



Saltash Town Council

Konsel An Dre Essa



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

12 January 2022

Dear Councillor

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 18th January 2022 at 6.30 pm.**

All persons must wear a face covering unless medically exempt when entering the Guildhall building and in communal areas. Councillors can remove face covering once seated, members of the public and press are to continue wearing a face covering. We ask everyone to respect each other's space and to consider their own unique circumstances before attending Town Council meetings. Please do not attend if you feel unwell or tested positive for Covid-19.

Prior to attend Town Council meetings please review the Guildhall Covid-19 Physical Face to Face Council Meetings Risk Assessment here: <https://modern.saltash.gov.uk/documents/s3207/Guildhall%20Covid-19%20Physical%20Face%20to%20Face%20Council%20Meetings%20Risk%20Assessment.pdf> .

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 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.

Yours sincerely,

S Burrows
Acting 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	D Yates
J Foster	S Martin	
M Griffiths	J Peggs	
S Lennox-Boyd	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.
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 Planning and Licensing Committee held on Tuesday 21st December 2021 as a true and correct record. (Pages 7 - 15)
6. To consider Risk Management reports as may be received.
7. Planning: (Page 16)
 - 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:

PA21/07798

Mr W Douie – **5 Coombe Road St Stephens Saltash 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: 10/01/22

Response date: 31/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QX28AXFGLW000>

PA21/11516

Mr Stuart Hammond – **29 Dartmoor View Saltash PL12 6WF**

Conversion of integral garage to home office.

Ward: Tamar

Date received: 23/12/21

Response date: 21/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2TN99FG1W400>

PA21/11575

Mrs Sarah Litchfield – **Even Keel Antony Passage St Stephens PL12 4QT**

Tarmac existing established driveway, which may involve minor excavation of rock on driveway to make safe and accessible.

Ward: Trematon

Date received: 31/12/21

Response date: 21/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2YWUJFG1W400>

PA21/11911

Mr Ben Shearn – **Land To The East of Broadmoor Farmhouse Elmgate Saltash**

Conversion of existing agricultural outbuilding into a dwelling.

Ward: Trematon

Date received: 10/01/22

Response date: 31/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3FE7WFGHS000>

PA21/12145

Mr & Mrs D J Mcinerney – **8 Brookdown Terrace Saltash PL12 6HU**

Proposed room in roof with a rear dormer.

Ward: Tamar

Date received: 29/12/21

Response date: 21/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3R2YTFG1TI00>

PA21/12211

Mr C Williams Lidl Great Britain Limited – **Lidl Store Gilston Road Saltash PL12 6TW**

Erection of non-sales extension, replacement entrance lobby and freestanding trolley bay, re-arrangement of car park, to include installation of Electric Vehicle Charging Point and associated works.

Ward: Tamar

Date received: 21/12/21

Response date: 21/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3T22GFGJ4V00>

PA21/12243

Mr & Mrs Simpson – **11 Leat View Latchbrook PL12 4UP**

Replacement of conservatory with single storey rear extension.

Ward: Trematon

Date received: 20/12/21

Response date: 21/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3ULHPFGK5100>

PA21/12329

Mr & Mrs Lavers - **6 Langerwell Close Lower Burraton PL12 4RF**

Proposed two storey side extension.

Ward: Trematon

Date received: 11/01/22

Response date: 01/02/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R41XD CFGH6Y00&prevPage=inTray>

PA21/12366

Mrs Lorraine Jones – **5 St Georges Road Saltash PL12 6EH**

Proposed extensions and alterations.

Ward: Tamar

Date received: 22/12/21

Response date: 21/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R43GVUFGI9J00>

PA21/12726

Mr & Mrs Dark - **36 Spencer Gardens St Stephens PL12 4PF**

Two storey side extension.

Ward: Essa

Date received: 04/01/22

Response date: 25/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4K4VOFGKX200>

d. Tree applications: None.

PA21/11926

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

Works to trees subject to a tree preservation order as stated in the tree report for the Ash trees T1 and T2.

Ward: Essa

Date received: 04/01/22

Response date: 25/01/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3FPE3FGI0400>

e. Tree notifications: None.

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 15 February 2022 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 21st December 2021 at 6.30 pm

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

ALSO PRESENT: 3 Members of the Public, C Cook (Locum Town Clerk) and F Morris (Planning and General Administrator)

APOLOGIES: R Bickford, L Challen, J Foster, S Gillies and S Lennox-Boyd.

113/21/22 **HEALTH AND SAFETY ANNOUNCEMENTS**

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

114/21/22 **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
Peggs	PA21/10915	Non-Pecuniary	Neighbour	Yes
Bullock	PA21/10915	Non-Pecuniary	Friend	Yes
Martin	PA21/11188	Non-Pecuniary	Friend	Yes
Yates	PA21/11188	Non-Pecuniary	Friend	Yes
Bullock	LI21_005875	Non-Pecuniary	Friend	Yes
Dent	LI21_005875	Non-Pecuniary	Friend of the current lease holder	Yes

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

None.

115/21/22 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.

The Chairman informed Members of statements received from three members of the public in relation to Agenda Item No. 7c – Applications for consideration:

PA21/10692 in support of Land at Pillmere Drive, Saltash, Cornwall.

PA21/10930 in objection to 18 Ashburgh Parc, Latchbrook, Saltash.

PA21/10930 in objection to Ashburgh Parc, Latchbrook, Saltash.

After discussions with the members of the public who had provided statements, the Chairman announced that these statements would be taken under Agenda Item No. 7c at the time of each Planning Application.

116/21/22 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 16TH NOVEMBER 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 Planning and Licensing Committee held on Tuesday 16th November 2021 were confirmed as a true and correct record.

117/21/22 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

None.

118/21/22 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:

PA21/09580

Mr Brian Venables – **Roodscroft Bungalow Hatt Saltash PL12 6PJ**
Demolition of existing bungalow and construction of 2/3 storey dwelling with partial basement on similar footprint of existing bungalow. New vehicular access to property.

Ward: Trematon

Date received: 22/11/21

Response date: 23/12/21

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

PA21/10473

Mr & Mrs J Stephens – **Spar Stores 376 New Road Saltash PL12 6HW**

Change of use of A1 retail shop with owners accommodation to lock up A1 retail shop and 3 x 2 bedroom apartments.

Ward: Tamar

Date received: 15/11/21

Response date: 23/12/21

It was proposed by Councillor Peggs, seconded by Councillor Martin and resolved to **RECOMMEND REFUSAL** on the grounds of insufficient parking facilities and overdevelopment of the site.

Councillor Peggs left the meeting.

PA21/10692

Mr F W Rogers – **Land At Pillmere Drive Saltash Cornwall**

Construction of 2 no. industrial units resubmission of withdrawn application PA21/08019.

Ward: Tamar

Date received: 12/11/21

Response date: 23/12/21

A member of the public read a statement in support of Planning Application PA21/10692 – Land at Pillmere Drive, Saltash, Cornwall.

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

Councillor Peggs returned to the meeting.

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

PA21/10915

Mr Martyn Tambling – **50 Callington Road Saltash PL12 6DY**
Demolition of single garage, formation of single storey side extension.

Ward: Tamar

Date received: 02/12/21

Response date: 23/12/21

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

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

PA21/10930

Mr T Swabey -**18 Ashburgh Parc Latchbrook Saltash PL12 4XZ**
Raise the roof of the existing garage to form a second storey work room (home office and exercise room).

Ward: Trematon

Date received: 12/11/21

Response date: 23/12/21

Two members of the public each read individual statements in objection to PA21/10930 – 18 Ashburgh Parc, Latchbrook, Saltash, PL12 4XZ.

It was proposed by Councillor Miller, seconded by Councillor Martin and resolved to **RECOMMEND REFUSAL** on the following grounds:

1. Overdevelopment of the site.
2. Overlooking.
3. Out of keeping with the local area.

PA21/10967

Ms Liz Gay - **8 & 10 Hillside Road Saltash PL12 6EX**
Loft conversions and internal alterations.

Ward: Tamar

Date received: 17/11/21

Response date: 23/12/21

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

PA21/11072

Mr & Mrs Rizaro – **53 Old Ferry Road Saltash PL12 6BJ**

Twin dormer extension to the front of the property and single dormer to the rear.

Ward: Tamar

Date received: 15/11/21

Response date: 23/12/21

It was proposed by Councillor P Samuels, seconded by Councillor Martin and resolved to **RECOMMEND REFUSAL** on the grounds that the proposed development is totally out of character with the local area.

PA21/11087

Mr Chris Dinham – **Annexe At Tinkhams Farm House Carkeel Saltash PL12 6PH**

Change of use and redevelopment of existing barn to include a side extension into a dwelling.

Ward: Trematon

Date received: 15/12/21

Response date: 05/01/22

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

Councillor Martin and Councillor Yates declared an interest in the following agenda item and left the meeting.

PA21/11188

Mr & Mrs Lindeyer – **4 Higher Port View Saltash PL12 4BU**

Rear and side extensions.

Ward: Essa

Date received: 23/11/21

Response date: 23/12/21

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

Councillor Martin and Councillor Yates were invited and returned to the meeting.

PA21/11286

Mr William Trinick Antony Estate – **Erth Barton Farmhouse Elmgate Saltash PL12 4QY**

Change of use from a single dwelling to a guesthouse including minor changes to the interior of the house.

Ward: Trematon

Date received: 14/12/21

Response date: 04/01/22

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

PA21/11287

Mr William Trinick Antony Estate – **Erth Barton Farmhouse Elmgate Saltash PL12 4QY**

Listed Building Consent for change of use from a single dwelling to a guesthouse including minor changes to the interior of the house.

Ward: Trematon

Date received: 14/12/21

Response date: 04/01/22

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

PA21/11401

Mr Leonard Screech – **Two Hoots A388 Between Dirty Lane And Junction South Of The Cardinals Hatt Carkeel PL12 6PH**

Change of use of workshop (general industrial class B2) to dwelling (dwelling house class C3).

Ward: Trematon

Date received: 07/12/21

Response date: 28/12/21

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

1. An unacceptable increase in the amount of vehicular traffic accessing and egressing to and from the site.
2. Substandard access point due to limited visibility for vehicular traffic exiting the junction with the A388 leading to potential collisions and therefore a reduction in highway safety for occupants and members of the public.
3. The absence of a safe footway and crossing facility for pedestrians.
4. Taking into account the above, the application fails to provide safe and suitable access and is contrary to Policy 27 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 108-110 of the National Planning Policy Framework 2019

PA21/11850

Mr & Mrs Steve & Ann Jameson – **Land To The West of 6 Churchtown Drive St Stephens PL12 4FB**

Proposed two dormer bungalows with integral garages, access, parking and external works to replace the large single dwelling approved under PA19/06318.

Ward: Essa

Date received: 13/12/21

Response date: 03/01/22

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

1. Overdevelopment of the site.
2. The absence of a Wildlife Report with particular reference to the applicant's negative response to the Wildlife and Geology Trigger Table, Part A – Triggers for a Wildlife Report, 1a. ii involves works to a roof, roof space, weather boarding or hanging tiles, e.g., loft conversion, roof raising, extensions.

PA21/12003

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

Proposed removal of existing lean-to and replacement and an extension to form new entrance, utility and WC. Replacement of UPVC windows with new timber sash windows. Slate hanging to first floor, to rear and to side elevations.

Ward: Trematon

Date received: 15/12/21

Response date: 05/01/22

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

PA21/12004

Mrs Lisa Richardson – **South Broadmoor Road From Junction West Of South Broadmoor House To Longlands Lane Elmgate Saltash**

Listed building consent for the proposed removal and replacement of existing lean-to and an extension to form new entrance, utility and WC. Replacement of UPVC windows with new timber sash windows. Slate hanging to first floor, to rear and to side elevations.

Ward: Trematon

Date received: 15/12/21

Response date: 05/01/22

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

d. Tree notifications: None.

e. Tree applications: None.

119/21/22 CONSIDERATION OF LICENCE APPLICATIONS:

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

Premises Name & Address	Foreign Muck, 1 The Courtyard, Fore Street, Saltash, PL12 6JR.
Applicant	Foreign Muck Limited
Application Accepted	02/12/2021
Application Type	Grant
Licensable Activities	Sale by retail of alcohol
Reference	LI21_005875
Representations Deadline	30/12/2021
Licensing Officer	Terianne Findlay

It was proposed by Councillor Challen, seconded by Councillor Griffiths and resolved to **RECOMMEND REFUSAL** due to the premises being in a residential area with a residential property immediately above the premises.

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

120/21/22 CORRESPONDENCE.

None.

121/21/22 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.

122/21/22 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA

None.

123/21/22 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

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

124/21/22 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

The Mayor, Councillor Pete Samuels presented a gift and offered thanks on behalf of himself, The Mayoress, Councillor Brenda Samuels and members to the Locum Town Clerk Mr Christopher Cook for his valued contribution to the work of Saltash Town Council.

The Locum Town Clerk, Mr Christopher Cook, responded stating that he had enjoyed his work with the Council. Mr Cook thanked the Mayor, Mayoress and all members for the gift and their kind words.

125/21/22 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 18 January 2022 at 6.30 pm

Rising at: 7.55 pm

Signed: _____
Chairman

Dated: _____

PA21/11926 - Coombe Barn Babis Lane St Stephens PL12 4ET

Works to trees subject to a tree preservation order as stated in the tree report for the Ash trees T1 and T2.

We visited the site and met the owner and his wife.

The application includes a full, precise and detailed Tree Surgeon's Report, and makes some alternative recommendations. The application itself does not say which of these recommendations the owner has selected. On discussion, he expressed a preference for felling T1, and for removing the one branch on T2 that extends over the house roof.

T1 stands right by the front gate and its roots are lifting the drive slightly. There is a little rotting around the trunk and some evidence of ash die back. The tree will not last for very many years, but since the professional report says there is no risk of it falling, we would agree that a heavy pollard now is the best course of action.

T2 has one branch extending right over the roof of the house extension, and the branch has a longitudinal split. We support removal of most or all of that branch. But we do not recommend any work to the other branches.

Adrian White
STC Voluntary Tree Warden

Cornwall Council Tree Officer's Report

PA21/11926 - Coombe Barn Babis Lane St Stephens PL12 4ET

Comment Date: Fri 14 Jan 2022

Thank you for your consultation,

I have not attended site to assess these trees as part of this application however I am familiar with the trees and have visited them on past occasions.

Unfortunately, the Tree report does not provide a specific recommendation instead providing a collection of ideas.

However, I do note that a previous application to pollard these trees was approved E2/05/00268/TPO. re pollarding is an accepted management technique. With this in mind consent could be given if an application specified for trees that have been historically pollarded to be re-pollarded and that the existing pollard points or knuckles from which the re growth arises shall be left intact'.

The tree report notes that the trees in question are displaying symptoms associated with canopy health class 1, utilising industry recommendations regarding ash dieback removal would not be supported at this stage as the trees are not displaying symptoms associated with terminal decline. However, I do recommend continued summer assessments to monitor the health of these trees

Steve Harding