



Saltash Town Council

Konsel An Dre Essa



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

12 October 2022

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 18th October 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 R Bullock G Challen J Foster M Griffiths S Lennox-Boyd	L Challen J Dent (Vice-Chairman) S Gillies S Martin J Peggs P Samuels	S Miller B Samuels (Chairman) B Stoyel 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. 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 27th September 2022 as a true and correct record. (Pages 6 - 12)
6. To consider Risk Management reports as may be received.
7. Planning: (Pages 13 - 18)
 - 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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDTS2IFGH TO00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFMR0UFG L6700>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RG3N3WFG H2N00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH0WMZF GJH800>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHUFHFBFG LU900>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHVX53FG MT100>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI6STBFG M9Y00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIAQFTFG H6K00>

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

[https://planning.cornwall.gov.uk/online-](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJ8GCZFG)

[applications/applicationDetails.do?activeTab=summary&keyVal=RJ8GCZFG](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJ8GCZFG)
FIX00

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

[https://planning.cornwall.gov.uk/online-](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH2R9HFG)

[applications/applicationDetails.do?activeTab=summary&keyVal=RH2R9HFG](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH2R9HFG)
KPX00

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 15 November 2022 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 27th September 2022 at 6.30 pm

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

ALSO PRESENT: S Burrows (Town Clerk) and F Morris (Planning and General Administrator)

APOLOGIES: G Challen, L Challen, J Dent (Vice-Chairman), M Griffiths, S Lennox-Boyd and S Martin.

62/22/23 HEALTH AND SAFETY ANNOUNCEMENTS.

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

63/22/23 TO APPOINT A VICE-CHAIRMAN

The Chairman informed Members that due to the absence of the Vice-Chairman, she wished to appoint a Vice-Chairman for the purpose of this meeting only.

It was proposed by Councillor B Samuels, seconded by Councillor Bullock and **RESOLVED** to appoint Councillor Yates as Vice-Chairman for this meeting only.

64/22/23 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.

None.

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

None.

65/22/23 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.

None.

66/22/23 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 16TH AUGUST 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 Gillies and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 16th August 2022 were confirmed as a true and correct record.

67/22/23 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

None.

68/22/23 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:

PA22/06558

Katrina Darby - **307 New Road Saltash Cornwall PL12 6HL**

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

Ward: Tamar

Date received: 17/08/22

Response date: 04/10/22

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

PA22/07281

N/A Saltash United Assoc. Football Club - **Kimberley Stadium Callington Road Saltash Cornwall**

Application for installation of a three-sided covered stand to provide shelter for spectators watching football during inclement weather and increase covered standing facilities.

Ward: Essa

Date Received: 16/08/22

Response date: 04/10/22

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

PA22/07532

Miss Elise Wilkes-Brand – **Land North of 64 St Stephens Road Warfelton Crescent Saltash PL12 4BJ**

Construction of one new residential dwelling.

Ward: Essa

Date Received: 25/08/22

Response date: 04/10/22

It was proposed by Councillor Foster, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL** subject to clarification of the plans being for Number 64 St Stephens Road and not Number 62 St Stephens Road as stated on the documents on Cornwall Council's Planning Portal.

PA22/07694

Mr Philip Jones – **Dunelm Longlands Lane Burraton Coombe PL12 4QD**

Non material amendment in relation to decision notice nos. PA19/03668 dated 18.07.2019 for roof to be amended to new grey stone tiles, all elevations off white render to first floor omitted and replaced with cladding in grey/brown, additional balcony section added to join existing balconies into one single balcony.

Ward: Trematon

Date received: 08/09/22

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

PA22/07916

Mr Rod Murrain – **Burrell Lodge Longlands St Stephens PL12 4QH**

Hedgerow removal notice to install new field gate access.

Ward: Trematon

Date received: 14/09/22

Response date: 05/10/22

It was proposed by Councillor Gillies, seconded by Councillor Miller and resolved to **RECOMMEND REFUSAL** on the basis of the loss of a hedgerow.

PA22/07919

Mr Philip Jones – **Dunelm Longlands Lane Burraton Coombe PL12 4QD**

Non material amendment in relation to decision notice PA19/08822 dated 04.03.2020 for roof tiles to new garage to be in grey stone tile, garage elevations to be finished in grey natural stone.

Ward: Trematon

Date received: 08/09/22

Response date: 04/10/22

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

PA22/08129

Mr & Mrs S Ball – **25 Grassmere Way Saltash PL12 6XE**

First floor side extension over existing garage.

Ward: Tamar

Date received: 08.09.22.

Response date: 04/10/22

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

d. Tree Applications:

PA22/07212

Operational Manager Alastair Spencer Cornwall Housing Ltd – **1-15 Babis Farm Close St Stephens Cornwall PL12 4TG**

Works to trees subject to a Tree Preservation Order (TPO), works to T7 Lawson Cypress, T9 Oak, T12 Ash, G2 Sycamore and Ash and G9 Sycamore as per attached tree works schedule.

Ward: Essa

Date received: 05/09/22

Response date: 04/10/22

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

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

PA22/07351

Mr Matt Phillips Cormac - **Land Opposite 363 New Road Saltash Cornwall PL12 6HL**

Application for works to tree subject to Tree Preservation order namely fell one Ash Tree (T1)

Ward: Tamar

Date Received: 15/08/22

Response date: 04/10/22

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

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

PA22/07700

Mr Jon Mackeen Westcountry Woodland and Tree Management Ltd - **219 Callington Road Saltash Cornwall PL12 6LN**

Works to trees subject to a Tree Preservation Order which includes T2 Magnolia, crown lift to a height of approx. 2.5m to allow access to property and parking area.

Ward: Tamar

Date received: 18/08/2022

Response date: 04/10/22

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

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

PA22/08092

Miss Donna Jordan – **28 The Brook Saltash PL12 6UL**

G1, Ash, Previously pollarded/reduced around 4 to 5 years ago, signs of Ash Die back, requesting to reduce back to previous cuts, reduction of vertical height of 4m and lateral growth back over the fence line, up to 2m.

Ward: Tamar

Date received: 12/09/22

Response date: 04/10/22

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

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

e. Tree notifications:

PA22/08143

Pearce – **Castle Gardens Castle Hill Forder Cornwall PL12 4QW**

Works to trees within conservation area – Removal of T3, T4 (Ash), T5 (Sycamore) and T8 (Ash). G1 x 6 (Sycamore) – height reduction and T9 (Sycamore) height reduction.

Ward: Trematon

Date received: 06/09/22

Response date: 04/10/22

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

It was **RESOLVED** to note.

69/22/23 TO RECEIVE CORNWALL COUNCIL LICENSING AUTHORITY - DRAFT REVISED GAMBLING ACT STATEMENT STATEMENT OF PRINCIPLES AND CONSIDER ANY ACTIONS.

The Chairman informed Members of the Cornwall Council Licensing Authority – Draft Revised Gambling Act Statement – Statement of Principles.

It was **RESOLVED** to note.

70/22/23 TO RECEIVE A PRE-APPLICATION PRESENTATION FOR THE LAND NORTH OF BROAD LANE AND WEST OF DUCK LANE, TREMATON - GRC PLANNING LTD.

The Chairman informed Members that the developers GRC Planning Limited have declined to attend the meeting due to Cornwall Council raising a Planning Application for the development: PA22/07188 - Land north of Broad Lane and west of Duck Lane, Trematon, Saltash.

PA22/07188 should not have passed through the Cornwall Council Planning Process as there are required reports missing which the developers will now need to source.

PA22/07188 is to be received at the next meeting of The Planning and Licensing Committee on 18th October 2022, subject to Saltash Town Council receiving the Planning Application from Cornwall Council.

71/22/23 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.

72/22/23 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

73/22/23 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

74/22/23 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

None.

75/22/23 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 18 October 2022 at 6.30 pm

Rising at: 7.03 pm

Signed: _____
Chairman

Dated: _____

From: Graham Clark
Sent: 02 September 2022 11:39
To: STC enquiries
Subject: Land north of Broad Lane and west of Duck Lane, Trematon

Good morning

I am writing to you on behalf of DS Developments Ltd who are submitting a planning application to Cornwall Council for a,

“Rural Exception Site for the erection of eight bungalows, four double garages, two affordable self-build plots, parking and access road from the C0122 together with open space area” on land north of Broad Lane and west of Duck Lane, Trematon.

The application follows the submission of a PRE-APP with Cornwall Council (Ref: PA21/01409/PREAPP). The advice offered has been followed, hence the proposed application.

I wondered if the Town Council would like to see a presentation of the proposal to the Planning and Licencing Committee at their next meeting for their comment or whether Members would be content to consider the application when it is referred to them as part of the Council's consultation procedure.

I look forward to hearing from you.

Regards
Graham Clark

GRAHAM CLARK BA (Hons) DMS MRTPI
Director | Chartered Town Planner
GRCPlanning Ltd

GRC PLANNING
Graham Clark • Planning and Development Consultant

- 1 This drawing is for information purposes only.
- 2 All dimensions must be checked onsite, if exact dimensions are required.

DUCK

LANE

Adjacent Field

La Casita

Slannings

Beacon
View

BROAD LANE

Page's

KEY:-

Water supply - [Water supply](#)

Figure 1. The effect of the concentration of the initiator on the polymerization of α -methylstyrene in the presence of SnCl_4 at 100°C.

Figure 1. The effect of the concentration of the initiator on the polymerization of α -methylstyrene in the presence of SnCl_4 at 100°C.

BT supply or similar - 07-07-07-07-07-07-

Gas supply -

Gas supply -

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First Issue

Al Apollo Court
Neptune Park
Cattedown
Plymouth PL4 0SJ
Tel: 01752 243400
www.studiojbl.co.uk

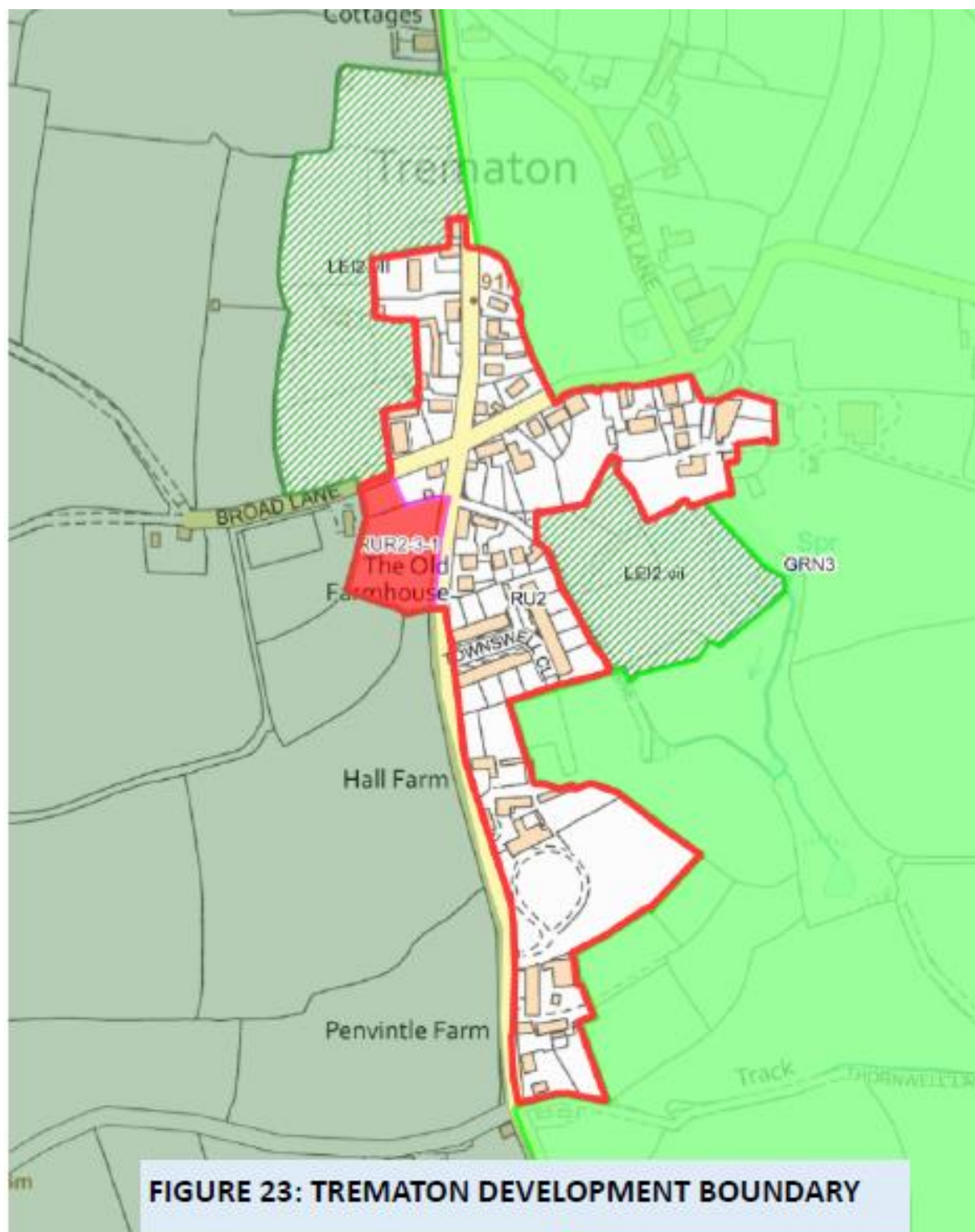


Chartered Institute of
Architectural Technologists
Registered Practice

Address: Land Adjoining Duck Lane, Trematon,
Saltash, CORNWALL, PL12 4RT

Client: DS Developments LTD.

This drawing is not to be distributed without the prior approval of Studio1b Architectural Services Ltd.



SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN

POLICY RUR 2: VILLAGE DEVELOPMENT BOUNDARIES AND RURAL HOUSING SITES

1. Village development boundaries are set for the following villages:

Trehan
Forder
Trematon.

POLICY RUR 2 .4

4. Outside village settlement boundaries only affordable housing led local needs residential development under LP:SP Policy 9 and appropriate rural development under LP:SP Policy 7 will be supported subject to:

- i. a maximum of 8 dwellings that reflect the nature of the local housing need; and
- ii. the site immediately adjoins a suitable part of the village settlement boundary as defined in this policy.
- iii. the extent of development, layouts, design

solutions, densities, scale and massing etc. being demonstrably responsive to and informed by the historic and landscape character of site and an understanding of setting and wider context of any designated or undesignated historic environment assets nearby (In accordance with CLP Policies 12 and 24, and policy ENV3 of this Plan); and

- iv. Submission of proportionate archaeological and heritage assessments and agreement to archaeological investigation and heritage impact mitigations to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.

PLANNING APPLICATION DESCRIPTION (PA22/07188)

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 some matters relating to appearance and landscaping for determination as reserved matters

SALTASH TOWN COUNCIL VOLUNTARY TREE WARDENS' REPORT

PA22/07754 – 25 Grassmere Way Saltash PL12 6XE

Firstly, the application is for works in this green finger to the mature oak T51 and not to any works to T50, an adjoining oak tree but which is referenced in the tree surgeons report. The tree T51 is not impacting upon the house or garden of 25 Grassmere but on the gardens of Badgers Walk.

Secondly, the tree surgeons report indicates substantial hollowing damage to the base of T51. There is indeed long-term interior damage but with healthy bark and sub-bark growth around it and the oak seems to have compensated for this damage by over-thickening of the trunk at the base: the damage however remains there. The tree has considerable height at about 15-17 metres and has a selection of healthy main branches and equally healthy foliage around it (viewed from the ground below with binoculars). Apart from the damage described above the rest of the tree looks substantially healthy. The tree is the highest tree in the row and has considerable amenity value for the general public viewing it. An adjoining neighbour on Badgers Walk reported wildlife in and around the tree including owls, bats and squirrels. There is a problem in that the houses on Badgers Walk were built too close to this green finger, a serious error in the planning permission for Pillmere and now growth of the upper branches is about halfway across the small gardens of Badgers Walk.

It is recommended that the tree surgeons recommendation for T51 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.

The wardens would like Saltash Town Council to note that in future planning permissions which they have to consider and which involve mature trees or hedgerows with mature trees which are likely to spread, then the footprint of adjoining planned buildings should be kept at a proper distance. This distance can be seen in the development of Church View in the narrows of Church Road where the planning correctly kept the properties well back from the mature trees, mainly oaks, on the roadsides. The council members may wish to view this for themselves and refer to this as correctly planned development distances in future permissions, especially that of a Treledan.