



Saltash Town Council

Konsel An Dre Essa



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

13 July 2022

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 19th July 2022 at 6.30 pm.**

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
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	B Stoyel
J Foster	S Martin	D Yates
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. The 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 June 2022 as a true and correct record. (Pages 6 - 11)
6. To consider Risk Management reports as may be received.
7. 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:

PA22/04382

Mrs T Fletcher – **Bishop Cornish C Of E Va Primary School Lynher Drive St Stephens PL12 4PA**

Extension for pupil free-flow.

Ward: Essa

Date received: 17/06/22

Response date: 22/07/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBM5EGFGK0C00>

PA22/04945

Mr David Gilbert – **149 Old Ferry Road Saltash PL12 6BN**

Construction of double garage in front garden on an existing car parking area of hard standing.

Ward: Tamar

Date received: 30/06/22

Response date: 22/07/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCG3ARFGFWQ00>

PA22/05191

Motor Fuel Group – **Service Station Carkeel Roundabout Callington Road Saltash PL12 6LX**

Creation of an EV charging zone and the erection of EV chargers, canopy and sub-station enclosure.

Ward: Tamar

Date received: 11/07/22

Response date: 01/08/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCT1Y1FGGRN00>

PA22/05380

Mr James Nicholls – **20 Hobbs Crescent Saltash PL12 4JJ**

Single-storey extension to the front of the property in line with garage with a new lean to roof and installation of solar panels.

Ward: Tamar

Date received: 08/07/22

Response date: 29/07/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RD90R5FGJED00>

PA22/05543

Mr D Bennetts – **62 St Stephens Road Saltash PL12 4BJ**

Erection of 1 detached dwelling.

Ward: Essa

Date received: 17/06/22

Response date: 22/07/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDIWG BFGIAU00>

PA22/05932

Miss Gail Berriman – **Waters Edge Antony Passage St Stephens PL12 4QT**

Proposed alterations to the existing building including an extension to the entrance lobby along with first floor extension over existing rear utility. These alterations seek to improve the external appearance and use of the building whilst maintaining the existing character.

Ward: Trematon

Date received: 07/07/22

Response date: 28/07/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE6CQ YFGHUA00>

PA22/05988

Mr Ryan Rayner – **184 Callington Road Saltash PL12 6LL**

Proposed two-storey and ground floor single-storey rear extension with new dormer roof.

Ward: Tamar

Date received: 01/07/22

Response date: 22/07/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE8FT OFGJ9700>

PA22/06051

Mr Martin Knipe – **Land North West of Dartana Forder Cornwall PL12 4QR**

Outline application for the demolition of existing buildings and erection of a dwelling with all matters reserved, except means of access.

Ward: Trematon

Date received: 05/07/22

Response date: 26/07/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REALOI FGKTU00>

8. 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.
9. To consider any items referred from the main part of the agenda
10. Public Bodies (Admission to Meetings) Act 1960
To resolve that the public and press be re-admitted to the meeting.
11. To consider urgent non-financial items at the discretion of the Chairman.
12. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 16 August 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 June 2022 at 6.30 pm

PRESENT: Councillors: R Bullock, J Dent (Vice-Chairman), J Foster, M Griffiths, B Samuels (Chairman), P Samuels and D Yates.

ALSO PRESENT: M Thomas (Senior Policy and Data Compliance Officer) and F Morris (Planning and General Administrator).

APOLOGIES: R Bickford, G Challen, L Challen, S Gillies, S Lennox-Boyd, S Martin, S Miller, J Peggs and B Stoyel.

28/22/23 HEALTH AND SAFETY ANNOUNCEMENTS

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

29/22/23 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
Samuels B	PA22/05135	Non-Pecuniary	Friend of Applicant	No
Samuels P	PA22/05135	Non-Pecuniary	Friend of Applicant	No

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

None.

30/22/23 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.

None.

31/22/23 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 17TH MAY 2022 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 17th May 2022 were confirmed as a true and correct record.

32/22/23 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

33/22/23 **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.

Councillor Yates informed the meeting that applications regarding Ince Castle, PA22/03450 and PA22/03451 as previously voted upon at The Planning and Licensing Committee on 17th May 2022, had now been withdrawn.

The Chairman asked the Planning & General Administrator to contact the Planning Officer at Cornwall Council to request the reason for the withdrawal of the applications.

c. Applications for consideration:

PA22/03759

Mr Simon Clayton Stonegate Group – **1-3 The Railway Hotel Fore Street Saltash PL12 6AF**

Forming of a new timber pergola within the Beer Garden Area of the Railway Public House with festoon lighting, polycarb roof, external TV and timber slat wall. Retarmacing the existing tarmac area. Dry lining for two staff car parking bays. Rebuilding small part of broken existing low wall render. Installing pull up bollards for delivery access. Extension of timber fencing around bin store to ensure bins are not visible to the public.

Ward: Essa

Date received: 01/06/22

Response date: 24/06/22

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

PA22/04234

Stonegate Pub Company James Fox Stonegate Pub Company – **1-3 The Railway Hotel Fore Street Saltash PL12 6AF**

Application for consent to display an advertisement, namely the siting of 9 signs and 1 light.

Ward: Essa

Date received: 23/05/22

Response date: 24/06/22

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

PA22/04541

Mr M Mackie – **361 New Road Saltash PL12 6HL**

Single storey rear extension, attic conversion and garage.

Ward: Tamar

Date received: 19/05/22

Response date: 24/06/22

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

PA22/04983

Mr Tuan Nguyen – **4 Regal House Fore Street Saltash PL12 6JR**

Change of use from Class E to a Nail Parlour (Sui Generis).

Ward: Tamar

Date received: 31/05/22

Response date: 24/06/22

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

PA22/05042

Mr Guy Luscombe – **Meadowsweet Farm Longlands Lane Burraton Coombe PL12 4QF**

Construction of detached dwelling with associated works with variation of condition 2 of decision PA19/06902 dated 12.12.2019

Ward: Trematon

Date received: 30/05/22

Response date: 24/06/22

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

Councillors B Samuels and P Samuels declared an interest in the following application PA22/05135. Members agreed for Councillors B Samuels & P Samuels 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.

Councillor Dent in the Chair.

PA22/05135

Mr S Congdon – **Land South of Roodcroft Hatt PL12 6PJ**

Proposed covered yard adjoining approved B8 unit under PA21/02720.

Ward: Trematon

Date Received: 09/06/22

Response date: 30/06/22

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

Councillors B and P Samuels were invited and rejoined the meeting.

Councillor B Samuels in the Chair.

d. Tree Notifications:

PA22/05440

Mrs Ann Habens – **Mill Quay Cottage Antony Passage St Stephens Cornwall PL12 4QT**

Works to trees in a conservation area (CA), works include:

G1) Horn beam and Acer, (planted by residents 2 yrs ago), reduce vertical height by up to 1m and trim/reduce side faces by up to 300 mm to form hedge.

G2) Ash, Fell, trees along water edge, Fell worst with ADB, at moment 3 trees are dead or have hazard beams/cracks in main stem.

T1) Hawthorn, fell, part fallen tree from storm, requires removal before it fails.

T2) Sweet chestnut, Fell, in decline by gate, and near road should it fail, high impact area.

T3) Cypress, Fell, twin stemmed Cypress near Road and gate area, included union at base, if it were to fail impact area is the road, phone lines and possible power line.

Ward: Trematon

Date received: 13/06/22

Response date: 22/06/22

The Chairman informed Members of the Saltash Town Council Voluntary Tree Wardens' Report.

It was proposed by Councillor Dent, seconded by Councillor Foster and resolved to **RECOMMEND APPROVAL** regarding T1, T2, G1 and G2. However, in relation to T3 Cypress, the Cornwall Council Tree Officer to re-consider the proposal for works to be carried out to this particular tree.

34/22/23 **CORRESPONDENCE.**

None.

35/22/23 **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.

36/22/23 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None.

37/22/23 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

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

38/22/23 **TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

None.

39/22/23 **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 July 2022 at 6.30 pm

Rising at: 6.59 pm

Signed: _____
Chairman

Dated: _____