



Saltash Town Council

Konsel An Dre Essa



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

10 August 2022

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 16th August 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 by **12 noon the day before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX. Please provide your full name and indicate if you will be present at the meeting.

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: Any member of the public requiring to put a question to the Town Council must do so by 12 noon the day before the meeting.
5. To receive and approve the minutes from the Planning and Licensing Committee held on Tuesday 19th July 2022 as a true and correct record. (Pages 6 - 11)
6. To consider Risk Management reports as may be received.
7. Planning: (Page 12)
 - 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:

PA22/06305

Mr D Bennetts Modol Ltd – **Cornwall Council Public Conveniences Callington Road Saltash**

Erection of one detached dwelling.

Ward: Tamar

Date received: 13/07/22

Response date: 19/07/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RENVHIFGM0D00>

PA22/06358

Mr Dominic Maunder – **309 New Road Saltash PL12 6HL**

Creation of vehicular parking area including new permeable drive, retaining walls and drop kerb.

Ward: Tamar

Date received: 25/07/22

Response date: 19/08/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RET4BEFGHMJ00>

PA22/06572

Mr & Mrs Hutchings – **Tredown Farm Road From Elmgate Crossways To Cattle Grid South West of Tredown Farm Elmgate Saltash PL12 4QY**

Siting of two glamping pods and associated works.

Ward: Trematon

Date received: 25/07/22

Response date: 19/08/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RF7PCBFGJBR00>

PA22/06581

Mr T Smith – **The Stables Manor Farm Trematon Saltash**

Creation of garages for the Stables and The Shippen (revision of Application No. PA18/03187).

Ward: Trematon

Date received: 27/07/22

Response date: 19/07/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RF7UXYFGJH300>

PA22/06714

Mr Mark Kelly – **25 Essa Road Saltash PL12 4EE**

Demolition of porch to North West side of dwelling and construction of new porch to North East side. Conversion and extension of integral garage at lower ground floor level to create kitchen/dining and living room. Creation of new South West facing balcony at ground floor level.

Ward: Essa

Date received: 01/08/22

Response date: 22/08/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFDC3TFGFHB00>

PA22/06957

Lindsey East – **3 Wearde Quay Wearde End Cottage Wearde Road St Stephens PL12 4AT**

Conservatory and two roof dormers

Ward: Essa

Date received 09/08/22

Response date: 30/08/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFQ7XLFGFSO00>

PA22/06958

Lindsey East – **3 Wearde Quay Wearde End Cottage Wearde Road St Stephens PL12 4AT**

Listed building consent for a Conservatory and two roof dormers.

Ward: Essa

Date received: 09/08/22

Response date: 30/08/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFQ7XLFGFSO00>

d. Tree Applications:

PA22/06284

Matt Philips Cornwall Council – **Milestone New Road Saltash**

Fell dying Ash Tree in addition to works approved under PA22/02132.

Ward: Tamar

Date received: 09/08/22

Response date: 30/08/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RENJG5FG1PK00>

PA22/06297

Mr & Mrs Elizabeth & Alexander Warren – **Coombe Florey Babis Lane Saltash PL12 4ET**

Works to trees subject to a Tree Preservation Order (TPO), works include cut back trees/bushes as per tree report attached.

Ward: Essa

Date received: 18/07/22

Response date: 19/08/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RENNGKFG1OU00>

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 20 September 2022 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 19th July 2022 at 6.30 pm

PRESENT: Councillors: R Bullock, J Dent (Vice-Chairman), J Foster, S Gillies, J Peggs, B Samuels (Chairman), P Samuels, B Stoyel and D Yates.

ALSO PRESENT: H Frank (Cornwall Council), S Burrows (Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: R Bickford, G Challen, L Challen, M Griffiths, S Lennox-Boyd, S Martin and S Miller.

40/22/23 HEALTH AND SAFETY ANNOUNCEMENTS

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

41/22/23 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
Bullock	PA22/04945	Non-Pecuniary	Family Acquaintance	Yes

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

None.

42/22/23 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.

None.

43/22/23 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 21ST JUNE 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 Foster and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 21st June 2022 were confirmed as a true and correct record.

44/22/23 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

45/22/23 **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.
- 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

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

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

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

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

Councillor Bullock was invited and returned to the meeting.

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

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

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

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

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

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

1. Overdevelopment and overbearing of a very small site.

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

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

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

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

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

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

1. The location which borders on a sensitive area and is outside the planning boundary as defined in the latest Neighbourhood Development Plan.
2. Inappropriate development for the area.
3. Vehicle access has not been improved from previous applications.
4. Sited within a Conservation Area.

46/22/23 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.

47/22/23 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA

None.

48/22/23 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

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

49/22/23 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

None.

50/22/23 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 16 August 2022 at 6.30 pm

Rising at: 7.02 pm

Signed: _____
Chairman

Dated: _____

SALTASH TOWN COUNCIL VOLUNTARY TREE WARDENS

REPORT TO PLANNING & LICENSING COMMITTEE 16.08.2022

PA22/06297 – Coombe Florey Babis Lane, Saltash, PL12 4ET.

Two Wardens visited the site on 25th July, and found the bank partially collapsing as described, with risk of further collapse from the trees leaning out at an angle from the bank. We also noted there is a single fine upright oak tree at the roadside which is not included in the report, and should definitely be retained. We agree that the proposed work should go ahead as offering the best chance of rescuing both the bank and its vegetation and having minimal effect on the visual amenity.

Adrian White
STC Voluntary Tree Warden