



Saltash Town Council

Konsel An Dre Essa



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

15 March 2023

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 21st March 2023 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	VACANCY	S Miller
J Brady	J Dent (Vice-Chairman)	B Samuels (Chairman)
R Bullock	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. 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 21st February 2023 as a true and correct record. (Pages 5 - 11)
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:

PA23/01292

Mr Peter Castell P C Wines Ltd – **Just Be Coffee And Wine Lounge 3 Old Ferry Road Saltash PL12 4EH**

Listed Building Consent to hack off existing render and apply with render using limelite NH1 3.5 mixed with washed sand, prozzolan.

Ward: Essa

Date received: 14/03/23

Response date: 04/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ6J59FGI CS00>

PA23/01471

Mr & Mrs Steve & Ann Jameson – **7A Churchtown Drive St Stephens Saltash PL12 4FB**

Proposed addition of garden room and porch extension to dwelling.

Ward: Essa

Date received: 01/03/23

Response date: 24/03/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQHETTTFG I4Q00>

PA23/01523

Mr Kevin Baskott – **Coombe Bay House Babis Lane St Stephens Saltash PL12 4ET**

Installation of PV solar array (maximum 16 panels) on existing flat roof.

Ward: Essa

Date received: 13/03/23

Response date: 03/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQJ6O4FG JC800>

PA23/01773

Mr Barry Taylor – **2 Chapman Court Latchbrook Saltash PL12 4TT**

Garage conversion and rear extension to the garage.

Ward: Trematon

Date received: 06/03/23

Response date: 27/03/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQW2JKFG JLL00>

PA23/01834

Mr Mike Goodman – **4 Callington Road Saltash PL12 6LA**

Proposed repair of Grade II listed townhouse. Single storey rear extension.
Rear dormers.

Ward: Tamar

Date received: 09/03/23

Response date: 30/03/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQYB52FGL4B00>

PA23/01835

Mr Mike Goodman – **4 Callington Road Saltash PL12 6LA**

Listed Building Consent for proposed repair of Grade II listed townhouse.
Single storey rear extension. Rear dormers.

Ward: Tamar

Date received: 09/03/23

Response date: 30/03/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQYB52FGL4C00>

8. To receive a community housing information event and consider any actions and associated expenditure. (Page 12)
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 18 April 2023 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 21st February 2023 at 6.30 pm

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

ALSO PRESENT: 10 Members of the Public, H Frank (Cornwall Council), R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: R Bickford, M Griffiths, S Lennox-Boyd, S Martin and J Peggs.

121/22/23 HEALTH AND SAFETY ANNOUNCEMENTS.

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

122/22/23 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
Foster	PA23/00106	Non-Pecuniary	Personal Friend	Yes
Bullock	PA23/00363	Non-Pecuniary	Personal Friend	Yes
Foster	PA23/00363	Non-Pecuniary	Personal Friend	Yes
Stoyel	PA23/00524	Non-Pecuniary	Personal Friend	Yes

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

None.

123/22/23 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.

None.

124/22/23 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 17TH JANUARY 2023 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 Dent and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 17th January 2023 were confirmed as a true and correct record.

125/22/23 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

None.

126/22/23 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:

PA22/11132

Motor Fuel Group – **Carkeel Roundabout Callington Road Saltash PL12 6LF**

Advert Consent: Erection of 7m Pole Sign.

Ward: Tamar

Date received: 23/01/23

Response date: 24/02/23

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

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

PA23/00106

Mr D Bennets – **Land Rear of 62 St Stephens Road Saltash PL12 4BJ**

Erection of one detached dwelling.

Ward: Essa

Date received: 12/01/23

Response date: 22/02/23

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

Councillor Foster was invited and returned to the meeting.

PA23/00193

Mr & Mrs Attwood – **71 Hobbs Crescent Saltash PL12 4JJ**

Single storey front, side and rear extensions.

Ward: Tamar

Date received: 11/10/23

Response date: 22/02/23

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

PA23/00341

Jane Bownas – **Smallacombe Carkeel Saltash PL12 6NW**

Replacement of existing rear conservatory extension with new rear extension; replacement of existing single-storey side extension with new single storey side extension and 2 no. proposed dormer windows to the rear of the existing property.

Ward: Trematon

Date received: 30/01/23

Response date: 24/02/23

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

Councillors Bullock and Foster both declared an interest in the next agenda item and left the meeting.

PA23/00363

Mr I Waterfall – **128 St Stephens Road Saltash PL12 4NQ**

Single two storey rear extension to provide dining room, shower room and bathroom.

Ward: Essa

Date received: 09/02/23

Response date: 02/03/23

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

Councillors Bullock and Foster were invited and returned to the meeting.

PA23/00439

Mr & Mrs Jones – **16 Gallacher Way Saltash PL12 4UT**

Proposed rear extension.

Ward: Trematon

Date received: 19/01/23

Response date: 24/02/23

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

PA23/00444

Mr Mark Chadd – **Aberfoyle Plough Green Saltash PL12 4LA**

First-storey timber-framed extension to the rear of the property to create an additional bedroom and en-suite to master bedroom, extension of front dormer width in master bedroom to extend internal room space and front extension of garage wall to extend out in line with front of property.

Ward: Tamar

Date received: 24/01/23

Response date: 24/02/23

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

PA23/00589

Carey – Lewis – **Maryfield View Wearde Road St Stephens Saltash**

Demolition of Partially Substandard Dwelling and Replacement with Ecologically Sensitive Dwelling.

Ward: Essa

Date received: 01/02/23

Response date: 02/03/23

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

d. Tree Applications:

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

PA23/00524

Tristan Evely – **Trees At Cedar Court Saltash PL12 6DQ**

Works to trees under a tree preservation order (TPO): T1 - Bay tree - Prune back to boundary line over neighbouring garden. G1 -Leylandii trees - Crown lift over neighbours garden to achieve 3 metres of clearance above ground level. T2 - 1x Lime tree - Crown lift by removing all epicormic growth up to a height of 5m above ground level. T3 - Elder - Reduce in height by approximately 2m.

Ward: Tamar

Date received: 25/01/23

Response date: 24/02/23

The Chairman informed Members of The Cornwall Council Tree Officer's Report and the Saltash Town Council Voluntary Tree Wardens' Report.

It was proposed by Councillor P Samuels, seconded by Councillor Dent and resolved to **RECOMMEND APPROVAL** subject to removing branches no greater than 5cms as per the Saltash Town Council Voluntary Tree Wardens' Report.

Councillor Stoyel was invited and returned to the meeting.

127/22/23 TO RECEIVE A RESPONSE FROM CORNWALL COUNCIL REGARDING THE TOWN COUNCIL TREE PRESERVATION ORDER FOR THE DARLEY OAK SAPLING AT JUBILEE GREEN, SALTASH

It was **RESOLVED** to note.

128/22/23 TO RECEIVE AND CONSIDER RESPONDING TO THE CONSULTATION ON REVISING THE NATIONAL PLANNING POLICY FRAMEWORK.

It was **RESOLVED** to note the consultation.

It was proposed by Councillor B Samuels, seconded by Councillor Miller and **RESOLVED** that should Members have any comments to forward these to the Assistant Town Clerk prior to 3rd March 2023 for onward transmission to Cornwall Council.

129/22/23 TO RECEIVE AN UPDATE FROM BLOOR HOMES ON THE TRELEDAN PHASE 2 DEVELOPMENT.

The Chairman informed Members that the presentation from Bloor Homes would exceed 10 minutes breaching Standing orders.

It was proposed by Councillor B Samuels, seconded by Councillor Gillies and **RESOLVED** to suspend Standing Order Section Six, item b) iii (f) to allow Bloor Homes 30 minutes for their presentation.

The Chairman proposed questions be received from Town Councillors and members of the public following the presentation by Bloor Homes.

It was proposed by Councillor B Samuels, seconded by Councillor Foster and **RESOLVED** to receive questions following the presentation by Bloor Homes for up to 30 minutes.

A member of the public was invited to speak on behalf of the Saltash Flood Forum in relation to the update from Bloor Home on the Treledan Development.

Following the presentation, the Chairman reminded the meeting that the representatives from Bloor Homes had agreed to a meeting with the Saltash Flood Forum, (SFF). The Chairman suggested that the SFF liaise with the Assistant Town Clerk in order to set up this meeting.

130/22/23 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.

131/22/23 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

132/22/23 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

133/22/23 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

None.

134/22/23 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

DATE OF NEXT MEETING

Tuesday 21 March 2023 at 6.30 pm

Rising at: 8.02 pm

Signed: _____
Chairman

Dated: _____

Information Request: Community Housing Conversations

This is a community housing information event for town and parish councillors.

Date: Wednesday April 19 2023, 4-8pm. Venue: Heartlands Dudnance Lane Pool TR15 3QY

Housing Scheme Summary Form

As part of this event CALC are keen to include brief information about a variety of housing schemes that Parish Councils and Councillors have been involved with. If there is a local scheme that might serve as an example please complete the summary box below. The intention is to show the range of different ways schemes can be set-up and the role of town and parish councils.

We intend to have a series of these short information summaries available for councillors and others to read at the event, so the information you provide should be intended to be shared. All we need is a brief 250-300 word summary, for example outlining the scheme, the number of houses, main partners and the role the council played, the stage you are at. If you are able to attach a picture that would be great and please also indicate if you are able to attend the event.

Please return the form by email to enquiries@cornwallalc.org.uk by Monday 23 March 2023.

Name and location of scheme

Your name and title e.g Cllr

Contact email/phone

I am coming to the event. Yes/No

Information Summary (please complete in box below – max 250-300 words.

Many thanks. Kind regards **Isabelle Risner, please do get in touch if you have any questions.**