

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 18th October 2022 at 6.30 pm

PRESENT: Councillors: R Bullock, G Challen, J Dent (Vice-Chairman), J Foster, S Lennox-Boyd, S Miller, B Samuels (Chairman), P Samuels, B Stoyel and D Yates.

ALSO PRESENT: 50 Members of the Public, M Worth (Cornwall Council), S Burrows (Town Clerk), R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: R Bickford, S Gillies, M Griffiths, S Martin and J Peggs.

76/22/23 HEALTH AND SAFETY ANNOUNCEMENTS

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

77/22/23 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
Lennox-Boyd	PA22/06876	Non-Pecuniary	Employing the same architect as the applicant.	Yes
Lennox-Boyd	PA22/07188	Non-Pecuniary	Private residence and personal friends in the community.	Yes
Lennox-Boyd	PA22/08406	Non-Pecuniary	Connection with owner of bottom half of Windy Ridge & a friend.	Yes

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

None.

78/22/23 **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

The Chairman informed Members that two requests to speak had been received in relation to Agenda Item 7c – Applications for consideration.

PA22/07188 - in support of Land Adjoining Duck Lane, Trematon, Saltash, PL12 4RT.

PA22/07188 - in objection to Land Adjoining Duck Lane, Trematon, Saltash, PL12 4RT.

By a raise of hands, Members confirmed the public statements are to be received under Agenda item 7c – Applications for consideration.

79/22/23 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 27TH SEPTEMBER 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 27th September 2022 were confirmed as a true and correct record.

80/22/23 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

81/22/23

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:

PA22/05712

Mr & Mrs Steven Cox house to home improvements – **46 Killigrew Avenue St Stephens PL12 4PR**

Two story side extension.

Ward: Essa

Date received: 15/09/22

Response date: 21/10/22

It was proposed by Councillor Challen, seconded by Councillor Lennox-Boyd and resolved to **RECOMMEND APPROVAL**.

Councillor Lennox-Boyd declared an interest in the next two planning applications and left the meeting.

PA22/06876

Mr & Mrs Simpson – **The Old Stables Farm Lane St Stephens Saltash PL12 4AR**

Conversion of agricultural barn to C3 residential dwelling with office/annex and garage.

Ward: Essa

Date received: 12/10/22

Response date: 02/11/22

It was proposed by Councillor Challen, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL** subject to the extensive use of glazing to windows and doors adjacent from a Grade 1 listed building being St Stephen Church.

A representative of GRC Planning, Planning and Development Consultants spoke for three minutes in support of PA22/07188.

A member of the public spoke on behalf of the residents that attended the meeting for three minutes in objection to PA22/07188.

PA22/07188

Mr Dean Scantlebury DS Developments (SW) Ltd – **Land Adjoining Duck Lane Trematon Saltash PL12 4RT**

Hybrid application for rural exception site comprising detailed consent for eight bungalows, four double garages, parking, access road and open space area and outline consent for two self-build/custom build bungalows with access, scale and layout to be determined at the outline stage (appearance and landscaping for determination as reserved matters).

Ward: Trematon

Date received: 14/09/22

Response date: 21/10/22

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

1. Overdevelopment of the site;
2. Highway issues: traffic generation, vehicular access, highway safety;
3. Capacity of physical infrastructure in the public drainage, sewage, water and gas systems;
4. Deficiencies in social facilities, e.g., spaces in schools;
5. Does not meet the requirements of the exception site.

Councillor Lennox-Boyd was invited and returned to the meeting.

PA22/07710

Mark Watt Notter Bridge Cabins Ltd – **Land East of Notter Bridge Inn Notter Saltash PL12 4RW**

3 no. proposed holiday lodges.

Ward: Trematon

Date received: 14/09/22

Response date: 21/10/22

It was proposed by Councillor P Samuels, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** subject to the recommendations of the Cornwall Council Forestry Officer being taken into account.

PA22/08199

Mr Stuart Dudley – **Saltmill Park 3G Pitch Salt Mill Saltash PL12 6LG**

Replace pitch fencing, construct new spectator area and siting of storage container.

Ward: Tamar

Date received: 27/09/22.

Response date: 21/10/22

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

PA22/08243

Mr Hart – **19 Pondfield Road Latchbrook Saltash PL12 4UA**

Single storey rear extension.

Ward: Trematon

Date received: 13/09/22

Response date: 21/10/22

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

Councillor Lennox-Boyd declared an interest in the next planning application and left the meeting.

PA22/08406

R Murrain – **Agricultural Building Longlands St Stephens Saltash PL12 4QH**

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

Ward: Trematon

Date received: 04/10/22

Response date: 25/10/22

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

1. Outside of the development area;
2. Outside of Local and National Planning Policies, NPPF, CLP Policies 7, 23;
3. Highways issues: traffic generation, vehicular access, highway safety;
4. Environmental issues: Adverse impact on nature conservation interests and biodiversity opportunities.

Councillor Lennox-Boyd was invited and returned to the meeting.

PA22/08483

Miss Katherine Arroll – **313 New Road Saltash PL12 6HL**

Creation of vehicular parking area including new permeable drive, retaining walls and dropped curb.

Ward: Tamar

Date received: 05/10/22

Response date: 26/10/22

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

PA22/08971

Mr Wayne Greenidge – **31 Dartmoor View Saltash PL12 6WF**

Single-storey extension to rear elevation to form extended lounge and dining area. Extension over existing side store area to create enlarged bedroom on first floor.

Ward: Tamar

Date received: 10/10/22

Response date: 31/10/22

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

Cornwall Council, please note that a party wall agreement may be required prior to development.

d. Tree Applications:

PA22/07754

Steve Ball – **25 Grassmere Way Saltash PL12 6XE**

Works to trees subject to a TPO: T51 (Oak) – crown reduce lateral spread north over garden by maximum of 2m (20%) and reduce height of northern canopy by 1.5m (20%).

Ward: Tamar

Date received: 26/09/22.

Response date: 21/10/22

The Chairman informed Members of Saltash Town Council Voluntary Tree Wardens' and the Tree Surgeon's reports.

It was proposed by Councillor Dent, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** subject to:

1. The work to be carried out on the mature oak T51 and not any works to T50;
2. The work to be in accordance with the Tree Surgeon's recommendation for T51 which is reasonable and as long as the pruning is restricted to the crown reducing of the north-only lateral spread by a maximum of 2 metres and reducing the height of the northern canopy by 1.5 m and keeping to the maximum size of pruning cut of 50 mm then the impact on wildlife and amenity value will not be severe and will be acceptable.

82/22/23 **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.

83/22/23 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None.

84/22/23 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

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

85/22/23 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

None.

86/22/23 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 15 November 2022 at 6.30 pm

Rising at: 7.40 pm

Signed: _____
Chairman

Dated: _____