



Saltash Town Council

Konsel An Dre Essa



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

14 June 2023

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 20th June 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	J Dent	S Miller
J Brady (Vice-Chairman)	S Gillies	B Samuels (Chairman)
R Bullock	S Martin	B Stoyel
J Foster	L Mortimore	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 16th May 2023 as a true and correct record. (Pages 6 - 14)
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:

PA23/03277

Sue Cook Clear Channel – **Bus Shelter 7001-0052 Callington Road Saltash PL12 6LA**

Advertisement consent to replace existing double-sided 6-sheet bus shelter advertising displays with double-sided digital displays.

Ward: Tamar

Date received: 07/06/23

Response date: 28/06/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTF4FAFG LKU00>

PA23/03352

Mr A Conway – **31 Trelawney Road Saltash PL12 4DB**

Provision of a sunroom to replace existing Conservatory.

Ward: Essa

Date received: 12/05/23

Response date: 23/06/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTM2CQFG H4F00>

PA23/03363

Mr Michael Homer – **Notter Farm House Notter Saltash PL12 4RN**

Installation of a number of solar panels and a small 7kw wind generator with associated works.

Ward: Trematon

Date received: 10/05/23

Response date: 21/06/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTMAQ6FG HCB00>

PA23/03709

Mr William Simpson – **The Old Stables Farm Lane St Stephens Saltash PL12 4AR**

Conversion of agricultural barn to C3 residential dwelling with office/annex and garage with variation of condition 2 (approved plans) in respect of decision PA22/06876.

Ward: Essa

Date received: 23/05/23

Response date: 23/06/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RU4FFQFG LJV00>

PA23/03710

Mr William Simpson – **18 Churchtown Drive St Stephens Saltash PL12 4FB**

Enlargement of approved dwelling house.

Ward: Essa

Date received: 31/05/23

Response date: 23/06/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RU4FFZFG LJX00>

PA23/03720

Mr Charles Henwood – **Eastwood Carkeel Saltash PL12 6NP**

Application for a Lawful Development Certificate for an Existing use and occupation of the property by a person not solely or mainly employed or last employed in the Caradon District in agriculture in breach of condition 3 of planning permission granted on 07/0801984 by Caradon District Council under reference 5/02/84/00547/0

Ward: Trematon

Date received: 22/05/23

Response date: 23/06/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RU4NT1FG LLJ00>

PA23/04090

Mr Sutton PCH Ltd – **Old Churchtown Farm Farm Lane St Stephens Saltash PL12 4AR**

Non-material amendment in relation to decision notice PA18/08854 dated 16/11/2018 to: change layout of parking court, remove stone to elevation. White UPVC window rather than grey.

Ward: Essa

Date received: 06/06/23

Response date: 22/06/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUT411FGH6A00>

PA23/04114

Mr & Mrs D Wray – **43 Essa Road Saltash PL12 4EE**

Single storey rear extension to enlarge the kitchen/dining room.

Ward: Essa

Date received: 30/05/23

Response date: 23/06/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUUPL0FG1OU00>

PA23/04201

Mrs Margaret Franklin – **South Pill Barn 1 Jackson Way New Road Saltash PL12 6LR**

Proposed entrance porch extension to west elevation.

Ward: Tamar

Date received: 12/06/23

Response date: 03/07/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV25EBFG LGT00>

8. Correspondence:
 - a. To receive and consider supporting the call to make changes to the planning system relating to the location of 5g radio masts. (Pages 15 - 17)
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 July 2023 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 16th May 2023 at 6.30 pm

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

ALSO PRESENT: 14 Members of the Public, S Burrows (Town Clerk), R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: J Dent, M Griffiths, S Martin, S Miller and L Mortimore.

13/23/24 TO ELECT A CHAIRMAN.

It was proposed by Councillor Brady, seconded by Councillor Stoyel to nominate Councillor B Samuels.

No further nominations received.

Following a vote it was **RESOLVED** to elect Councillor B Samuels as Chairman.

Councillor B Samuels in the Chair.

14/23/24 TO ELECT A VICE CHAIRMAN.

It was proposed by Councillor Brady, seconded by Councillor P Samuels to nominate Councillor Brady.

No further nominations received.

Following a vote it was **RESOLVED** to elect Councillor Brady as Vice Chairman.

The Town Clerk left the meeting.

15/23/24 HEALTH AND SAFETY ANNOUNCEMENTS.

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

16/23/24 **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	PA22/09800	Non-Pecuniary	Friend	Yes
Stoyel	PA23/02930	Non-Pecuniary	Neighbour	Yes
Samuels B	LI23_002214	Non-Pecuniary	Applicant is involved with premises adjoining residence.	Yes
Samuels P	LI23_002214	Non-Pecuniary	Applicant is involved with premises adjoining residence.	Yes
Stoyel	LI23_002214	Non-Pecuniary	Trustee of Scrapstore; neighbouring applicant premises.	Yes

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

None.

17/23/24 **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 9c – Applications for consideration:

PA23/03013 in objection of 127 Old Ferry Road, Saltash, Cornwall, PL12 6BL

By a raise of hands, members confirmed to receive the public statement under Agenda item 9c – Applications for consideration, taking application PA23/03013 as the first to be received.

18/23/24 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 18TH APRIL 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 Foster and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 18th April 2023 were confirmed as a true and correct record.

19/23/24 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

20/23/24 **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:

PA23/03013

Mr & Mrs Harrison - **127 Old Ferry Road Saltash Cornwall PL12 6BL**

Reserved Matters application for appearance, landscaping, layout and scale following outline consent PA21/03568 dated 11.08.21.

Ward: Tamar

Date Received: 04/05/23

Response Date: 25/05/2023

A member of the public spoke in objection to PA23/03013.

It was proposed by Councillor Brady, seconded by Councillor P Samuels and resolved to **RECOMMEND REFUSAL** on the basis of:

1. Overdevelopment of the site.
2. Not in keeping with the street scene.
3. Drainage and sewage.
4. Overbearing.
5. Vehicle access.

Councillor Foster left the meeting.

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

Councillor Foster returned to the meeting.

PA22/09800

Mr D Bennetts – **Public Conveniences Callington Road Saltash PL12 6LW**

Erection of one detached dwelling.

Ward: Tamar

Date received: 28/04/23

Response date: 19/05/23

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

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

PA23/01454

Mr Keith Wildman – **1 Hessary View Saltash PL12 6HX**
Conservatory to front of property.

Ward: Tamar

Date received: 27/04/23

Response date: 18/05/23

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

PA23/02339

Mr Steven Haigh – **3 Love Lane Valley Road Saltash PL12 4BS**
Demolition of store and proposed front extension to existing dwelling.

Ward: Essa

Date received: 14/04/23

Response date: 19/05/23

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

PA23/02764

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

Listed Building Consent for conservatory and verandah on SE elevation and two roof dormers on NW elevation. (Revision to application PA22/06958).

Ward: Essa

Date received: 18/04/23

Response date: 19/05/23

The Chairman informed members of the comments of Historic Environment Planning.

It was proposed by Councillor Brady, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL** subject to the conditions stated by Historic Environment Planning being met.

PA23/02883

Mr & Mrs Potts – **34 Hillside Road Saltash PL12 6EX**
Single storey side extension to provide a sitting room.

Ward: Tamar

Date received: 14/04/23

Response date: 19/05/23

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

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

PA23/02930

Mr Lee Graham – **184 St Stephens Road Saltash PL12 4NJ**

Proposed single-storey rear and side extension.

Ward: Essa

Date received: 19/04/23

Response date: 19/05/23

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

Councillor Stoyel was invited and returned to the meeting.

PA23/03159

Ms Teresa Lakeman – **311 New Road Saltash PL12 6HL**

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

Ward: Tamar

Date received: 24/04/23

Response date: 19/05/23

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

PA23/03224

Mrs Susan George – **The Vineyard Burr Hill Carkeel Saltash PL12 6NR**

Proposed 2 storey extension comprising entrance hall and boot room on ground floor with bedroom at first floor level.

Ward: Trematon

Date received: 03/05/23

Response date: 24/05/23

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

d. Tree Applications:

PA23/02956

Mrs Joanne Pascoe Cormac - **Grassmere Way Play Area
Grassmere Way Saltash Cornwall PL12 6XE**

Works to trees subject to a Tree Preservation Order, works include:
ELM Reference Number Oak tree T3 remove dead branches >25mm from the entire crown of the tree; prune to clear building 63 Grassmere Way, prune branches back to nearest suitable pruning points to achieve a clearance of 1.5 meters from the roof apex and gable end of the building, prune to achieve a 2.1-meter clearance over the footpath, prune branches to achieve a 0.5 meters clearance from light column and light head of lighting column number L169.;
ELM Reference Number G3 Ash Tree prune branches to achieve a 0.5 meters clearance from light column and light head of lighting column number L165. Additional works to fell to ground level twin stem dead elm tree, cut back by 0.5 meters fallen dead elm stem at the side of the footpath

Ward: Tamar

Date Received: 09/05/23

Response Date: 31/05/2023

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

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

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

Vice Chairman, Councillor Brady in the Chair.

21/23/24

CONSIDERATION OF LICENCE APPLICATIONS:

Premises Name and Address	The Brunel Inn, 92 Fore Street, Saltash, PL12 6AE
Applicant	Star Pubs & Bars Limited
Application Accepted	28.04.2023
Application Type	Variation
Licensable Activities	Amend sale by retail of alcohol, live music, recorded music, performance of dance and hours premises is open to the public hours. Add non-standard timings and remove conditions
Reference	LI23_002214
Representations Deadline	26.05.2023
Licensing Officer	Terianne Moody

The Vice Chairman, Councillor Brady informed members of the conditions with regard to the Premises Licence Application.

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

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

The Chairman, Councillor B Samuels in the Chair.

22/23/24

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.

23/23/24

TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

24/23/24 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

25/23/24 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

The Chairman reminded members of the importance of responding to Planning Survey Polls as this provides additional evidence should applications need to be taken to Committee.

26/23/24 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 20 June 2023 at 6.30 pm

Rising at: 7.35 pm

Signed: _____
Chairman

Dated: _____

Subject: PA23 02464 - 5g Radio Mast just off the A38 at Landrake:

Dear Sinead

Please could you forward to your members.

You may have heard about the proposals for a 5g radio mast just off the A38 on the entrance to Landrake village (somewhat misleadingly referred to be the agents as School Road).

Cornwall Council have approved the application subject to the following conditions: *Prior to the commencement of works on site, the following information shall be submitted to National Highways as the strategic highway authority for review and written acceptance:*

- *A Road Safety Audit Stage 1 prepared in accordance with GG119 which*

should consider the installation of the equipment and its maintenance as well as any static hazard presented;

- *A Road Safety Risk Assessment in accordance with GG104 which should consider both installation and maintenance of the equipment, and any vehicle restraint/protection measures that may be necessary;*
- *Submission of details for CG 300 Technical approval of highway structures*

given the height of the proposed mast and its proximity to the highway;

- *A construction traffic management plan, noting that a crane will be located on School Rd in proximity to the junction which has the potential to impact on the trunk road and footway and for which traffic management is likely to be required. The plan should also consider the necessary submissions for roadspace booking which will also be required.*

Reason: In order to ensure the development does not adversely impact on the safe and efficient operation of the A38 trunk road and in accordance with policy 27 of the Cornwall Local Plan Strategic Policies 2010 - 2030.

ANY ADDITIONAL INFORMATION:

Highways

The development hereby permitted involves works within the strategic highway boundary which requires the agreement of the strategic highway authority. The applicant shall therefore make contact with National Highways via the South West

Operations Scheme Delivery team for third party works at an early stage to put in place the process for obtaining the necessary technical approvals and agreements/licences to fulfil the condition requirements of this permission.

Contact should be made via

thirdpartyworksswarea@nationalhighways.co.uk, for the attention of [REDACTED]

Landrake with St Erney Parish Council is not against a 5g mast but firmly believes that this not a suitable location.

The Parish Council kindly asks you to:

1. Lobby the government to put forward changes to this type of planning application, so that local communities can have a meaningful say in what happens in their communities (or on this case, what is imposed on the community without their consent).
2. Contact National Highways urging them to take into consideration the safety views of Landrake Community.

██████████ Project Manager, Third Party Scheme Delivery -
thirdpartyworksswarea@nationalhighways.co.uk

3. Write to the Managing Director of C K Hutchinson (The applicants) requesting they work with the community to source alternative locations.

Contact details: ██████████

You will see from the number of comments of the portal and the signed petition the strength of objection from Landrake Community.

The Parish Council and members of the community is not objecting to a 5g mast in the parish and have tried to put forward alternative suggested locations but the Parish Council are of the firm opinion that the proposed location is totally unsuitable.

- a) The location would be blocking the view of the road a busy junction. Already there are far too many accidents on this stretch of the A38.
- b) The mast would act as a potential distraction at the main access junction for Landrake, as well as to passing traffic on the A38, a major access route into Cornwall and already an accident black spot.
- c) This stretch of the A38 is already an accident hotspot and the siting of this mast could obstruct drivers visibility or distract them adding further dangers.
- d) The mast would be a blight on the landscape and an eyesore to the entrance of a traditional Cornish village. Code of Practice for Wireless Network Development in England from Department for Digital, Culture, Media and Sport states "Mast positioning: all new masts should be sited, so far as is practicable, so as to minimise their impact on their setting, including the landscape and any buildings (para 36)"

The Parish Council has made every effort to try to engage with the Clarke Telecom to put forward alternative suggestions. As representatives of the community it serves, the Parish Council, supported by Cornwall Councillor Martin Worth have spent a lot of time and effort communicating with the agents and Cornwall Council.

The community of Landrake have been let down because legislation for Permitted Development Rights for Electronic Communications infrastructure do not allow for the communities views and valid material planning considerations to be taken into account.

The Parish Council have a public meeting next Tuesday (30th May 2023) and hope to be able to provide an update detailing your involvement and positive support.

All documents relating to this application can be found here [PA23/02464 | Prior notification of proposed development by telecommunications code systems operators for telecommunication equipment and cabinets | Telecommunications Cabinet School Road Landrake Cornwall PL12 5DZ](#)

Please refer to the comments on planning application PA23/00259
[PA23/00259 | Prior notification of proposed development by telecommunications code system operators for telecommunication equipment and cabinets. | Telecommunications Cabinet School Road Landrake Cornwall PL12 5DZ](#)

Which was withdrawn and subsequently replaced by PA23/02464 (which is a minor difference in size).

[PA23/02464 | Prior notification of proposed development by telecommunications code systems operators for telecommunication equipment and cabinets | Telecommunications Cabinet School Road Landrake Cornwall PL12 5DZ](#)