermeulen, Planning Officer.

Sent: 14 July 2021 15:11

To: Planning Administrator

Subject: PA21/05003 - 4A Longmeadow Road, Saltash, PL12 6DW

The description for the above application has been amended to include the rear extension in addition to the front extensions. You will see on the application form that this was always the extent of the proposal (front and back extensions) but was unfortunately missed by the validating officer who only included the front extensions in the description. I have therefore asked the validating officer to amend the description and send out re-consultations in case the rear extension was missed by anybody.

There have been no changes to the plans, only a change in the description to adequately reflect the proposed works (due to the error at validation). As such the same application number remains.

Please also be aware that all neighbours and consultees have been re-consulted with the revised description.

I hope this clarifies matters for you.

Shauna Vandermeulen | Development Officer (Area 7)
Cornwall Council | Planning and sustainable development

Saltash Town Council

Voluntary Tree Wardens Report

PA21/05669 - 11 The Brook Saltash PL12 6UL

The tree Wardens have considered this application. This stump is the remnant of a once-fine ash tree, which is clearly no longer viable and its removal will improve the appearance of the area.

Adrian White

Saltash Town Council

Voluntary Tree Wardens Report

PA21/05721 – 5 Coombe Road St Stephens PL12 4ER

Application to fell a Cedar

Three Wardens met the owner and discussed the case. This cedar is moribund and we agree it should be removed. The owner has identified honey fungus at the base of this tree, and elsewhere in her garden. The Tree Officer suggested, as a condition of approval, that the same species (cedar) should be replanted. However, cedar is on the RHS list of trees commonly affected by honey fungus. We therefore recommend that the choice of species be left to the owner, who is an experienced and knowledgeable gardener: she mentioned beech or Scots pine, but we note that the most suitable resistant species appears to be ginkgo.

Adrian White

PA21/05723 7 Coombe Rd

Saltash Town Council

Voluntary Tree Wardens Report

PA21/05723 – 7 Coombe Road, Saltash, PL12 4ER.

PA21/05723 | Works to trees subject to a Tree Preservation Order, namely remove ash trees (T8 and T9) | 7 Coombe Road St Stephens Saltash Cornwall PL12 4ER

Three tree wardens visited on 12th July 2021. One of the two ash trees (T9) is intertwined with a conifer (Lawson's cypress?) planted close by. These two trees are very close to the top of a bank, at the foot of which stand boat houses, boats and a footpath. A third tree, ash T8 stands just a few metres back from the bank.

The group of 3 trees together form an important landmark on the bank of the Tamar, with few other good trees in that area apart from one fine beech.

Dead limbs of both conifer and ash T9 can be seen suspended within the canopy, and the owner is concerned about them falling. This ash (T9) appears to have die back in several limbs and a total canopy estimated at 50-75% - so has probably reached the stage when felling would be justified. Ash tree T8 appears to be minimally affected by ash die back, so would in itself be worth conserving: however, it would be very unbalanced, having grown on one side only because it stands so close to T9.

The owner is concerned about the risk of branches falling. We feel that we cannot form a conclusion on the best solution here. We have requested that the Tree Officer meets us on site. Until we have discussed it with him, we would simply state that this is a problematic group of trees in a conspicuous position, and we have to defer to the Tree Officer's advice on the best management.

Adrian White