



Saltash Town Council

Konsel An Dre Essa



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

9 November 2022

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 15th November 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 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 Assistant 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 18th October 2022 as a true and correct record. (Pages 6 - 13)
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:

PA22/08631

Mr Roland Clarke – **315 New Road Saltash PL12 6HL**

Permission to drop kerb and create a hard standing parking area at front of property.

Ward: Tamar

Date received: 13/10/22

Response date: 18/11/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RINGSHFGHPZ00>

PA22/08741

Mr & Mrs S Rogers – **Higher Castle Farm Castle Hill Forder Saltash PL12 4QW**

Erection of storage shed for small tractor, sit on mower for applicants' private use.

Ward: Trematon

Date received: 28/10/22

Response date: 18/11/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIV3EBFG1W400>

PA22/08968

Domino's Pizza UK & Ireland – **Unit 3 Burley Court Pillmere Drive Saltash PL12 6FH**

Change of use of the ground floor of the building from car valeting business (Use Class E) to hot food takeaway (sui generis); installation of extraction and ventilation equipment; external alterations including replacement access ramp/steps and entrance doors.

Ward: Tamar

Date received: 25/10/22

Response date: 18/11/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJ8GBOFGFIR00>

PA22/09377

Mr M Pascoe – **The Ferns Carkeel Saltash PL12 6NR**

Application for a lawful development certificate for the existing use of buildings and land as a dwelling and garden land used for ancillary and incidental purposes forming the curtilage to the dwelling.

Ward: Trematon

Date received: 28/10/22

Response date: 18/11/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJY855FGH1C00>

PA22/09396

Mr & Mrs Vidler – **6 Drakefield Drive Saltash PL12 6BU**

Rear extension, enlarged front dormer and new raised hardstanding.

Ward: Tamar

Date received: 20/10/22

Response date: 18/11/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJYGJEFGH8S00>

PA22/09431

Mr B Venables Brunel Recycling Ltd – **Office Building At Roodscroft A388 Between Junction South Of The Cardinals Hatt And Hatt Roundabout Hatt Saltash**

New offices and welfare unit.

Ward: Trematon

Date received: 01/11/22

Response date: 22/11/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RK08F4FGIFV00>

d. Tree Applications:

PA22/09277

Mr Robin Cole China Fleet Country Club – **China Fleet Country Club Ltd Pill Lane North Pill Saltash PL12 6LJ**

Works to trees subject to a Tree Preservation Order (TPO) to fell two Oaks.

Ward: Tamar

Date received: 31/10/22

Response date: 21/11/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJQNWVFGJRW00>

8. To receive a Tree Preservation Order and consider any actions and associated expenditure. (Pages 14 - 21)
9. 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.
10. To consider any items referred from the main part of the agenda.
11. Public Bodies (Admission to Meetings) Act 1960:
To resolve that the public and press be re-admitted to the meeting.
12. To consider urgent non-financial items at the discretion of the Chairman.

13. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 20 December 2022 at 6.30 pm

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.

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: _____

SALTASH TOWN COUNCIL VOLUNTARY TREE WARDENS' REPORT
PA22/09277
China Fleet Country Club Ltd Pill Lane North Pill Saltash PL12 6LJ

Works to trees subject to a Tree Preservation Order (TPO) to fell two Oaks.

Three tree wardens visited the site and identified the two trees with the help of the applicant. The trees lie within a Tree Preservation Order Area, being the historic 'green lane' which formerly was access to the farm and has long-standing rows of native trees mainly oaks on both sides.

The application states that the trees are close to car parking areas implying they present a risk to people and/or property: we are not qualified to assess the risk and defer to the Tree Officer on that. We restrict our comments to the general condition of the trees.

Both trees are in excellent health with good leaf canopies forming their part in the green lane's canopy. As expected of mature oak trees, there are dead branches in both. Bark is healthy down to the ground and we could see no evidence of significant fungal damage at ground level. Both trees are hollow again as would normally be expected of mature oak trees, and in principle would not of itself increase the risk of falling.

The larger of the two trees is an impressive tree; it consists of three trunks, and the stump of a fourth remains up to a height of about 6 feet, showing considerable decay. This former trunk was clearly cut some years ago and the removed section lies close by, rotting. All this rot is of course perfect habitat for a large number of plant and animal species, brilliant for biodiversity. We measured the trunk girth below the level of multiple stems to be over 6m which suggests the tree could be more than 300 years old. Since the tree has a hollow trunk, dead wood, ivy and epiphytes it might meet the definition of a 'veteran' tree and qualify for inclusion in the Woodland Trust Ancient and Veteran list. We will investigate this further - though listing it doesn't bring any additional protection.

We concluded that the hollowing of both trees is not on its own a reason to fell them, subject to the Tree Officer's opinion on safety. There is one prominent branch from the larger, older tree which extends over the car park and might unbalance the tree, so could be removed if required for purely safety reasons.

Finally, we expressed our support for the China Fleet Club's stance in both maintaining and adding to their important stock of trees.

Adrian White
Saltash Voluntary Tree Warden

Planning and Regeneration

Email: planning@cornwall.gov.uk

Telephone: 0300 1234 151

Website: www.cornwall.gov.uk

West	Planning & Regeneration, Cornwall Council, Dolcoath Avenue, Camborne, TR14 8SX
Central	Planning & Regeneration, Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB
East	Planning & Regeneration, Cornwall Council, Chy Trevail, Bodmin, Cornwall, PL31 2FR
Householder Team	Planning & Regeneration, Cornwall Council, Dolcoath Avenue, Camborne, TR14 8SX

Request a Tree Preservation Order (TPO)

The Council is able to make new Tree Preservation Orders at any time that it perceives that important trees are under threat. The Council has discretion to determine when trees are important and when it would be expedient to protect them. In general, the appropriate test for making a Tree Preservation Order is that the loss or damage to the tree(s) would cause significant harm to public amenity.

Your details:

Name	Saltash Town Council
Address	The Guildhall 12 Lower Fore Street Saltash
Postcode	PL12 6JX
Phone	01752 844846
Email	planning@saltash.gov.uk
What is your interest in the land?	The land is owned and administered by Cornwall Council.
Reason for requesting a TPO	The sapling was planted on Thursday 31 st March 2022, by The Mayor and Mayoress of Saltash as part of the celebrations to mark the Queen's Platinum Jubilee. A plaque has been placed in front of the sapling which is protected by a netted cage. The sapling is highly valued as one of only a few given out every year from the 1000 year old Cornish Darley Oak, situated on the edge of Bodmin Moor. This is the only mature Darley Oak in the country and is the subject of a TPO. Once matured, this sapling will be a valuable addition to the number of young Darley Oaks throughout the region. Saltash Town Council wishes to ensure that the sapling and plaque can be preserved as part of the history of Saltash. It is hoped that as the tree grows it will provide immense pleasure and be a source of pride to both residents and visitors to the historic town of Saltash.

Details of tree(s):

Species	Darley Oak.
Age (eg young, middle aged, mature, veteran)	Young
Location	Jubilee Green, Saltash.
Address or description	Jubilee Green Saltash Cornwall
Postcode	PL12 6BN
Grid ref	Google Grid Reference: Google Grid Ref: 50.409407, -4.207254 Cornwall Council Interactive Map Reference: Ord. Survey 100049047 Grid Ref SX 43211 58942
Map	Separate plans and photographs attached.

Visibility:

Describe where the tree or trees are visible from	Jubilee Green is a significant Community Space on the waterside in Saltash. The sapling would be visible to visitors to Jubilee Green, the Waterside and can be seen by surrounding householders and passing pedestrians/vehicles.
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Threats:

Describe what are perceived to be the threats to the tree(s)	<p>The sapling could be threatened by vandalism or accidental damage.</p> <p>Any future rejuvenation of the area could put the tree at risk should it not be considered a significant addition to any new development proposals such as housing or tourist facilities.</p>
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Additional Comments:

Provide additional information here	The Queen's Platinum Jubilee is a unique national event, as no other Monarch has reached this milestone. The project entitled the Queen's Green Canopy is a national initiative to plant woodland areas and individual trees across the nation. All trees will be marked with the plaque as is the tree in Saltash. In years to come it will encourage conversation about the Platinum Jubilee and will be a piece of Saltash's history. The tree has been registered on the Green Canopy interactive map so anyone who wishes to view it can do so. In addition the tree was gifted to the Town Council as part of Cornwall Council's Landmark Tree Initiative.
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Date	15.11.2022
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Please complete and submit this form to your local Planning office.

Data Protection Act 1998

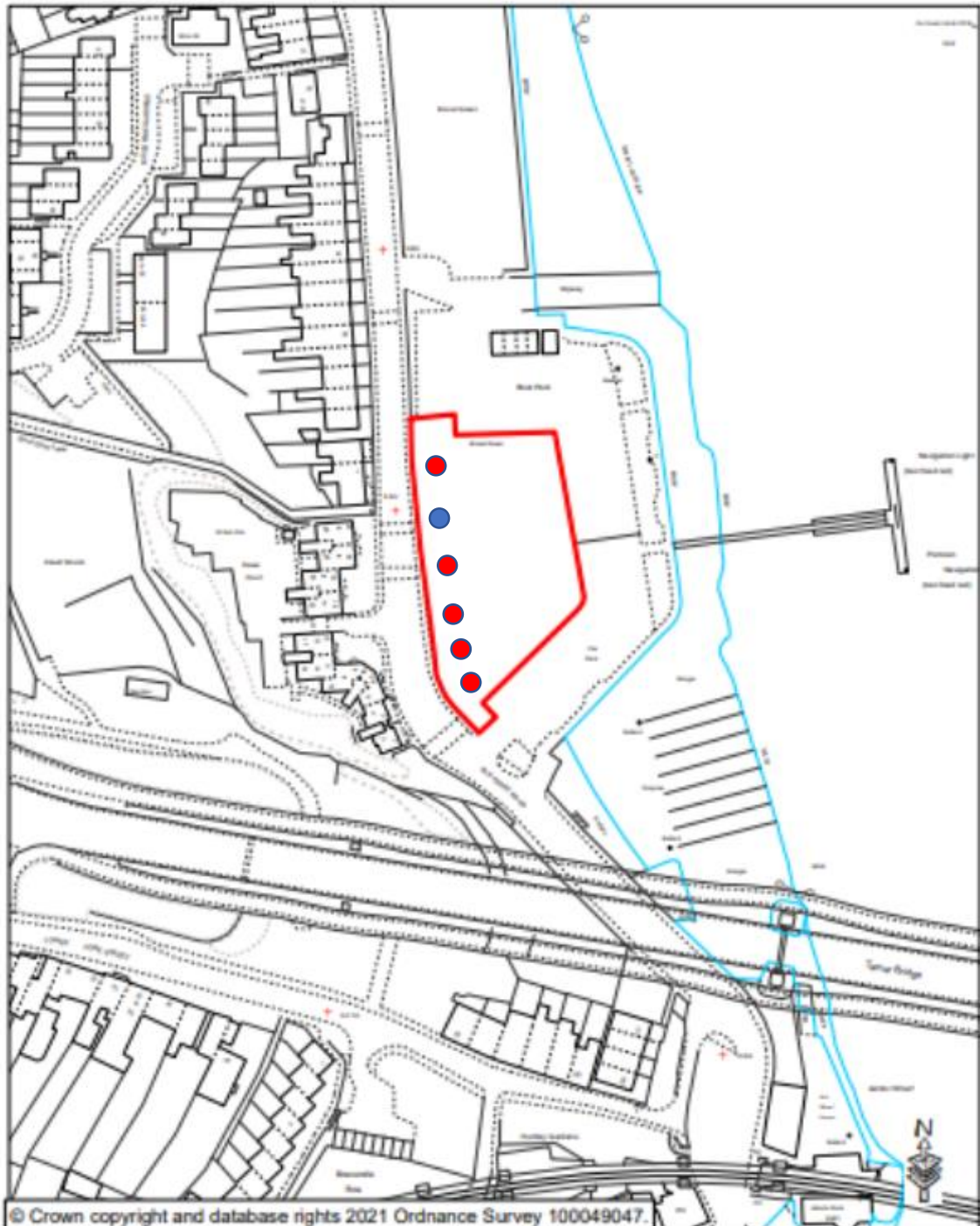
Cornwall Council confirms that it will at all times comply with the provisions and obligations applicable to it under the Data Protection Act 1998. Cornwall Council is a Data Controller under the Data Protection Act. We hold information for the purposes specified in our notification to the Information Commissioner and may use this information for any of them. We may get information about you from others, or we may give information to them. If we do it will only be as the law permits, to check the accuracy of information, prevent fraud, detect crime or to protect public funds.

Freedom of Information Act 2000

Cornwall Council as a Public Authority is subject to the provisions of the Freedom of Information Act 2000. The Freedom of Information Act will apply to the Council from the 1st January 2005. Under the Act certain confidential or commercially sensitive information supplied to the Council will, in response to a request for information under the Act, be examined in light of exemptions provided for in the Act. In the event that information supplied to the Council is disclosable under the Freedom of Information Act, then the Council will be entitled to disclose such information. If you have any concerns in relation to this clause you should seek independent legal advice.

Jubilee Green, Saltash

Scale 1:1,250 Paper Size: A4



TPO requested for this tree: ●
Other Trees on Jubilee Green ●

Cornwall Council Interactive Map
Reference: Ord. Survey 100049047
Grid Ref SX 43211 58942



Google Grid Ref: 50.409407, -4.207254



TPO requested for this tree: ●



