



# ***Saltash Town Council***

***Konsel An Dre Essa***



*The Guildhall*  
*12 Lower Fore Street*  
*Saltash*  
*PL12 6JX*  
*Telephone: 01752 844846*  
[www.saltash.gov.uk](http://www.saltash.gov.uk)

12 April 2023

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 18th April 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](mailto: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](http://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:

<b>Essa</b>	<b>Tamar</b>	<b>Trematon</b>
J Brady	VACANCY	S Miller
R Bickford	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. 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 21st March 2023 as a true and correct record. (Pages 7 - 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:

**PA23/02089**

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

Application for Rural Exception Site comprising of four detached open market bungalows (1 x 4-bed with double garage, 3 x 3-bed with integral garage) and two detached affordable bungalows (2 x 3-bed, 1 x social rent and 1 x shared ownership) and two semi-detached bungalows (2 x 2-bed, 2 x social rent) along with parking spaces, access road, landscaping and open space area (re-submission of withdrawn Application No. PA22/07188).

**Ward: Trematon**

Date received: 23/03/23

Response date: 21/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRB9T5FGI SI00>

**PA23/01616**

Pearce Fine Homes Limited – **Land South of Lucus Tenement Broad Lane Trematon PL12 4RU**

Reserved Matters application for appearance, layout and scale following outline consent PA20/00782 dated 19.06.20.

**Ward: Trematon**

Date received: 23/03/23

Response date: 21/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQQIKFFG FNT00>

**PA23/01619**

Mr M Pascoe – **Land West of The Ferns Carkeel PL12 6NR**

The construction of a single dwelling house.

**Ward: Trematon**

Date received: 06/04/23

Response date: 27/4/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQQLCXFG FQE00>

**PA23/01693**

M&C Care Ltd – **Rowan House 4 Lower Port View St Stephens Saltash PL12 4BY**

Two storey extension to existing care home.

**Ward: Essa**

Date received: 17/03/23

Response date: 21/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQSTZIFGHEO00>

**PA23/01973**

Miss Helen Lucas Saltash Bandits Ltd – **132-134 Fore Street Saltash PL12 6JR**

Retrospective application for the Change of Use of premises at 132-134 Fore Street Saltash, from Shop to Restaurant.

**Ward: Tamar**

Date received: 12/04/23

Response date: 03/05/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RR6Y8SFGFKB00>

**PA23/01989**

Mr Adam E – **4 Jubilee Cottages St Stephens Hill St Stephens Saltash PL12 4AW**

Retrospective: Erection of obscure glazing and raising of parapet wall to allow for external balcony.

**Ward: Essa**

Date received: 31/03/23

Response date: 21/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RR7EWFFGFYW00>

**PA23/02354**

Mr & Mrs Ryan James – **32 Hobbs Crescent Saltash PL12 4JJ**

Upward extension to provide new first floor accommodation.

**Ward: Tamar**

Date received: 24/03/23

Response date: 21/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRU0SQFGFO200>

**PA23/02385**

Saltash Town Council – **Saltash Library Callington Road Saltash PL12 6DX**

Replacement of existing curtain walling, windows and doors with new units, internal refurbishment to remove existing reception and office spaces to provide an open plan multi-use functional space, upgrade of existing WC facilities and provision of an accessible WC, associated works to replace finishes and renew internal decoration.

**Ward: Essa**

Date received: 04/04/23

Response date: 25/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRVN6YFG GAL00>

**PA23/02386**

Saltash Town Council – **Saltash Library Callington Road Saltash PL12 6DX**

Listed building consent for the replacement of existing curtain walling, windows and doors with new units, internal refurbishment to remove existing reception and office spaces to provide an open plan multi-use functional space, upgrade of existing WC facilities and provision of an accessible WC, associated works to replace finishes and renew internal decoration.

**Ward: Essa**

Date received: 04/04/23

Response date: 25/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRVN70FG GAM00>

**PA23/02470**

Mr Graeme Rose – **Unit 3 Burley Court Pillmere Drive Saltash PL12 6FH**  
Advertisement consent for 4 no. fascia signs, 1 no. projecting sign and 1 no. LED digital display screen located internally within the store.

**Ward: Tamar**

Date received: 04/04/23

Response date: 25/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRZFA1FGI ZS00>

**PA23/02509**

Mrs Anna Gibbs – **11 Castlemead Close Saltash PL12 4LF**

Proposed single storey front extension.

**Ward: Essa**

Date received: 29/03/23

Response date: 21/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RS1K2MFGKHJ00>

**PA23/02534**

Mr & Mrs Canham – **4 Tower Court Lower Burraton Saltash PL12 4SD**

Proposed two-storey rear extension and conversion of integral garage.

**Ward: Trematon**

Date received: 28/03/23

Response date: 21/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RS6AF0FGMO100>

**PA23/02582**

Lindsey East – **Wearde End Cottage 3 Wearde Quay Wearde Road St Stephens Saltash PL12 4AT**

Application for Non-Material Amendment to PA22/06957 namely 1) Roof dormers. 2) Conservatory plinth walls.

**Ward: Essa**

Date received: 12/04/23

Response date: 26/04/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RS8DGHFGGFM00>

8. To review the process of receiving Plymouth City Council planning applications and consider any actions.
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 16 May 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 March 2023 at 6.30 pm

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

**ALSO PRESENT:** 3 Members of the Public, R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

**APOLOGIES:** R Bickford, J Brady, S Gillies and M Griffiths.

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#### **135/22/23 HEALTH AND SAFETY ANNOUNCEMENTS.**

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

Councillor Miller joined the meeting.

#### **136/22/23 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.

<b>Councillor</b>	<b>Agenda Item</b>	<b>Pecuniary/ Non-Pecuniary</b>	<b>Reason</b>	<b>Left Meeting</b>
Peggs	PA23/01523	Non-Pecuniary	Friends	Yes

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

None.



**137/22/23** **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

The Chairman informed members that a request to speak had been received in relation to Agenda Item 7c – Applications for consideration:

PA23/01834 in support of 4 Callington Road, Saltash, PL12 6LA.

PA23/01835 in support of 4 Callington Road, Saltash, PL12 6LA.

The Chairman informed members that this would be received under Agenda item 7c - Applications for consideration.

**138/22/23** **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 21ST FEBRUARY 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 Bullock and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 21<sup>st</sup> February 2023 were confirmed as a true and correct record.

**139/22/23** **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

**140/22/23** **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:

**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

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

**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

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

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

**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

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

Councillor Peggs was invited and returned to the meeting.

**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

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

A member of the public spoke in support of PA23/01834 and PA23/01835.

**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

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

**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

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

**141/22/23 TO RECEIVE A COMMUNITY HOUSING INFORMATION EVENT AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.**

It was **RESOLVED** to note.

**142/22/23 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.

143/22/23 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

144/22/23 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

145/22/23 **TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

None.

146/22/23 **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 April 2023 at 6.30 pm

Rising at: 6.47 pm

Signed: \_\_\_\_\_  
Chairman

Dated: \_\_\_\_\_