



# ***Saltash Town Council***

***Konsel An Dre Essa***



The Guildhall  
12 Lower Fore Street  
Saltash  
PL12 6JX  
Telephone: 01752 844846  
[www.saltash.gov.uk](http://www.saltash.gov.uk)

10 November 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 16th November 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 [enquiries@saltash.gov.uk](mailto:enquiries@saltash.gov.uk)

Planning applications can be viewed by Members of the Council prior to the meeting on the Cornwall Council's website [www.cornwall.gov.uk](http://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.

Yours sincerely,

C Cook  
Locum Town Clerk

To:

<b>Essa</b>	<b>Tamar</b>	<b>Trematon</b>
R Bickford R Bullock G Challen M Griffiths S Lennox-Boyd	L Challen J Dent (Vice-Chairman) S Gillies S Martin J Peggs P Samuels	S Miller B Samuels (Chairman) G Taylor D Yates

## **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.
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 receive and approve the minutes from the Extraordinary Planning and Licensing Committee held on 5th October 2021 as a true and correct record. (Pages 9 - 14)
6. To consider Risk Management reports as may be received.
7. Planning: (Pages 15 - 18)
  - 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:

**PA20/11505**

R & S Murrain & Young – **Longlands Burrell Lodge Road From Longlands To Castle Hill St Stephens PL12 4QH**

Change of use and conversion for barns to dwelling and studio and associated works.

**Ward: Trematon**

Date received: 27/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLURBYFG LAL00>

**PA21/07306**

Mr & Mrs Thompson – **Smallacombe Carkeel Saltash Cornwall PL12 6NW**

Construction of new steel frame stable block finished with timber cladding.

**Ward: Trematon**

Date received: 27/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWAOOVF GK9400>

**PA21/09128**

Mr M Sully – **436 New Road Saltash PL12 6HW**

Demolition of existing garage and single storey rear extension, proposed rear single storey extension.

**Ward: Tamar**

Date received: 13/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZ68GCFG MRW00>

**PA21/09161**

Mrs Nenia Gartland – **5 Wesley Lane Saltash PL12 6TT**

Change of use from dwelling to tattoo studio and office.

**Ward: Essa**

Date received: 20/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZ7ZSEFG 1NU00>

**PA21/09446**

Mr Jeffrey Harrison – **Tor Linhay Barn The Annexe Tor Hill Saltash PL12 4QG**

Installation of 2 Air Source Heat pumps. Removal of 2 old oil storage tanks.

**Ward: Trematon**

Date received: 21/10/21

Response date: 19/11/21.

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZOFVIFGGMK00>

**PA21/09447**

Mr Jeffrey Harrison – **Tor Linhay Barn The Annexe Tor Hill Saltash PL12 4QG**

Listed Building Consent for the installation of 2 Air Source Heat pumps. Removal of 2 old oil storage tanks.

**Ward: Trematon**

Date received: 21/10/21

Response date: 19/11/21.

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZOFVLFGGML00>

**PA21/09449**

Liz Waugh – **Riverside Cottage Forder Saltash PL12 4QR**

Removal of section of boundary wall and formation of new parking bay.

**Ward: Trematon**

Date received: 13/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZOLG7FGGQ900>

**PA21/09450**

Liz Waugh – **Riverside Cottage Forder Saltash PL12 4QR**

Listed Building Consent for removal of section of boundary wall and formation of new parking bay.

**Ward: Trematon**

Date received: 13/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZOLGAFGGQA00>

**PA21/09780**

Richard Cawston – **River House 7 The Moorings Babis Lane St Stephens Saltash PL12 4FG**

Single storey extension.

**Ward: Essa**

Date received: 19/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R05KNVFGJKX00>

**PA21/09885**

Mr & Mrs S Olney – **157 St Stephens Road Saltash PL12 4NH**

Construction of two storey rear extension to dwelling to provide entrance lobby, study, bathroom and utility.

**Ward: Essa**

Date received: 14/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R09A49FGM8Q00>

**PA21/09907**

Mr Andrew Bevan – **2 Biscombe Gardens Saltash PL12 6EG**

To clad the outside of the property.

**Ward: Tamar**

Date received: 20/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0ATHRFGFK400>

**PA21/09909**

Mr & Mrs Graham & Valerie Thomas – **4 Station Court Culver Road Saltash PL12 4DR**

Construction of 6 residential apartments, together with car parking and associated site works without compliance with Condition 3 of decision notice E2/05/00899/FUL dated 07.10.2005

**Ward: Essa**

Date received: 21/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0ATS4FG1W400>

**PA21/10008**

Janine Haigh – **1 Smiths Way Latchbrook PL12 4TP**

Single storey rear extension, garage conversion and internal access into loft space.

**Ward: Trematon**

Date received: 28/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0I0NIFGK9G00>

**PA21/10120**

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

Conversion of leftover unit into two dwellings.

**Ward: Essa**

Date received: 01/11/21

Response date: 22/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0LXKQFGN4100>

**PA21/10148**

Mr Martin Knipe – **Land At Dartana Forder Saltash**

Permission in principle for erection of a single storey sunken dwelling and use of existing access.

**Ward: Trematon**

Date received: 05/11/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0NJW2FG0JQ00>

**PA21/10220**

Mr & Mrs P Brandon – **23 Deer Park Saltash PL12 6HE**

Single-storey rear extension. Loft conversion to provide additional bedroom with access to flat roof balcony at rear and balcony to front.

**Ward: Tamar**

Date received: 15/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0TFKRFG1Z500>

d. Tree applications:

**PA21/07837**

Mrs Keren Rogers – **Lime Tree House Fairmead Road Saltash PL12 4JH**

Works to a Lime tree subject to a TPO – to reduce height by 2m from its current height of 18m approximately, to lift canopy by 1.5m and to cut back to the boundary wall with Oaklands House.

**Ward: Tamar**

Date received: 30/09/21

Response date: 18/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QX7PI5FGHMV0>

**PA21/10284**

Kelly Crompton Guinness – **Lewis Mews New Road Saltash PL12 6AX**

T12 Ulmus Spp (Elm Species) – fell due to die back and decay.

**Ward: Tamar**

Date received: 21/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0WT6VFGMGM00>

e. Tree notifications:

**PA21/10291**

Great Western Railway – **Saltash Station Albert Road Saltash PL12 4EB**

Tree Works to various tree species within a Conservation Area.

**Ward: Essa**

Date received: 14/10/21

Response date: 19/11/21

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0WX9QFG1FD00>

8. Consideration of licence applications:

None.

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 21 December 2021 at 6.30 pm



## **SALTASH TOWN COUNCIL**

### **Minutes of the Extraordinary Meeting of Planning and Licensing Committee held at the Guildhall on Tuesday 5th October 2021 at 6.30 pm**

**PRESENT:** Councillors: R Bickford, R Bullock, J Dent (Vice-Chairman), S Miller, J Peggs, B Samuels (Chairman) and D Yates.

**ALSO PRESENT:** C Cook (Locum Town Clerk) and D Joyce (Administration Officer)

**APOLOGIES:** Councillors: G Challen, L Challen, S Gillies, M Griffiths, S Martin, P Samuels and G Taylor.

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#### **86/21/22     HEALTH AND SAFETY ANNOUNCEMENTS**

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

#### **87/21/22     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.

None.

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

None.

#### **88/21/22     QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

None.

**89/21/22      TO RECEIVE AND APPROVE THE MINUTES FROM THE EXTRAORDINARY PLANNING & LICENSING COMMITTEE HELD ON 24TH AUGUST 2021 AND THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 21ST SEPTEMBER 2021 AS A TRUE AND CORRECT RECORD.**

Please see a copy of the minutes on the STC website or request to see a copy at the Guildhall.

It was proposed by Councillor B Samuels seconded by Councillor Dent and **RESOLVED** that the minutes of The Extraordinary Planning and Licensing Committee held on 24<sup>th</sup> August 2021 were confirmed as a true and correct record.

It was proposed by Councillor B Samuels seconded by Councillor Dent and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 21<sup>st</sup> September 2021 were confirmed as a true and correct record.

**90/21/22      TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

**91/21/22      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:

**PA21/08289**

Mr & Mrs Raymond & Elizabeth Hutchings AR Hutchings & Son –  
**Tredown Farm Elmgate Saltash PL12 4QY**

General purpose agricultural building.

**Ward: Trematon**

Date received: 15/09/21

Response date: 06/10/21

It was proposed by Councillor B Samuels, seconded by Councillor Peggs and resolved to **RECOMMEND APPROVAL** for the general agricultural building only as displayed on the Application. Members decided that the glamping pods as documents (not on the application) but on the attached plan which accompanied the application would not be considered and deemed to be a separate issue.

**PA21/08467**

Mrs Carolyn Wakeham – **1 St Georges Road Saltash PL12 6EH**

Removal of existing infil conservatory and rear lean to. New single storey extension to the rear.

**Ward: Tamar**

Date received: 15/09/21

Response date: 06/10/21

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

**PA21/08568**

Thorp – **16 Castle View St Stephens PL12 4RD**

Addition of second storey to existing single storey extension.

**Ward: Essa**

Date received: 17/09/21

Response date: 08/10/21

It was proposed by Councillor Bickford, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL** subject to obscure glass being installed for the bathroom windows.

**PA21/08707**

Mr Darren Bennets – **62 St Stephens Road Saltash PL12 4BJ**

Demolition of an existing dormer bungalow and construction of two pairs of semi-detached dwellings with variation of condition 2 in respect of decision notice PA19/08594.

**Ward: Essa**

Date received: 28/09/21

Response date: 19/10/21

It was proposed by Councillor Miller, seconded by Councillor Bullock and resolved to **RECOMMEND REFUSE**. The parking is not viable in the garages, leading to more parking on an already congested road. Members wished it to be noted that the Ground Floor drawings were incorrect in relation to the application form.

**PA21/08801**

Mr & Mrs Steve & Laura Kitt – **Bagmill Farm Trevollard Lane Trematon PL12 4RX**

Single-storey rear and side extension.

**Ward: Trematon**

Date received: 16/09/21

Response date: 07/10/21

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

d. Tree applications:

None.

e. Tree notifications:

**PA21/09506**

Mr Adam Peck Tamar Tree Care – **Dartana Forder Saltash Cornwall PL12 4QR**

Works to tree in a conservation area: Fell Monterey Pine (T1) to ground level due to low amenity value and to allow for a new native planting scheme in that area. Replant with two Sessile Oaks, two Common Beeches and two Hawthorns (with appropriate spacings).

**Ward: Trematon**

Date received: 21/09/21

Response date: 08/10/21

The Chairman informed Members of Saltash Town Council's Tree Wardens' report which recommended acceptance of the application and the replacement of suitable trees.

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

**92/21/22      CONSIDERATION OF LICENCE APPLICATIONS**

None.

**93/21/22      CORRESPONDENCE.**

None.

**94/21/22      NEIGHBOURHOOD DEVELOPMENT PLAN - UPDATE FROM COUNCILLOR YATES**

Councillor Yates informed Members that the Council is still awaiting a response from Cornwall Council.

The Neighbourhood Plan Steering Group's (NPSG) appointed external consultant is currently pursuing a response from Cornwall Council with a proposed timeline.

The (NPSG) is considering a brochure and press release when a response from Cornwall Council is received. The expected referendum date 4th November 2021 is unlikely to be met.

It was **RESOLVED** to note.

**95/21/22      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.

**96/21/22      TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None.

**97/21/22      PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

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

**98/21/22      TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

None.

**99/21/22      TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

**DATE OF NEXT MEETING**

Tuesday 19 October 2021 at 6.30 pm

Rising at: 7.11PM

Signed: \_\_\_\_\_  
Chairman

Dated: \_\_\_\_\_

## Saltash Town Council

### Voluntary Tree Wardens Report

#### PA21/07837– Lime Tree House Fairmead Road Saltash PL12 4JH

This tree was inspected on 11/10/21

General: this is a good specimen of mostly good shape which has substantial amenity value to the public being close to a busy road and visible from north, south and west as an important part of the street scene. There are not many good lime trees of this standard in the town. The tree was present before the house was built and the building was set well back to allow for future growth. It was noted that the tree has been subject to previous applications.

**First part of this application** - to reduce the height, estimated by applicant at 18 metres, by 2 metres.

Comment: height on day estimated by eye at 15 metres but please note no other measurements were taken so this estimation cannot be warranted. No overall height reduction seems necessary as the centre top seems to have been reduced anyway some years ago and has not regrown except on the sides at the top - these two protuberances could be removed to reshape the top of the tree.

**Second part**: to raise the canopy (prune around the bottom) by 1.5 metres upwards.

Comment: there is only one place, on the north west side where raising is strictly necessary and where one long down-hanging branch should be shortened. However, an absolute maximum lift all around of one metre would not harm the appearance.

**Third part**: to cut back to the boundary wall of the neighbour to the north.

Comment: with a protected tree of this size there will be some spillage of growth but the growth on the neighbour's side is not as seen (from the road) as impinging on the structure of the neighbour's house, but each autumn leaves and twigs would of course fall and might be a nuisance. Please note this is not a case of a neighbour being allowed to cut back to the boundary as this tree has a TPO to preserve its amenity value for all and this categorisation does not refer just to the boundary of any house. However, a pruning of around 0.75 metres of the relevant branches on the neighbour's side, carefully done to preserve the shape, would not substantially harm the appearance.

Additional comment 1: there is an outgrowth as a result of previous pruning towards the house from one branch on the north east side where many shoots have erupted and those could well be removed again to maintain the shape. However, the tree itself does not impinge on the structure of the house, still being sufficiently distant.

Additional comment 2: the householder is understandably concerned about leaf fall on the drive, the work it takes to sweep up etc, and about leaves being blown into gutters (as the tree is deciduous) and that is, as for all such trees, a nuisance factor. This will also affect the neighbour. However, this is all part of the life of the tree and although this can be a nuisance it is not a reason for any pruning action to be taken.

Additional comment 3: there are some odd lesions on the trunk just above head height and a satisfactory reason for this could not be established. They appear to be healing well in places, but it is recommended these be monitored and that the county tree officer look at them at some point. The householder has granted permission for this officer to enter the outside premises to look at these

Adrian White



**Saltash Town Council**

**Voluntary Tree Wardens Report**

**PA21/10284 – Lewis Mews New Road Saltash PL12 6AX**

The Wardens have visited the site and support the felling of T12 as it is dead and constitutes a danger. We would also support felling of T11 immediately adjacent to T12, since it was also listed in the survey as a danger, but not included on the application.

Adrian White

**Saltash Town Council**

**Voluntary Tree Wardens Report**

**PA21/10291 - Saltash Station Albert Road Saltash PL12 4EB**

Three Wardens inspected the site on 26th October and have no objection to the proposed works. We noted one cherry at the back of the West-bound platform is scarred from previous damage, and at some time will be at risk of falling. If felled, it should be replaced by an appropriate species.

Adrian White