



Saltash Town Council

Konsel An Dre Essa



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

11 October 2023

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 17th October 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 19th September 2023 as a true and correct record. (Pages 5 - 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:

PA23/06709

Mr & Mrs Steve Jones – **35 Lower Port View St Stephens Saltash PL12 4BY**

Proposed first floor extension.

Ward: Essa

Date received: 09/10/23

Response date: 30/10/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZFEG6FGI2200>

PA23/07075

Mr Rencher – **11 Tobruk Road Saltash PL12 4HP**

Two-storey side extension, loft conversion and porch.

Ward: Essa

Date received: 11/10/23

Response date: 01/11/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S076FNFGKWF00>

PA23/07100

Mr Mark Watt Notter Bridge Lodges Ltd – **Notter Cottage Notter Saltash PL12 4RW**

Change of use of redundant cottage store / education centre into a dwelling unit with associated parking space.

Ward: Trematon

Date received: 26/09/23

Response date: 22/10/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S07SO3FGLCU00>

PA23/07453

Mr & Mrs N Thurlow – **Land South West of Manor Barn Trematon Cornwall PL12 4RS**

Application for Permission in Principle for a dwelling.

Ward: Trematon

Date received: 26/09/23

Response date: 22/10/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0X1IJFG1FD00>

PA23/07911

Mr Summers – **Windrush House Pill Lane North Pill Saltash PL12 6LJ**
Construction of an amenity storage building to drive.

Ward: Tamar

Date received: 11/10/23

Response date: 01/11/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1R1JBFGHQF00>

d. Tree Application:

PA23/07977

Cornwall Council – **Pillmere Play Area Pillmere Drive Saltash PL12 6XB**
Works to trees subject to a Tree preservation order (TPO) Group G2 - Fell, T1 – Fell.

Ward: Tamar

Date received: 04/10/23

Response date: 25/10/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1Y55NFGM6V00>

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 21 November 2023 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 19th September 2023 at 6.30 pm

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

ALSO PRESENT: 16 Members of the Public, R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: R Bickford, J Dent, S Martin and J Peggs.

62/23/24 HEALTH AND SAFETY ANNOUNCEMENTS.

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

63/23/24 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
J Brady	PA23/06296	Non-Pecuniary	Personal Friend	Yes
S Lennox-Boyd	PA23/06296	Non-Pecuniary	Previous work colleague	Yes
D Yates	PA23/06296	Non-Pecuniary	Previous work relationship	Yes

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

None.

64/23/24 **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

PA23/06296 in support of Land North of North Park House Pill Lane Pill Saltash PL12 6LJ.

By a raise of hands, Members confirmed to receive the public statement under Agenda item 10c – Applications for consideration.

65/23/24 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 15TH AUGUST 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 15th August 2023 were confirmed as a true and correct record.

66/23/24 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

67/23/24

TO CONSIDER THE PLANNING COMMITTEE PRIORITIES FOR THE NEXT THREE YEARS WORKING WITHIN THE SIX TOWN COUNCIL STRATEGIC PRIORITIES.

Members considered the Planning and Licensing Strategic Priorities to form part of the Town Council's Business Plan Appendix – Activity Plan.

Members discussed the importance in implementation of the Saltash Neighbourhood Development Plan, National and Local Planning Policies in support of the six Town Council Strategic Priorities.

It was proposed by Councillor B Samuels, seconded by Councillor Brady and **RESOLVED** to approve the Planning and Licensing Committee priorities as follows:

Boosting Jobs and Economic Prosperity

- To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately.

Health and Wellbeing

- To ensure appropriate support or recommendations are given to applications or projects that support health care development or change of use to a health care setting in Saltash.
- To support and work with the Saltash Healthcare Action Group when reviewing planning applications that are applicable.
- To ensure the availability of all housing types are considered inclusive of rental and affordable housing to improve access to housing for all in Saltash.

Housing

- To support projects that deliver affordable and sustainable housing whilst meeting a variety of user needs in keeping with policy.
- To ensure future housing projects and developments offer a variety of housing options inclusive of accessible properties.
- Special consideration be given to the Churchtown Farm development and resolution for occupation by Saltash residents.

Climate emergency

- To continue to acknowledge a climate emergency and considerations given to planning and licensing applications to ensure developments are sustainable and meeting future climate demands.

Recreation and leisure

- To support improvement in keeping with planning policies for open green spaces, leisure and recreational in review of planning and licensing applications in Saltash.

68/23/24 TO RECEIVE AMENDMENTS TO THE EXISTING TOWN COUNCIL PLANNING - A GUIDE FOR COUNCILLORS POLICY AND CONSIDER ANY ACTIONS.

It was proposed by Councillor B Samuels, seconded by Councillor P Samuels and resolved to **RECOMMEND** the amendments to the Town Council Planning – A Guide for Councillors Policy (as attached) to the Policy and Finance Committee Meeting to be held on 14th November 2023.

69/23/24 TO RECEIVE CORNWALL COUNCIL REVISED STATEMENT OF LICENSING POLICY AND CONSIDER ANY ACTIONS.

It was **RESOLVED** to note.

70/23/24 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:

PA23/05063

MBH Motor Fuel Group Limited – **MFG Tamar Service Station Carkeel Roundabout Saltash PL12 6LF**

Installation of 10 no. EV charging bays, EV canopy and new jet wash bay. New proposed metering GRP cabinet, substation enclosure, proposed kerb line and new proposed location for amazon lockers. Removal of existing vac unit, existing kerb and existing fence.

Ward: Tamar

Date received: 30/08/23

Response date: 22/09/23

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

PA23/06165

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

Change of use of part of a field to extend the garden of the adjoining house.

Ward: Essa

Date received: 10/08/23

Response date: 22/09/23

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

PA23/06249

Mr Courtenay-Crabb – **6 Riverside Cottages Forder Saltash PL12 4QS**

Construction of a conservatory structure with dwarf walls to the principle SW elevation to create addition habitable living area.

Ward: Trematon

Date received: 22/08/23

Response date: 22/08/23

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

Councillors Brady, Lennox-Boyd and Yates declared an interest in the next agenda item and left the meeting.

PA23/06296

Mr Ian Taylor – **Land North of North Park House Pill Lane North Pill Saltash PL12 6LJ**

Refurbishment of redundant existing barn in agricultural use and change of use to residential.

Ward:Tamar

Date received: 18/08/23

Response date: 22/09/23

A representative of the land owner spoke in support of PA23/06296.

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

Councillors Brady, Lennox-Boyd and Yates were invited and returned to the meeting.

The Chairman informed Members that two members of the public had requested to speak re PA23/06306 but had raised their request after the deadline of 12 noon prior to the meeting.

It was proposed by Councillor B Samuels, seconded by Councillor Brady and **RESOLVED** to suspend Standing Orders Section Two, item (i) in order to allow the two members of the public to speak re PA23/06306.

PA23/06306

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

Reserved Matters application for the construction of three detached dwellings and associated works (details following Outline Consent PA21/03568 dated 11.08.2021).

Ward: Tamar

Date received: 10/08/23

Response date: 20/09/23

A member of the public spoke in objection to PA23/06306.

A member of the public spoke in support of PA23/06306.

It was proposed by Councillor P Samuels, seconded by Councillor Bullock and resolved to **RECOMMEND REFUSAL** due to:

1. Overdevelopment of the site;
2. Not in keeping with the street scene;
3. Drainage issues sewage/water.

It was proposed by Councillor B Samuels, seconded by Councillor Lennox-Boyd and **RESOLVED** to reinstate Standing Orders Section Two, item (i).

PA23/06372

Mr Richard Cawston – **River House Babis Lane St Stephens Saltash PL12 4FG**

Proposed part new first floor.

Ward: Essa

Date received: 11/09/23

Response date: 02/10/23

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

PA23/06400

Mrs Karen Watson – **4 Heritage Close Lower Burraton Saltash PL12 4SX**

Side extension over existing garage.

Ward: Tamar

Date received: 15/08/23

Response date: 22/09/23

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

PA23/06911

Mr Paul Rice – **6 Edwards Crescent Latchbrook Saltash PL12 4UG**

First floor rear extension and a two-storey side extension with removal of the existing shed. Addition of 2 new obscured windows, North West and South West facing at first floor level and 1 new window, South West facing at ground floor level.

Ward: Trematon

Date received: 04/09/23

Response date: 25/09/23

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

PA23/07113

Mr Daniel Allwood Bloor Homes Exeter Limited – **Land At Phase 2A Treledan Broadmoor Farm Stokeon Saltash PL12 6PQ**

Reserved Matters application in relation to appearance, landscaping layout and scale for the construction of a new residential development including affordable housing, public open space, landscape planting, pedestrian, cycle and vehicular links, a Neighbourhood Centre and associated infrastructure (details following outline consent PA14/02447 dated 13.10.2017).

Ward: Trematon

Date received: 06/09/23

Response date: 27/09/23

The Chairman read out an email from Stephen Kirby, Principal Development Officer/CDRP Facilitator, Cornwall Council in connection with HSE objections concerning PA23/07113.

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

1. HSE objections;
2. Traffic and vehicle access;
3. Configuration of neighbourhood centre and outlying roads;
4. Pollution effects on local properties and schools;
5. Does not comply with the Planning and Licensing strategic objectives.

d. Tree Application:

PA23/07066

Mr Chris Wells – **Brooks End Forder Saltash PL12 4QR**

Works subject to a Tree Preservation Order – felling of 1 x Sycamore tree.

Ward: Trematon

Date received: 04/09/23

Response date: 25/09/23

The Chairman informed Members of the Cornwall Council Tree Officer's Report.

It was proposed by Councillor Miller, seconded by Councillor Stoyel and resolved to **RECOMMEND APPROVAL** subject to the recommendations in the Cornwall Council Tree Officer's report.

71/23/24 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.

72/23/24 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

73/23/24 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

74/23/24 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

None.

75/23/24 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 17 October 2023 at 6.30 pm

Rising at: 8.14 pm

Signed: _____
Chairman

Dated: _____