



# ***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)

9 August 2023

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 15th August 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 18th July 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:

**PA23/03544**

Mr F W Rogers – **Burley Court Pillmere Drive Saltash PL12 6FH**

Advertisement consent for a 10 metre high post with illuminated signs.

**Ward: Tamar**

Date received: 03/08/23

Response date: 24/08/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTTKA2FG1OU00>

**PA23/04762**

Mr S Davies – **Land South Of Tinkhams Farm House Carkeel PL12 6PH**

Erection of a detached dwelling and garage with a new vehicular access and associated parking and amenity areas.

**Ward: Trematon**

Date received: 20/07/23

Response date: 18/08/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW2ZDQFGJUD00>

**PA23/05260**

Town Clerk Saltash Town Council – **Saltash War Memorial Station Road Saltash**

Listed Building Consent: Installation of two concrete benches.

**Ward: Essa**

Date received: 24/07/23

Response date: 18/08/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWWQJ5FGLCM00>

**PA23/05692**

C/o Agent CEG land promotions Ltd and WH Bond & Sons Limited and Bond Holdings Limited – **Land At Broadmoor Farm Stoketon Cornwall**

Application for Non-Material Amendment to PA14/02447 for Hybrid application comprising Outline permission for a mixed use residential-led development, including, preparatory works including demolition of existing farm buildings as necessary; up to 1000 residential units; care home up to 80 beds or sheltered housing up to 50 units, or combination thereof ; up to 6 hectares of employment land; 1 neighbourhood centre approximately one hectare, (up to 1000 sqm, including convenience store up to 400 sqm), with associated carparking, landscaping works (including a village square) and public realm; one commercial centre approximately 0.5 hectares (including convenience store up to 60 sqm), C1 (including hotel of up to 60 bedrooms), C3, D1/D2) with associated car parking, landscaping works (including a central space) and public realm; education facilities (including a minimum 1.3 hectare site for primary school); open space including parks, amenity green space, natural and semi-natural green spaces, outdoor sports provision, facilities for children and young people, allotments, community orchards and forest gardens; associated infrastructure works (undergrounding of overhead electrical power lines, internal access roads, footpaths/cycleways including a pedestrian bridge across the A38); and landscaping works (including surface water drainage and levelling/creation of earth bunds/mounds and detailed permission for the construction of a western access, comprising a roundabout and link road off the A38 and associated highways works, an eastern access comprising a roundabout off the A388; footpaths/cycleways, landscaping and associated engineering/infrastructure works, and improvements to the existing highway (including Carkeel/A38 and Avery Way/A388 roundabouts), namely 1) amendment to the red line shown on the approved site location plan A30947/032 under application PA14/02447.

**Ward: Trematon**

Date received: 03/08/23

Response date: 16/08/23

[https://planning.cornwall.gov.uk/online-](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXN1RGFG)

[applications/applicationDetails.do?activeTab=summary&keyVal=RXN1RGFG](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXN1RGFG)  
JLG00

**PA23/05749**

Mr Tom Watson National Grid – **Land South of Lucus Tenement Broad Lane Trematon Cornwall PL12 4RU**

Divert our existing overhead line at Lucus Tenement, Trematon due to the site being redeveloped for 5 new dwellings. The overhead line diversion will move the existing line approximately 20 metres west of the development site onto the other side of an existing hedge line boundary. A plan has been submitted to you outlining the diversion. The proposed new location is highlighted in pink and the section to be dismantled highlighted in blue. In order to divert the overhead line it is proposed a new additional pole and stay will be required to support the overhead line and one of the existing poles numbered 45 FYA5 will require a stay attachment to balance the new pole. The works are on the edge of the Tamar AONB area and we have consulted thoroughly with the AONB officer about the proposed works. No new access tracks will be required to carry out our works and care shall be taken to cause as little disturbance or damage to the land as possible. There is a grouping of trees that will have to be felled to enable the diversion to take place however the developer of the neighbouring site has a landscaping and environmental plan which includes replanting the hedges during the construction of the new dwellings.

**Ward: Trematon**

Date received: 21/07/23

Response date: 18/08/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXQ9VOFG1FD00>

**PA23/06052**

Mr D Nimmo-Williams – **Gwel An Woon 26 Bishops Close Saltash PL12 6HP**

Two Storey Side Extension.

**Ward: Tamar**

Date received: 26/07/23

Response date: 18/08/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYATD1FGI GL00>

**PA23/06166**

Mr William Trinick Antony Estate – **Wearde Farm Wearde Road St Stephens Saltash PL12 4AS**

Listed building consent for change of use of part of a field to extend the garden of the adjoining house.

**Ward: Essa**

Date received: 09/08/23

Response date: 30/08/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYGAMHF GM6900>

d. Tree Applications:

**PA23/05843**

Mrs Alison Pimlott – **31 Glebe Avenue Saltash PL12 6DN**

Works to trees under a tree preservation order (TPO) namely; Ash: reduce by 3m all round.

**Ward: Tamar**

Date received: 01/08/23

Response date: 22/08/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXVGRNFG HEN00>

8. To receive a Public Notice relating to the former public conveniences, Callington Road, Saltash and consider any actions. (Pages 12 - 15)
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 19 September 2023 at 6.30 pm

## SALTASH TOWN COUNCIL

### Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 18th July 2023 at 6.30 pm

**PRESENT:** Councillors: J Brady (Vice-Chairman), R Bullock, J Dent, J Foster, M Griffiths, S Miller, 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:** R Bickford, S Gillies, S Lennox-Boyd, S Martin, L Mortimore and J Peggs.

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#### **39/23/24 HEALTH AND SAFETY ANNOUNCEMENTS.**

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

#### **40/23/24 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> |
|-------------------|--------------------|---------------------------------|--|---------------------|
| Foster            | PA23/04774         | Non-Pecuniary                   | Knows the owner of 62A St Stephens Road. | Yes                 |

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

None.

#### **41/23/24 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

None.

**42/23/24** **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 20TH JUNE 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 Tuesday 20<sup>th</sup> June 2023 were confirmed as a true and correct record.

**43/23/24** **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

**44/23/24** **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:

**PA23/04255**

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

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



**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

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

**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

The Chairman informed members that the proposal regarding PA23/04692 has been changed to: 'Proposed single-storey extensions and conversion of garage' as detailed on Cornwall Council's website.

It was proposed by Councillor Stoyel, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** subject to the proposal matching the recent change for a proposed single-storey extensions and conversion of garage.

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

**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

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

Councillor Foster was invited and returned to the meeting.

**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

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

**45/23/24 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.

**46/23/24 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

**47/23/24 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

**48/23/24 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

None.

**49/23/24 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

**DATE OF NEXT MEETING**

Tuesday 15 August 2023 at 6.30 pm

Rising at: 6.50 pm

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

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

## REPORT FROM SALTASH TOWN COUNCIL

### VOLUNTARY TREE WARDENS

#### PA23/05843 – 31 Glebe Avenue Saltash PL12 6DN

This is a fine, mature ash tree from the original Cornish hedge. The property owners care greatly for the tree and asked for the Tree Preservation Order in the first place to prevent developers removing branches overhanging Longmeadow Court behind.

Their motive in wanting to reduce the crown now is to forestall complaints about the size of the tree, and we support their request.

The only thing we are unsure of is the optimal amount to cut back - it is possible that a smaller cut back than planned, say 1.5m only, would actually mean a longer interval before the next cut is needed - we are not certain but would draw the Tree Officer's attention to this point, and so are copying this email to him.

Adrian White  
Saltash Town Council  
Voluntary Tree Warden

# Agenda Item 8

**From:** NATIONALCASEWORK <[NATIONALCASEWORK@dft.gov.uk](mailto:NATIONALCASEWORK@dft.gov.uk)>

**Sent:** Friday, August 4, 2023 9:18 AM

**To:** NATIONALCASEWORK <[NATIONALCASEWORK@dft.gov.uk](mailto:NATIONALCASEWORK@dft.gov.uk)>

**Subject:** DRAFT ORDER: SW/5516 - PROPOSED STOPPING UP OF HIGHWAY AT PUBLIC CONVENIENCES CALLINGTON ROAD SALTASH CORNWALL PL12 6LW

**National Transport Casework Team**

Tyneside House  
Skinnerburn Road Newcastle  
Business Park Newcastle  
upon Tyne  
NE4 7AR



[www.gov.uk](http://www.gov.uk)  
[nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk)

Dear Sir / Madam

Our ref: NATTRAN/SW/S247/5516

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247  
PROPOSED STOPPING UP OF HIGHWAY AT PUBLIC CONVENIENCES CALLINGTON ROAD  
SALTASH CORNWALL PL12 6LW  
OS GRID REFERENCE: E:241378, N:059696**

Please find attached a copy of a draft order proposed under the provisions of the above Act together with a copy of the related plan.

If you do not have any issue with this proposal you do not need to respond to this email, and if we do not hear from you within the 28-day objection period as specified in the public notice, (a copy of which is also attached) we will conclude that you do not have any issue with this proposal.

If however you do have issues surrounding this proposal, we should be pleased to receive your comments and / or objections that you may have, before the end of the 28-day objection period specified in the public notice. If possible, objections should be sent via e-mail to [nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk), stating clearly that **you object**.

Kind regards

**TOWN AND COUNTRY PLANNING ACT 1990**

**THE STOPPING UP OF HIGHWAY (SOUTH WEST) (NO. ) ORDER 202**

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highway described in the Schedule to this Order and shown on the plan numbered NATTRAN/SW/S247/5516, to enable development to be carried out in accordance with the planning permission granted by Cornwall Council, under reference PA22/09800.
2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
3. This Order shall come into force on .....

Signed by authority of  
the Secretary of State

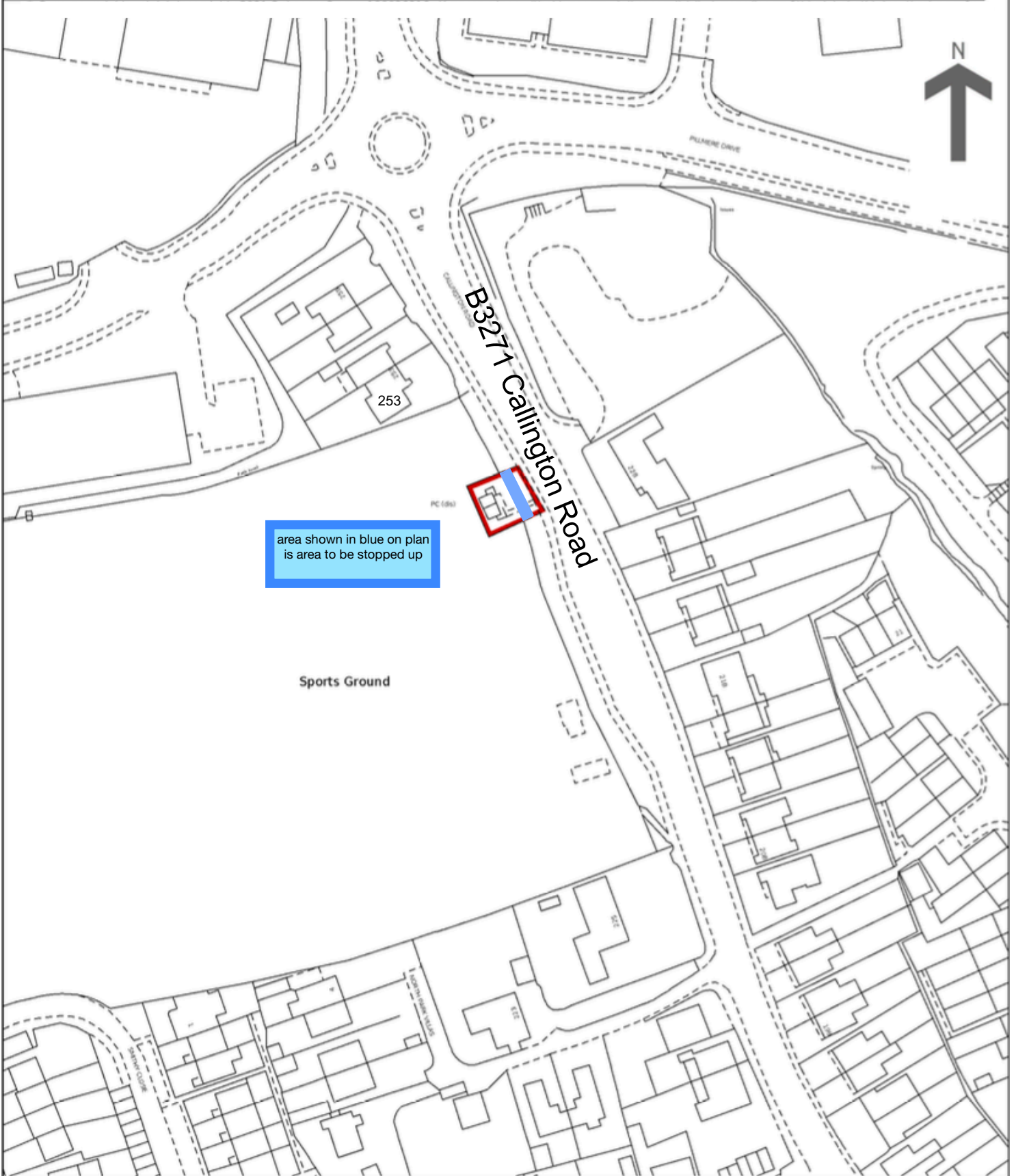
TIM BRIMELOW  
An Official in the  
National Transport Casework Team  
Department for Transport

**THE SCHEDULE**


**Description of highway to be stopped up**

The highway to be stopped up is at Saltash in Cornwall, shown on the plan as a rectangular shaped area of highway verge to the west of the B3271 Callington Road. Commencing 31 metres south east of the southernmost corner of 253 Callington Road, it extends in a south easterly direction for a maximum distance of 12.6 metres. It has a maximum width of 2 metres.

# HIGHWAY AT SALTASH IN CORNWALL



area shown in blue on plan  
is area to be stopped up

|                          |   |                                  |   |
|--------------------------|---|----------------------------------|---|
| Key                      | Scale 1:1250 @ A4   | National Transport Casework Team | Signed by Authority of the Secretary of State   |
| Highway to be stopped up |  | Department for Transport         | on.....   |
|                          |   | Plan No: NATTRAN/SW/S247/5516    | Signature.....  |
|                          |   |                                  | <b>TIM BRIMELOW</b><br>An Official in the<br>National Transport Casework Team<br>Department for Transport |

# PUBLIC NOTICE

## DEPARTMENT FOR TRANSPORT

### TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of a rectangular shaped area of highway verge located at the former public conveniences to the west of the B3271 Callington Road at Saltash in Cornwall.

If made, the Order would authorise the stopping up only to enable development as permitted by Cornwall Council, under reference PA22/09800.

Copies of the draft Order and relevant plan will be available for inspection during normal opening hours at Saltash Library, Callington Road, Saltash, Cornwall, PL12 6DX in the 28 days commencing on 16 August 2023, and may be obtained, free of charge, from the addresses stated below quoting NATTRAN/SW/S247/5516.

Any person may object to the making of the proposed order by stating their reasons in writing to the Secretary of State at [nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk) or National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne NE4 7AR, quoting the above reference. Objections should be received by midnight on **13 September 2023**. You are advised that your personal data and correspondence will be passed to the applicant/agent to enable your objection to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your objection.



D Hoggins, Casework Manager