



Saltash Town Council

Konsel An Dre Essa



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

14 December 2022

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 20th December 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 15th November 2022 as a true and correct record. (Pages 7 - 12)
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:

PA22/08741

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

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

Ward: Trematon

Date received: 23/11/22

Response date: 21/12/22

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

PA22/08821

Majestic Wine Warehouses Ltd – **Unit 1 Burley Court Pillmere Drive Saltash PL12 6XB**

Change of use of premises from lawful use as car showroom to a retail shop (Use Class E(a)).

Ward: Tamar

Date received: 02/12/22

Response date: 23/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIYT3EFGGUU00>

PA22/08984

Mr Nigel Eaton – **20 Castlemead Drive Saltash PL12 4LG**

Ground floor extension to add dining space. First floor extension to add an additional bedroom and en suite.

Ward: Essa

Date received: 10/11/22

Response date: 21/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJ8RGZFGFQS00>

PA22/09542

Debbie George – **120 North Road Saltash PL12 6BQ**

Single storey extension and garage to rear of property.

Ward: Tamar

Date received: 18/11/22

Response date: 21/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RK9HP0FGFZ700>

PA22/09558

Mr Tim Atkinson – **Eales Barn Carkeel Saltash PL12 6NR**

Proposed extension and extended garden alterations.

Ward: Trematon

Date received: 16/11/22

Response date: 21/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RK9N72FGG4800>

PA22/09560

Mr Tim Atkinson – **Eales Barn Carkeel Saltash PL12 6NR**

Listed Building Consent for a proposed extension and extended garden alterations.

Ward: Trematon

Date received: 16/11/22

Response date: 21/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RK9N7MFGG4C00>

PA22/09842

Mr D Bennetts – **Land East of 62 St Stephens Road Saltash**

Erection of 1 detached dwelling (re-submission of Application No.PA22/05543) – amended plans.

Ward: Essa

Date received: 17/11/22

Response date: 23/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKRGXVFGJYV00>

PA22/09878

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

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

Ward: Trematon

Date received: 25/11/22

Response date: 23/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKTJUZFGLEV00>

PA22/09978

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

Construction of one new residential dwelling.

Ward: Essa

Date received: 18/11/22

Response date: 23/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RL0Q8JFGG0U00>

PA22/10122

Mr & Mrs M Parfitt – **88 St Stephens Road Saltash PL12 4BL**

Ground floor extension to provide kitchen/dining room and garage. 2no dormers at first floor.

Ward: Essa

Date received: 18/11/22

Response date: 23/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RL6U4YFG1W400>

PA22/10672

Mr Matthew Aire – **4 Ashburgh Parc Latchbrook Saltash PL12 4XZ**

Single storey front and rear extensions with partial garage conversion.

Ward: Trematon

Date received: 05/12/22

Response date: 26/12/22

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RM7XVAFGKUY00>

d. Tree Applications:

PA22/09277

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

Works to a tree subject to a Tree Preservation Order (TPO), works include the minor reduction pruning of a multi-stem Oak tree (as indicated in the annotated photo, proposed works 01).

Ward: Tamar

Date received: 30/11/22

Response date: 21/12/22

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

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 17 January 2023 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 15th November 2022 at 6.30 pm

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

ALSO PRESENT: 2 Members of the Public, S Burrows (Town Clerk), R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

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

87/22/23 HEALTH AND SAFETY ANNOUNCEMENTS.

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

88/22/23 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
B Samuels	PA22/08968	Non-Pecuniary	Commercial reasons with the landlord of the premises.	Yes
P Samuels	PA22/08968	Non-Pecuniary	Commercial reasons with the landlord of the premises.	Yes
S Lennox - Boyd	PA22/09431	Non-Pecuniary	Friend of applicant.	Yes

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

None.

89/22/23 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.

None.

90/22/23 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 18TH OCTOBER 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 18th October 2022 were confirmed as a true and correct record.

91/22/23 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

None.

92/22/23 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:

Councillor Miller joined the meeting.

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

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

The Chairman withdrew the below application PA22/08741 from the Agenda, as the Town Council has been informed by Cornwall Council that the application is invalid. Should an updated application be received by Cornwall Council, then this will be submitted to the Town Council for consideration.

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

Councillors B Samuels and P Samuels both declared an interest in the next agenda item and left the meeting.

Vice-Chairman, Councillor Dent in the chair.

The Vice-Chairman requested Members approval to allow a member of the public to speak up to three minutes in support of the PA22/08968. Members approved the Vice Chairman's request.

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

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

Councillors B Samuels and P Samuels were invited and returned to the meeting.

The Chairman, Councillor B Samuels in the chair.

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

It was **RESOLVED** to note.

Councillor Foster left the meeting.

Councillor Foster returned to the meeting.

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

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

Councillor Lennox-Boyd declared an interest in the next agenda item and left the meeting.

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

It was proposed by Councillor Yates, seconded by Councillor Dent and resolved to **RECOMMEND APPROVAL** subject to compliance with the Countryside Access Officer's comment which states that Footpath 636/3/1 must remain open and accessible at all times.

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

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

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

It was proposed by Councillor Peggs, seconded by Councillor Foster and resolved to **RECOMMEND REFUSAL** to fell the trees subject to the Tree Officers opinion on the safety aspect of the tree location.

93/22/23

TO RECEIVE A TREE PRESERVATION ORDER AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

It was proposed by Councillor Yates, seconded by Councillor Dent and resolved to **RECOMMEND** to Full Town Council to submit a Tree Preservation Order with regard to the Cornish Darley Oak Sapling, planted at Jubilee Green as attached.

94/22/23

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.

95/22/23 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

96/22/23 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

97/22/23 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

Consultation for a reserved matters application for Phase 2 of Treledan Saltash

The Chairman informed members of a letter received from Bloor Homes regarding a Public Consultation for a reserved matters application for Phase 2 of Treledan, Saltash. The Assistant Town Clerk to forward the letter to all members with details of the online and in-person consultations on 21st and 23rd November respectively.

98/22/23 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

It was proposed by Councillor Yates, seconded by Councillor Stoyel and **RESOLVED** to issue the following Social Media Release:

1. Bloor Homes Public consultation for a reserved matters application for Phase 2 of Treledan, Saltash.

DATE OF NEXT MEETING

Tuesday 20 December 2022 at 6.30 pm

Rising at: 7.25 pm

Signed: _____
Chairman

Dated: _____

From: Shauna Vandermeulen, Cornwall Council.

Sent: 05/12/22

To: Planning Administrator

Subject: PA22/09842 - Land East of 62 St Stephens Road Saltash

Good morning

A second consultation letter has been sent because there are some minor amendments that have been made to the proposal. There is a document available to view as part of the application outlining these changes. However to summarise the changes refer mainly to the size and placement of windows which have been made due to the new building regulation requirements.

Please do ignore the first letter sent on 17/11/22 and use the details provided within the letter received on 05/12/22. For your information, neighbours have also been reconsulted as a result of the minor changes to the application details.

Kind regards,

Shauna Vandermeulen | Development Officer (Area 7)

Cornwall Council | Development Management – Regulatory Services

From: Georgia Rowe, Cornwall Council
Sent: 30 November 2022 15:49
To: Planning Administrator
Subject: PA22/09277 - China Fleet Country Club

Good afternoon,

I am just emailing regarding PA22/09277, this was originally for the removal of the multi-stemmed Oak Tree at China Fleet Country Club.

The tree officer did not support the works however he was in support of minor reduction pruning to this tree, as indicated in the photo named 'Proposed Works 01'.

I contacted the applicant and they have agreed to amend their proposal accordingly (in line with the tree officer's views). The amended proposal now states:

Works to a tree subject to a Tree Preservation Order (TPO), works include the minor reduction pruning of a multi-stem Oak tree (as indicated in annotated photo, proposed works 01).

I have sent a re-consultation for this application for the parish (as they originally objected to the works).

Kind regards

Georgia Rowe | Introductory Development Officer
Cornwall Council | Development Management – Regulatory Services