



# ***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 July 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 July 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>
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 20th June 2023 as a true and correct record. (Pages 5 - 10)
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:

**PA23/04255**

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

Reserved matters application for appearance, layout and scale, following outline consent PA20/00782 dated 19.06.2020.

**Ward: Trematon**

Date received: 28/06/23

Response date: 19/07/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV45K3FGMW800>

**PA23/04660**

Bloor Homes Ltd – **Phases 0B, 2, 3, The Employment/Commercial Land And The Primary School Land Broadmoor Farm Saltash Cornwall**

Deed of Variation to Section 106 Agreement attached to planning permission PA14/02447 dated 13.10.2017 relating to the affordable housing quantum, tenure, mix and development standards.

**Ward: Trematon**

Date received: 22/06/23

Response date: 23/07/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVVPQVFG1YY00>

**PA23/04692**

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

Proposed two-storey rear extension and conversion of garage.

**Ward: Trematon**

Date received: 15/06/23

Response date: 21/07/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVW8OQFGHEO00>

**PA23/04774**

Mr D Bennetts – **62A St Stephens Road Saltash PL12 4BJ**

Erection of one detached dwelling.

**Ward: Essa**

Date received: 30/06/23

Response date: 21/07/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW2ZGSFGJV100>

**PA23/04281**

Mr Paul Aitken – **14 Holcroft Close Saltash PL12 4PU**

Demolition of detached garage and construction of a two-storey side extension.

**Ward: Essa**

Date received: 11/07/23

Response date: 01/08/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV5GSRFGG1000>

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 15 August 2023 at 6.30 pm

## SALTASH TOWN COUNCIL

### Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 20th June 2023 at 6.30 pm

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

**ALSO PRESENT:** R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

**APOLOGIES:** J Dent, J Foster, S Gillies, M Griffiths, S Martin, S Miller, L Mortimore and J Peggs .

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#### **27/23/24 HEALTH AND SAFETY ANNOUNCEMENTS.**

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

#### **28/23/24 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.

<b>Councillor</b>	<b>Agenda Item</b>	<b>Pecuniary/Non-Pecuniary</b>	<b>Reason</b>	<b>Left Meeting</b>
Lennox-Boyd	PA23/03709	Non-Pecuniary	Knows the Architect	No
Lennox-Boyd	PA23/03710	Non-Pecuniary	Knows the Architect	No
Lennox-Boyd	PA23/03720	Non-Pecuniary	Friend	Yes

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

None.

#### **29/23/24 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

None.

**30/23/24** **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 16TH MAY 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 Brady and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 16<sup>th</sup> May 2023 were confirmed as a true and correct record.

**31/23/24** **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

**32/23/24** **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:

**PA23/03277**

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

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

**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

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

**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

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

Councillor Lennox-Boyd declared an interest during the hearing of planning application PA23/03709, remained in the room but did not partake in the discussion and abstained when voting took place.

**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

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

Councillor Lennox-Boyd declared an interest during the hearing of planning application PA23/03710, remained in the room but did not partake in the discussion and abstained when voting took place.

**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

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

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

**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

It was proposed by Councillor Yates, seconded by Councillor P Samuels and resolved to **RECOMMEND** that due to there being no evidence to contradict the Lawful Development Certificate Saltash Town Council do not object to the planning application.

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

**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

It was proposed by Councillor Brady, seconded by Councillor Lennox-Boyd and resolved to **RECOMMEND APPROVAL**.



**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

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

**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

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

**33/23/24**      **CORRESPONDENCE:**

- a. To receive and consider supporting the call to make changes to the planning system relating to the location of 5g radio masts.

It was **RESOLVED** to note with no further action.

**34/23/24**      **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.

**35/23/24**      **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

**36/23/24**      **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

37/23/24 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

None.

38/23/24 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

**DATE OF NEXT MEETING**

Tuesday 18 July 2023 at 6.30 pm

Rising at: 7.08 pm

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

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