



# ***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)

18 August 2021

Dear Councillor

I write to summon you to an **Extraordinary Planning and Licensing Committee meeting** to be held at the Guildhall on **Tuesday 24th August 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,

PP R Lane  
Town Clerk

To:

<b>Essa</b>	<b>Tamar</b>	<b>Trematon</b>
R Bickford R Bullock G Challen M Griffiths A Pinckney Vacancy	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. 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 20th July 2021 as a true and correct record. (Pages 6 - 14)
6. To consider Risk Management reports as may be received.
7. Planning: (Page 15)
  - 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

[https://planning.cornwall.gov.uk/online-](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSY8KO)

[applications/applicationDetails.do?activeTab=summary&keyVal=QSY8KO](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSY8KO)  
FGG0N00

**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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSY8KRFGG0O00>

**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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTPHDPFGMY600>

**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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QU0Z06FGLG800>

**PA21/06447**

Mr D I 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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV3M93FG0JQ00>

**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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV96L7FGIYT00>

**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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVT8RMFGGA500>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QUDE2MFGLS900>

8. Consideration of licence applications: None.

9. Correspondence.

a. To consider Street Names for the Treledan Development. (Pages 16 - 17)

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 September 2021 at 6.30 pm

## SALTASH TOWN COUNCIL

### Minutes of the Meeting of The Planning and Licensing Committee held at the Guildhall on Tuesday 20th July 2021 at 6.30 pm

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

**ALSO PRESENT:** 4 Members of the Public, S Burrows (Acting Town Clerk) and F Morris (Planning and General Administrator)

**APOLOGIES:** G Challen, L Challen, S Gillies, M Griffiths, S Martin, S Miller, A Pinckney and G Taylor.

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#### **43/21/22     HEALTH AND SAFETY ANNOUNCEMENTS**

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

#### **44/21/22     TO APPOINT A VICE CHAIRMAN.**

It was proposed by Councillor B Samuels, seconded by Councillor P Samuels and **RESOLVED** that Councillor Dent be appointed Vice Chairman.

#### **45/21/22     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
Bickford	PA21/05721	Non-pecuniary	Friend	No
Bickford	PA21/05723	Non-pecuniary	Friend	No

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

None.

**46/21/22      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. 8a – Applications for consideration: PA21/04120 - Land Adj. Trematon Hall, Trematon, Saltash, Cornwall. The Chairman announced that this statement would be taken at the time of the Planning Application.

**47/21/22      TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 15TH JUNE 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 Peggs and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 15<sup>th</sup> June 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.

**48/21/22      TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

**49/21/22      PLANNING:**

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

It was proposed by Councillor Dent, seconded by Councillor Peggs and resolved to **RECOMMEND APPROVAL** subject to the condition that no boundary walls are removed and that this area cannot be used for future development. No development whatsoever is to be built on this land.

**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

A member of the public read a statement in support of Planning Application PA21/04120 – Land Adj. Trematon Hall Trematon Saltash Cornwall.

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

**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

It was proposed by Councillor Dent, seconded by Councillor Yates and resolved to **RECOMMEND APPROVAL** subject to the condition that the annexe remains within the family and is not therefore occupied by a separate household.

**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 28/07/21

Response date: 02/08/21

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



**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

It was proposed by Councillor Yates, seconded by Councillor Dent and resolved to **RECOMMEND APPROVAL** subject to the condition that the annexe remains within the family and is not therefore occupied by a separate household.

**PA21/05314**

Mr Lucas Writer – **118 North Road Saltash PL12 6BQ**

Two New Build Dwellings.

**Ward: Tamar**

Date received: 22/06/21

Response date:

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

1. The building line is too far forward. The proposal is therefore not in keeping with the street scene and the whole dwelling should move further back so that it fits in with the line of existing housing.
2. Difficulty with the access point due to Old Ferry Road already being very congested.

**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: 23/07/21

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

**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

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

**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

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

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

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

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

It was proposed by Councillor B Samuels, seconded by Councillor P Samuels and **RESOLVED** that Councillor Bickford be awarded a dispensation for PA21/05721 and PA21/05723 to remain in the room, to not participate in any discussion of that business with no voting rights, in order that the meeting remains quorate.

**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

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

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

**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

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

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

Members asked that the Saltash Town Council Tree Wardens be thanked for their continued comprehensive reports.

c. Tree notifications:

None.

**50/21/22      CONSIDERATION OF LICENCE APPLICATIONS: NONE.**

None.

**51/21/22      NEIGHBOURHOOD PLAN PROGRESS REPORT - COUNCILLOR DAVID YATES.**

Councillor Yates informed Members that the only change since the Meeting of the Policy and Finance Committee held on the 13<sup>th</sup> July 2021, is that the Neighbourhood Plan Editorial Group are to have an online meeting to be held on Friday 23<sup>rd</sup> July 2021.

Please contact Cllr Yates for further details.

It was **RESOLVED** to note.

**52/21/22      CORRESPONDENCE.**

None.

**53/21/22      TO CONSIDER COVID-19 UPDATES.**

Members received STC Services and Operational Recovery Plan – Phase 6 as at 19<sup>th</sup> July 2021. Members considered the following options:

- Council to consider Officers returning to their workplace as soon as practicable, stagger start time if necessary, protective desk screens to remain in situ, promote good hygiene – washing hands and sanitise regularly, temperature check on arrival and respect each other's space to reduce the risk of spreading the virus.
- Council to consider encouraging Councillors, all Officers, contractors/visitors and members of the public to continue wearing a face covering (unless medically exempt) inside Council premises to reduce the spread of the virus.
- Council to consider to encourage Service Delivery staff to continue wearing a face covering when working in close proximity whether it be inside or outside to reduce the risk of spreading the virus.
- Council to consider encouraging Councillors, Officers and members of the public to continue to scan the QR Code on arrival at Council premises.
- Council to consider to continue to encourage hands, face, space.
- Council to consider the Service Delivery Department to continue with staff stagger start times and bubbles of two to reduce the risk of spreading the virus.
- Council to consider opening the Guildhall to members of the public as at **Monday 2<sup>nd</sup> August 2021**. No Guildhall bookings due to shortage of space.
- Council to consider holding physical Council meetings not socially distanced or to remain status quo – 2 meters social distancing, good ventilation, hand sanitising on arrival and temperature checks to reduce the spread of the virus.
- Council to consider encouraging staff to take part in the home testing kit twice a week reporting results to their line manager. The testing system is on a voluntary basis and cannot be enforced.

- Council to consider the Acting Town Clerk to report back to the Chairman and Vice Chairman of the relevant Committee / Sub Committee, Mayor and Deputy Mayor for agreement for any change of service across the council reporting back at a future Town Council meeting.

It was proposed by Councillor B Samuels, seconded by Councillor Bickford and **RESOLVED** to note the report and approve and adopt the above options.

- Any other areas not covered in the report to be considered.

It was proposed by Councillor B Samuels, seconded by Councillor P Samuels and **RESOLVED** that the Guildhall Long Room setup be modified to attempt to assist with the acoustic issues.

It was proposed by Councillor B Samuels, seconded by Councillor Bickford and **RESOLVED** to continue to hold physical socially distanced Council Committee / Sub Committee meetings including good ventilation, hand sanitising on arrival and temperature checks to reduce the spread of the virus.

It was proposed by Councillor B Samuels, seconded by Councillor Bickford and **RESOLVED** that Councillor Yates works with the Service Delivery Manager to source options and costs with regard to a sound system which can be used in both the Council Chamber and Guildhall Long Room now and in the future reporting back to Full Council at the earliest opportunity.

It was proposed by Councillor Peggs, seconded by Councillor Bullock and **RESOLVED** that the Service Delivery Department reduce the Covid-19 street furniture cleaning to once a day and the cleaning of public toilets to remain twice a day.

#### **54/21/22      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.

#### **55/21/22      TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None.

**56/21/22      PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

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

**57/21/22      TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

None.

**58/21/22      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: 7.50 pm

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

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

## **Saltash Town Council**

### **Voluntary Tree Wardens Report**

PA21/05955 – Coombe Farm Babis Lane St Stephens PL12 4ET

Three Tree Wardens visited the site on 3rd August and met a member of the owner's family. Since the application is to coppice (not fell) the trees so that they will regrow and maintain the valuable wooded landscape of the valley, we have no objection to the application.

Adrian White

**From:** Barratt David Wilson Homes  
**Sent:** 03 August 2021 12:03  
**To:** enquiries  
**Subject:** Treledan, Saltash development - street names

Good afternoon,

I am writing to you with regards to our Treledan development near Carkeel, Saltash; we have come to the stage where we need to come up with street names and numbering for the scheme and we would like to invite the parish to be part of this process and put forward suggestions – please see the attached layout for reference and inspiration.

We require approximately 20 new street names – please be mindful of Cornwall CC's rules stating objection *to the use of a name which relates directly to any personal/family name of any individuals who are either living or dead. There are exceptional circumstances, where names can applied for.*

I look forward to hearing from you and should you have any questions or comments, please feel free to contact me at your earliest convenience.

Kind regards,

**Technical Co-ordinator**

**Barratt David Wilson Homes (a trading name of BDW Trading Ltd)**





Treledan, Saltash									
Drawing: PL-03 Planning Layout		House type		No's	Sq.ft	Sq.m	Storeys	Bedrooms	K
								Bedrooms	Total Sq.ft. Total Sq.m
DAVID WILSON									
P010 - WICKHAM	1	704	65	F	2			704	65
PS02 - ARCHFORD	19	832	77	2	3			15,888	1,469
PS04 - HOLLEY	13	1001	93	2	3			13,013	1,209
H003 - KENLEY	13	1081	100	2	4			14,053	1,306
H005 - HELLINGWOOD	12	1200	113	2	4			14,940	1,380
H006 - BAYSWATER	3	1342	125	2.5	4			4,026	374
H002 - KINGSLEY	8	1356	126	2	4			10,832	1,006
H004 - HOLLEY	11	1339	143	2	4			16,929	1,573
Market sub-total				80				90,005	8,362
Affordable Rented									
SH S1	6	857	80	2	2			5,142	478
All Rented sub-total				6				5,142	478
SH S2									
SH S2	7	857	80	2	2			5,999	560
All Affordable sub-total				7				5,999	560
David Wilson Total				93				Total sq. ft. 101,146	9,399
Landscaped Areas									
Gross Site Area					8.11 acres			3.28 ha	
Net Site Area					6.60 acres			2.67 ha	
Density (Based on Gross Area)					14.1 no. / acres			28.4 no. / ha	
BARRATT									
ALVERTON (DTHRU)	4	687	64	F	2			2,748	255
ALVERTON-RL	5	687	64	F	2			3,435	319
KENLEY	12	624	58	2	2			7,488	696
KNYFORD	12	624	58	2	2			7,488	696
MAKSTONE	31	830	77	2	3			25,730	2,390
ELLERTON	32	830	77	2	3			26,560	2,467
NORRISBY	36	854	79	2	3			30,744	2,866
NORRURY	16	1107	103	2	3			17,712	1,645
KINGSLEY	10	1085	101	2	4			28,210	2,621
WOODCOTE	13	1217	113	2.5	4			15,821	1,470
HEWETH	2	1289	118	2.5	4			2,338	218
RADLEIGH	11	1317	122	2.5	4			14,467	1,346
Market sub-total				200				182,961	16,997
Affordable Rented									
Type S1-A	24	857	80	2	2			20,568	1,911
Type S2-A	2	1001	93	2	3			2,002	186
Type S3-A	11	1164	108	2.5	3			12,804	1,190
Type S4	2	1362	127	3	4			2,774	253
Type S4-B	2	1414	131	3	4			2,828	263
Type S5-A	1	1001	93	2	3			1,001	93
Type Y	4	538	50	F	1			2,152	200
Type 2 (GF)	2	534	50	M	1			1,068	99
Type 2 (GF)	2	603	56	M	1			1,206	112
SA 60	3	538	50	F	1			1,614	150
SA 61	3	753	70	F	2			2,259	210
SA 62	3	753	70	F	2			2,259	210
All Rented sub-total				99	75			52,485	4,875
Small Ownership									
Type S1-A	14	857	80	2	2			11,998	1,115
Type S2-A	10	1001	93	2	3			10,010	930
Type S3-A	4	1164	108	2.5	3			4,656	433
Type S4	7	1001	93	2	3			7,007	651
All Affordable sub-total				35				33,671	3,129
Barratt Total				294				Total sq. ft. 200,117	18,002
GRAND TOTAL				387				Grand total sq. ft. 370,263	34,401
Barratt Shared									
Gross Site Area					21.20 acres			8.58 ha	
Net Site Area					16.68 acres			6.72 ha	
Density (Based on Gross Area)					17.7 no. / acres			34.3 no. / ha	
Combined Parcels									
Gross Site Area					25.31 acres			11.86 ha	
Net Site Area					23.20 acres			9.39 ha	
Density (Based on Gross Area)					16.7 no. / acres			33.6 no. / ha	

- Do not scale from this plan for construction purposes
- Revision Date Dm Ckd
- A 1. DWH parcels updated. 20.08.28 JT CB
- B 1. Engineering updates
2. Client comments received 03 Sept. 20.09.09 JT CB
- C 1. Mix changes, incl. AH. 20.09.09 JT CB
2. Minor parcel adjustments.
3. 3B6P AH increased. 20.09.14 JT CB
3. Total dwellings increased from 380 to 381.
- D 1. Engineering Updates. 20.09.29 JT CB
2. FPCR landscape trees added.
3. Plot numbers added.
1. 1x DWH plot gained.
- E 2. 4x Kenley to Maidstone. 20.10.06 JT CB
3. Engineering updates. 20.10.12 CB JK
4. Amended AH split.
5. Boundary types updated.
- F 1. Mix / Layout updated to A.Tillion comments 08 Jan 21. 15.01.21 JT CB
2. Total Dwellings numbers adjusted to 387. 26.01.21 JT CB
3. AH increased to 27.5%. 17.02.21 CB JK
- G 1. Garages to Kingsley removed. 11.03.21 CB JT
- H 1. Redline updated.
- J 1. Affordable footprints updated.
- K 1. 4B AH added.
2. Boundary wall materials updated.
3. Cornish Hedges increased.
4. 377 Garden added.
5. 137 Garden increased.
6. Gardens to maisonettes added.
7. Balconies to apartments added.
8. Bin store to central area split. 21.04.21 JT CB

- KEY
- Site Boundary
  - 1200mm High Cornish Hedge (Min. base width 1m)
  - Fence - 1.8 Closeboard
  - Fence - 1.8 Closeboard with hedge planting
  - Fence - 1.5m Closeboard with 0.3m trellis top.
  - 1.8m Rendered Screen Wall
  - 1.8m Recon. Stone Screen Wall
  - 325mm Sq. Piers and 1.1m Railing
  - 1200mm High stone wall
  - Affordable Rented Housing
  - Intermediate Housing
  - Sales Area
  - Demarcation Strip - 80x80 Tegula Cabbles
  - Pennant Gray or similar approved
  - Plot Numbers
  - Bin Collection Points
  - 1m Single Pedestrian Gate
  - Front access & part M Access
  - Proposed Service Margin
- \* Refer to detailed Landscape drawing for on plot and open space landscape proposals.
- All plots backing onto existing or new site boundary hedgerow planting to receive 1.8m closeboard fence against hedges. Refer to Landscapes strategy proposals for maintenance regime.
- Refer to Detailed Engineering drawings for locations of steps, ramps, embankments and retaining walls.
- Refer to boundary and External Works layout for surface materials and boundary treatments.



Project  
Treledan, Phase 1  
Saltash, Cornwall

Drawing Title  
Planning Layout  
(Site Wide)

Date  
28.03.20

Scale  
1:1000-A1L  
1:2000 @A3

Project No  
26865

Drawn by  
JT/KC/CB

Check by  
JT/CB

Revision  
K

