### **Public Document Pack**



The Guildhall 12 Lower Fore Street Saltash PL12 6JX

Telephone: 01752 844846 www.saltash.gov.uk

15 September 2021

### **Dear Councillor**

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 21st September 2021 at 6.30 pm**.

We encourage members of the public and press attending Council meetings to wear a face covering, unless medically exempt, to be mindful and respect others space and to consider their own unique circumstances before attending.

The meeting is open to members of the public and press. 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 <a href="mailto:enquiries@saltash.gov.uk">enquiries@saltash.gov.uk</a>

Planning applications can be viewed by Members of the Council prior to the meeting on the Cornwall Council's website <a href="https://www.cornwall.gov.uk">www.cornwall.gov.uk</a>.

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.

Yours sincerely,

4. a. work

PP R Lane Town Clerk

To:

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

### Agenda

- 1. Health and Safety Announcements
- 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. Acting Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.
- 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 receive and approve the minutes from the Planning and Licensing Committee held on 24th August 2021 as a true and correct record. (Pages 7 12)
- 6. To consider Risk Management reports as may be received.
- 7. Planning: (Pages 13 14)
  - 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:

#### PA21/06036

Mr Michael Hocking Brandstone – **37 Church View St Stephens PL12 4FA** 

Loft conversion with dormer to rear of property.

Ward: Essa

Date received: 24/08/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QUH3G

RFGGMD00

### PA21/07100

Sara Harvey – 18 Pondfield Road Latchbrook PL12 4UA

Side extension to semi-detached dwelling.

**Ward: Trematon** 

Date received: 31/08/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QVZKQI

FGKXE00

#### PA21/07122

Mrs Val Sambles – 34 Briansway St Stephens Saltash PL12 4AZ

To remove an existing 45+ year old Leylandii hedge and replace it with a 2 metre high wooden fence.

Ward: Essa

Date received: 23/08/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QW2T9

NFGMW100

### PA21/07314

Mr Paul Phelps – 18 Hillside Road Saltash PL12 6EX

Creation of gravel off-street parking (for 2 vehicles) with retaining wall.

Ward: Tamar

Date received: 26/08/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QWBRF

PFGKAF00

### PA21/07578

Mr N & Mrs Tripp – 16 Dartmoor View Saltash PL12 6WF

Front porch. Ward: Tamar

Date received: 31/08/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QWQK

QZFGMB300

#### PA21/07691

Mrs Louise Pasterfield – 29 Culver Road Saltash PL12 4DR

Demolition of existing ancillary outbuildings, removal of asbestos wall linings and replacement construction of new dining room, utility room and home office extension.

Ward: Essa

Date received: 07/09/21 Response date: 28/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QWWW

QZFGI7000

### PA21/07785

### Mr Darren Bennetts – **Trematon Cottage Broad Lane Trematon PL12 4RT**

Extension to cottage and erection of single storey garage.

Ward: Trematon

Date received: 23/08/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QX1X3J

FGLMN00

### PA21/07798

### Mr W Douie – 5 Coombe Road St Stephens PL12 4ER

Proposed rear lower ground extension with replacement terrace over and proposed endless pool. Front kitchen extension and new porch.

Ward: Essa

Date received: 31/08/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QX28AX

FGLWO00

### PA21/07959

Mr William Ben – 12 Essa Road, Saltash, PL12 4ED

Conversion of original villa into two dwellings.

Ward: Essa

Date received: 07/09/21 Response date: 28/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QXBKF

7FGKC700

#### PA21/08019

Mr F W Rogers – Land At Pilmere Drive Saltash

Construction of 2 No. industrial units.

Ward: Tamar

Date received: 14/09/21 Response date: 05/10/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QXDYV

4FG0EJ00

### PA21/08021

Mr & Mrs C Sharp - 40 Homer Park Saltash PL12 6HJ

Replacement of balcony/deck.

Ward: Tamar

Date received: 27/08/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QXE26E

FG0EJ00

### PA21/08389

Suzanne Hedger – 9 Frith Road Saltash PL12 6EL Extension and refurbishment of 1930s bungalow.

Ward: Tamar

Date received: 02/09/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QXZHIG

FGKEQ00

### PA21/08441

Mrs M Gregory – 7 Deer Park Saltash PL12 6HE

Roof dormers to residential bungalow.

Ward: Tamar

Date received: 06/09/21 Response date: 27/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QY18P

HFG1W400

### d. Tree applications:

None.

### e. Tree notifications:

### PA21/08631

Mrs Brigette Dixon, Tamar Protection Society – Mary Newmans Cottage 48 Culver Road Saltash PL12 4DT

Works to trees within a conservation area: 1 – White Maple to reduce height from 9m to 7m, reduce side spread of crown by 1m. 2 – Beech 1, reduce height from 11m to 9m, reduce side spread of crown by 3m. 3 – Hornbeam reduce height from 11.5m to 9m, reduce side spread of crown by 3m. 4 – Beech 2, reduce height from 11.5m to 9m.

Ward: Essa

Date received: 25/08/21 Response date: 24/09/21

https://planning.cornwall.gov.uk/online-

applications/applicationDetails.do?activeTab=summary&keyVal=QYCKQ

3FG1W400

8. Consideration of licence applications: (Pages 15 - 20)

Premises Name and Address	MK Callington Store, 133	
	Callington Road, Saltash, PL12	
	6EB.	
Applicant	MK Callington Store Ltd.	
Application Accepted	02.09.2021	
Application Type	Grant	
Licensable Activities	Sale by retail of alcohol	
Ref.	LI21_003998	
Representations Deadline	30.09.2021	
Licensing Officer	Linda Edmunds	

### 9. Correspondence.

### 10. 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.

- 11. To consider any items referred from the main part of the agenda
- 12. Public Bodies (Admission to Meetings) Act 1960

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

13. To consider urgent non-financial items at the discretion of the Chairman.

14. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 19 October 2021 at 6.30 pm

### **SALTASH TOWN COUNCIL**

Minutes of the Extraordinary Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 24th August 2021 at 6.30 pm

**PRESENT:** Councillors: R Bullock, G Challen, J Dent (Vice-Chairman),

S Gillies, M Griffiths, S Martin, S Miller, B Samuels (Chairman),

P Samuels and D Yates.

ALSO PRESENT: 3 Members of the Public, S Burrows (Acting Town Clerk) and

F Morris (Planning and General Administrator)

**APOLOGIES:** R Bickford, J Peggs, A Pinckney and G Taylor.

G Challen (early departure).

### 59/21/22 HEALTH AND SAFETY ANNOUNCEMENTS

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

### 60/21/22 <u>DECLARATIONS OF INTEREST:</u>

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.

None.

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

None.

# 61/21/22 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA

None.

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### 62/21/22 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 from a member of the public in relation to Agenda Item No. 7a – Applications for consideration: PA21/06447 in support of Land At Pilmere Drive, Saltash, Cornwall.

The Chairman announced that this statement would be taken at the time of the Planning Application after having been discussed with the member of the public who had provided that statement.

# 63/21/22 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 20TH JULY 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 Dent and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 20<sup>th</sup> July 2021 were confirmed as a true and correct record.

Councillor Miller arrived at the meeting.

# 64/21/22 <u>TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.</u>

None.

### 65/21/22 PLANNING:

a. Applications for consideration:

### PA21/05006

Mr William Trinick Antony Estate – Wearde Farm Wearde Road St Stephens Saltash

Division of the existing single dwelling into two dwelling units including minor alterations to the listed building.

Ward: Essa

Date received: 12/08/21 Response date: 02/09/21

It was proposed by Councillor Bullock, seconded by Councillor

Martin and resolved to **RECOMMEND APPROVAL.** 

Page 9 148

#### PA21/05007

Mr William Trinick Antony Estate – **Wearde Farm Wearde Road St Stephens Saltash** 

Listed Building Consent for division of the existing single dwelling into two dwelling units including minor alterations to the listed building.

Ward: Essa

Date received: 12/08/21 Response date: 02/09/21

It was proposed by Councillor Bullock, seconded by Councillor

Martin and resolved to RECOMMEND APPROVAL.

### PA21/05570

Mrs Yvonne Beaumont - 12 Vincent Way Saltash PL12 4EX Convert garage into independent living quarters.

Ward: Essa

Date received: 30/07/21 Response date: 27/08/21

It was proposed by Councillor Bullock, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** subject to the condition that the independent living quarters remain within the family and are not therefore occupied by a separate household. This conversion is not to be let independently.

### PA21/05743

Mr & Mrs Steve & Ann Jameson – Land West of 6 Churchtown Drive St Stephens Cornwall

Erection of two detached bungalows with integral garage and parking.

Ward: Essa

Date received: 26/07/21 Response date: 27/08/21

It was proposed by Councillor Dent, seconded by Councillor Griffiths and resolved to **RECOMMEND REFUSAL** on the grounds of:

- 1. Overdevelopment of the site.
- 2. The problems with the site as highlighted by Natural England:
  - a. The increase in recreational pressure.
  - b. The adverse impact on nature conservation interests and biodiversity opportunities.

Member of the public spoke for three minutes in support of PA21/06447.

### PA21/06447

### Mr D | Barrett - Land At Pilmere Drive Saltash Cornwall

Change of use of existing industrial building from trade counter for parts and components approved under PA20/00973 dated 31.07.2020 to fish and chip shop, butchery, home deliveries and research and development area (Classes A1, A5, B1 (b), and B8).

Ward: Tamar

Date received: 22/07/21 Response date: 27/08/21

It was proposed by Councillor Gillies, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL** on the basis that parking will be customer parking only at and adjacent to the property and that staff will be allocated parking off site.

### PA21/06599

### Mr & Mrs Hind – 23 Long Park Road St Stephens Saltash PL12 4AH

Loft conversion and first floor extension over single storey flat roof element to the rear of an existing detached bungalow.

Ward: Essa

Date received: 23/07/21 Response date: 27/08/21

It was proposed by Councillor G Challen, seconded by Councillor R Bullock and resolved to **RECOMMEND REFUSAL** on the grounds of overlooking.

### PA21/06948

### Mr & Mrs Carl Thorp – Land East of 16 Castle View St Stephens PL12 4RD

Erection of Dwelling (Revision to planning approval PA18/09876 to allow for integral garage and fourth bedroom on slightly larger site).

Ward: Essa

Date received: 04/08/21 Response date: 27/08/21

It was proposed by Councillor G Challen, seconded by Councillor Martin and resolved to **RECOMMEND REFUSAL** on the grounds of overdevelopment of the site and parking concerns.

### b. Tree applications:

### PA21/05955

### Mr Nigel Coles – Coombe Farm Babis Lane St Stephens PL12 4ET

Sycamore (T1) Tree is part of an old coppice stool on Devon hedge and has decay at the base, therefore recommend coppice down to stump. Sycamore (T2) same as above so recommend coppice down to stump.

Ward: Essa

Date received: 22/07/21 Response date: 27/08/21

The Chairman informed Members of Saltash Town Council's and Cornwall Council's Tree Wardens' reports.

It was proposed by Councillor Martin, seconded by Councillor Griffiths and resolved to **RECOMMEND APPROVAL** in line with the recommendations of the Cornwall Council Tree Officer's Report.

Councillor G Challen left the meeting.

### 66/21/22 CONSIDERATION OF LICENCE APPLICATIONS:

None.

### 67/21/22 CORRESPONDENCE.

None.

## 68/21/22 <u>TO CONSIDER STREET NAMES FOR THE TRELEDAN</u> DEVELOPMENT.

It was proposed by Councillor Griffiths, seconded by Councillor Martin and **RESOLVED** to submit to Barratt David Wilson Homes proposals for street names for the Treledan Phase 1 Development as supplied by Saltash Heritage.

### 69/21/22 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.

/0/21/22	PUBLIC BUDIES (ADMISSION TO MEETINGS) ACT 1960	
	To resolve that the public and press be re-admitted to the meeting	
71/21/22	TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.  None.	
72/21/22	TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.  None.	
	DATE OF NEXT MEETING	
	Tuesday 21 September 2021 at 6.30 pm	
	Rising at: 7.25 pm	
	Signed:Chairman	
	Dated:	

# Agenda Item 7

### **Saltash Town Council**

### **Voluntary Tree Wardens Report**

PA21/07122 - 34 Briansway, St Stephens, Saltash, PL12 4AZ

This hedge is not formally protected therefore it is not appropriate to comment.

Adrian White

### **Saltash Town Council**

### **Voluntary Tree Wardens Report**

### PA21/08631 - Mary Newmans Cottage, 48 Culver Road, Saltash, PL12 4DT.

Two tree wardens visited this site. The 4 trees have considerable amenity value in the setting of the Victorian garden open to the public, although the trees themselves are not old, and the types of tree not well suited to this setting. The proposed work means, effectively, crown reduction. We consider that all the proposed work is justified, in order to let light into the garden. We note that the work will need to be repeated every few years to maintain the benefit.'

Adrian White

Cornwall Application for a premises licence **Licensing Act 2003** 

### Section 1 of 21

### **Applicant Details**

- \* First name MK CALLINGTON STORE LTD
- \* Family name MK CALLINGTON STORE LTD

### **Applicant Business**

Registration number 12844137 **Business name MK CALLINGTON STORE LTD** 

### **Registered Address**

Building number or name 110 Regus House Street Cardiff Gate Business Park District Malthouse Avenue City or town Cardiff County or administrative area Postcode CF23 8RU Country United Kingdom Address registered with Companies House.

### **Agent Details**

- \* First name David
- \* Family name Dadds

### **Agent Business**

Registration number OC358152 Business name Dadds LLP

### **Agent Registered Address**

Building number or name Crescent House Street 51 High Street District City or town Billericay County or administrative area Essex Postcode CM12 9AX **Country United Kingdom** 

### Section 2 of 21 PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

#### **Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises? Address OS map reference Description

### **Postal Address Of Premises**

Building number or name MK Callington Store Street 133 Callington Road District City or town Saltash County or administrative area Cornwall Postcode PL12 6EB Country United Kingdom

#### **Further Details**

Non-domestic rateable

### Section 3 of 21 APPLICATION DETAILS

### Section 4 of 21

### Non Individual Applicant's Name

Name MK CALLINGTON STORE LTD

#### **Details**

Registered number (where applicable) 12844137

Description of applicant (for example partnership, company, unincorporated association etc) Limited Company

### **Address**

Building number or name 110 Regus House Street Cardiff Gate Business Park District Malthouse Avenue, City or town Cardiff County or administrative area Postcode CF23 8RU Country United Kingdom

### **Contact Details**

Provide a general description of the premises Convenience store

Section 6 of 21 PROVISION OF PLAYS

No

Section 7 of 21 PROVISION OF FILMS

No

Section 8 of 21 PROVISION OF INDOOR SPORTING EVENTS No

Section 9 of 21 PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS No

Section 10 of 21
PROVISION OF LIVE MUSIC
Will you be providing live music?
No

Section 11 of 21
PROVISION OF RECORDED MUSIC
No

Section 12 of 21 PROVISION OF PERFORMANCES OF DANCE No

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

No

Section 14 of 21
LATE NIGHT REFRESHMENT
Will you be providing late night refreshment?
No

### Section 15 of 21 SUPPLY OF ALCOHOL

Yes

### **Standard Days And Timings**

**MONDAY** 

Start 06:00 End 23:00

**TUESDAY** 

Start 06:00 End 23:00

WEDNESDAY

Start 06:00 End 23:00

**THURSDAY** 

Start 06:00 End 23:00

**FRIDAY** 

Start 06:00 End 23:00

**SATURDAY** 

Start 06:00 End 23:00

**SUNDAY** 

Start 06:00 End 23:00

Sale of alcohol for consumption:

Off the premises

### Section 16 of 21

### **ADULT ENTERTAINMENT**

NONE

### Section 17 of 21

### **HOURS PREMISES ARE OPEN TO THE PUBLIC**

### **Standard Days And Timings**

**MONDAY** 

Start 06:00 End 23:00

### Continued from previous page...

**TUESDAY** 

Start 06:00 End 23:00

WEDNESDAY

Start 06:00 End 23:00

**THURSDAY** 

Start 06:00 End 23:00

**FRIDAY** 

Start 06:00 End 23:00

**SATURDAY** 

Start 06:00 End 23:00

**SUNDAY** 

Start 06:00 End 23:00

### Section 18 of 21 LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

The premises licence holder is a responsible operator who is aware of the 4 Licensing objectives, the Council's licensing policy and their responsibilities under the Licensing Act 2003. The business is run lawfully and in accordance with good business practice and offers the following conditions to be attached to the premises licence.

All health & safety, fire and other legal commitments will be complied with under the relevant legislation. Proposed schedule of Conditions:

- 1. The premises licence holder shall ensure that reasonable and adequate staff training shall be carried out and properly documented in relation to, dealing with incidents and prevention of crime and disorder; sale of alcohol (to underage, persons over 18 purchasing for underage, drunks etc) prior to being allowed to sell alcohol.
- 3. The premises licence holder shall ensure that the premises shall install and maintain a comprehensive Closed Circuit Television (CCTV) system.
- 4. The premises licence holder shall ensure that the CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises.
- 5. The premises licence holder shall ensure that all CCTV recordings shall be stored for a minimum period of 31 days. Recordings shall be made available upon reasonable request to police or local authority officers within 48 hours, subject to Data Protection legislation.
- 6. The premises licence holder shall operate a 'Challenge 25' scheme at the premises whereby anyone who appears to be under the age of 25 shall be asked to provide proof of age that he or she is over 18. Proof of age shall only comprise of a passport, a photo-card driving licence or an industry approved proof of age identity card.
- 7. The premises licence holder shall ensure that notices shall be displayed in the premises, advising;
- CCTV is in operation
- a 'Challenge 25' scheme operates in the premises
- 'No proof of age no Sale'
- Patrons should respect the needs of local residents and leave the area quietly
- 8. The premises licence holder shall ensure that any refusals of sale of age-related products are recorded in a refusals log.

The log should show:

- (i) the date and time of the refusal;
- (ii) the product(s) attempted to be purchased;
- (iii) a description of the customer; and
- (iv) the signature of the staff member who made the refusal.
- 9. Alcohol shall not be sold in an open container or consumed in the licensed premises.
- b) The prevention of crime and disorder Please see box a
- c) Public safety please see box a

- d) The prevention of public nuisance please see box a
- e) The protection of children from harm please see box a