



Saltash Town Council

Konsel An Dre Essa



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

13 December 2023

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 19th December 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 21st November 2023 as a true and correct record. (Pages 5 - 12)
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:

PA23/07369

Mr Jason Wilkinson – **102 Callington Road Saltash PL12 6EA**

Loft conversion. New hardstanding, replacement garage and replacement rear extension to existing property.

Ward: Tamar

Date received: 13/12/23

Response date: 03/01/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0T63VFGJQI00>

PA23/07634

Mr Ross Winmil Purple Dot Director's Pension Fund – **Cloud Break Surf Unit 1 Channon Road Moorlands Trading Estate Saltash PL12 6NZ**

The proposed works seek to create an additional 4 parking spaces.

Ward: Tamar

Date received: 28/11/23

Response date: 22/12/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1ADLMFGFU000>

PA23/08975

Mr David Barden – **Penkelly House 78A North Road Saltash PL12 6BE**

Detached garage.

Ward: Tamar

Date received: 20/11/23

Response date: 22/12/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3PKMHFGG3Y00>

PA23/09006

Mr & Mrs G Basso – **Laurel Bank 1 Higher Port View Saltash PL12 4BU**

Single storey side extension to replace conservatory. Extension to raised terrace.

Ward: Essa

Date received: 11/12/23

Response date: 01/01/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3R7ACFG1W400>

PA23/09173

Miss Rosie Finnigan – **3 Brookdown Terrace Saltash PL12 6HU**

Removal of existing defective rear conservatory and construction of new rear single storey extension to form enlarged Kitchen and Dining Area.

Ward: Tamar

Date received: 24/11/23

Response date: 22/12/23

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S427ZWFGM4M00>

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 16 January 2024 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 21st November 2023 at 6.30 pm

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

ALSO PRESENT: 7 Members of the Public, R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: S Gillies, M Griffiths, S Martin, L Mortimore and D Yates.

87/23/24 HEALTH AND SAFETY ANNOUNCEMENTS.

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

88/23/24 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
S Lennox-Boyd	PA23/08463	Non-Pecuniary	Friend	Yes
J Foster	PA23/08789	Non-Pecuniary	Acquaintance	Yes
S Lennox-Boyd	PA23/08789	Non-Pecuniary	Friend	Yes
S Lennox-Boyd	PA23/08920	Non-Pecuniary	Son employed by applicant.	Yes

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

None.

89/23/24 **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

PA23/06306 a member of the public in objection to 127 Old Ferry Road, Saltash, PL12 6BL.

90/23/24 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 17TH OCTOBER 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 17th October 2023 were confirmed as a true and correct record.

91/23/24 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

92/23/24 **TO RECEIVE THE PLANNING INSPECTORATE LOCAL INQUIRY INTO THE ADDITION OF FOOTPATHS AT BABIS LANE AND TOWN QUAY IN THE PARISH OF SALTASH AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.**

It was proposed by Councillor Bickford, seconded by Councillor P Samuels and **RESOLVED** to delegate to the Assistant Town Clerk to prepare a Statement of Case working with Cllrs Bickford, Bullock and Brady, residents, and the Cornwall Ramblers Association. The Statement of Case to be signed off and submitted on behalf of Saltash Town Council by the Town Clerk.

It was proposed by Councillor B Samuels, seconded by Councillor Dent and resolved to **RECOMMEND** to Full Town Council to be held on Thursday 7th December 2023 approval up to £1,000 for associated cost to support the Town Council's submission of a Statement of Case allocated to budget code 6224 Professional Costs.

Councillor Bickford left the meeting.

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:

PA23/06306

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: 18/10/23

Response date: 22/11/23

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

It was proposed by Councillor P Samuels, seconded by Councillor Dent 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.

PA23/06987

Mr Robert Hambly – **44 Fairway St Stephens Saltash PL12 4BA**

Replacement garage and garden landscaping.

Ward: Essa

Date received: 19/10/23

Response date: 22/11/23

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

PA23/08258

Mr Nicholas Biggs – **The Old Post Office Longlands Lane Burraton Coombe Saltash PL12 4QD**

Listed Building Consent: Removal and replacement of existing soft wood single glazed windows, with hard wood double glazed windows, replacement rear lounge window with French doors.

Ward: Trematon

Date received: 27/10/23

Response date: 24/11/23

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

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

PA23/08463

Mr L Escrig – **Land South of Trematon Cornwall**

Construction of agricultural machinery and general purpose storage building without complying with condition 2 of decision 00/01065/FUL dated 10/11/2000. Condition Number(s): 2 Condition(s) Removal.

Ward: Trematon

Date received: 23/10/23

Response date: 24/11/23

It was proposed by Councillor Miller, seconded by Councillor Stoyel and resolved to **RECOMMEND REFUSAL** for the application and for proposed construction to follow the conditions set in condition 2 of decision notice 00/01065/FUL dated 10/11/20.

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

PA23/08789

Mr Monaf Altamimi – **Land Adjacent To Unit 1F Long Acre Saltash PL12 6LZ**

'Development of two industrial units including parking facilities and loading bay areas.' With variation of condition 2 of decision PA21/01600 dated 03/08/2021.

Ward: Tamar

Date received: 02/11/23

Response date: 23/11/23

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

Councillors Foster and Lennox-Boyd were invited and returned to the meeting.

PA23/08792

Mr & Mrs P Underhill – **23 Essa Road Saltash PL12 4ED**

Householder application for extension and re-modelling to include external cladding and roof mounted solar panels. Proposed balcony on the south elevation.

Ward: Essa

Date received: 06/11/23

Response date: 27/11/23

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

PA23/08866

Mr Thomas Fox-Davies AMP Clean Energy – **Birch House Moorlands Trading Estate Forge Lane Carkeel PL12 6LX**

Construction and operation of a micro energy storage facility.

Ward: Tamar

Date received: 14/11/23

Response date: 05/12/23

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

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

PA23/08920

Carina Hodge Burcombe Group Ltd – **Land ESE Of Eales Bungalow Carkeel**

Retrospective Temporary Change of Use, until end of 2024, of part of land to Class B8 (storage/distribution).

Ward: Trematon

Date received: 09/11/23

Response date: 30/11/23

It was proposed by Councillor Brady, seconded by Councillor Stoyel and resolved to **RECOMMEND REFUSAL** due to concerns regarding noise and disturbance overnight.

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

PA23/09002

Claire Waring – **7 Langerwell Close Lower Burraton Saltash PL12 4RF**

Non-Material Amendment to decision notice PA22/00501 dated 22/03/2022 namely window sizes and addition of roof lights to South Elevation.

Ward: Trematon

Date received: 08/11/23

Response date: 22/11/23

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

d. Tree Applications:

PA23/07752

Mrs Amanda Smee Berry Park Amenity Areas Management Company limited – **24 Dellohay Park Saltash PL12 6AQ**

Works to trees subject to a tree preservation order (TPO) removal of lower branches, are over hanging the fence at Property number 24 by 1.5 meters.

Ward: Tamar

Date received: 18/10/23

Response date: 22/11/23

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

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

PA23/08361

Mrs Joanne Pascoe Cormac Ltd – **Playground Pollards Way Saltash**

Works to trees under a tree preservation order (TPO) namely: Ash tree group of three stems and four stems, reduce all four stems to standing monoliths.

Ward: Tamar

Date received: 20/10/23

Response date: 24/11/23

The Chairman informed Members of The Saltash Town Council Voluntary Tree Wardens' Report and The Cornwall Council Tree Officer's Report.

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

PA23/08399

Mrs Alison Ryder – **Coombe Barn Babis Lane St Stephens Saltash PL12 4ET**

Works to trees subject to a Tree Preservation Order (TPO), works include pollard ash tree. The tree has been pollarded in the past and the proposal is to pollard to the same point.

Ward: Essa

Date received: 07/11/23

Response date: 28/11/23

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

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

e. Tree Notifications:

PA23/09045

Pasterfield – **29 Culver Road Saltash PL12 4DR**

Works to trees in a Conservation Area for Cherry (T1) – reduce entire crown by 1.5m aiming to retain the tree's natural shape and leaving the tree standing at 4m. Cherry (T2) – reduce the North, South and Western quarters of the canopy by 1.5m and reduce the Eastern side of the canopy by 2m back into line with vegetable plot wall.

Ward: Essa

Date received: 09/11/23

Response date: 24/11/23

It was **RESOLVED** to note.

94/23/24 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.

95/23/24 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

96/23/24 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

97/23/24 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

None.

98/23/24 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 19 December 2023 at 6.30 pm

Rising at: 7.24 pm

Signed: _____
Chairman

Dated: _____