



# **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)

14 February 2024

Dear Councillor

I write to summon you to the **Meeting of Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 20th February 2024 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 16th January 2024 as a true and correct record. (Pages 6 - 10)
6. To consider Risk Management reports as may be received.
7. Planning: (Pages 11 - 14)
  - 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:

**PA23/08665**

Mr Patrick Phelan – **Thornwell Annexe Trematon Saltash PL12 4RU**

Change of use of annexe, to use as a short term holiday let as well as for private/family use.

**Ward: Trematon**

Date received: 16/01/24

Response date: 21/02/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S31NAUFGG9E00>

**PA24/00188**

Mr P Underhill – **9 Mote Park Saltash PL12 4JX**

Proposed extension and re-modelling to include external cladding and roof mounted solar panels.

**Ward: Tamar**

Date received: 31/01/24

Response date: 21/02/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S705X4FGLIO00>

**PA24/00378**

Bloor Homes Ltd – **Land Pt Os 7081 & 0076 Broadmoor Farm Stoketon Cornwall**

Application to discharge Condition 6 and to amend planning obligations contained within the Section 106 Legal Agreement attached to planning permission PA14/02447 relating to the Slip Road Works.

**Ward: Trematon**

Date received: 24/01/24

Response date: 23/02/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7EF96FG1YY00>

**PA24/00865**

Mr Christopher Lloyd – **3 The Moorings Babis Lane St Stephens Saltash PL12 4FG**

External alterations to install a window and door and associated works.

**Ward: Essa**

Date Received: 09/02/24

Response date: 01/03/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S893D5FGJKX00>

**PA24/01073**

Mr Simon Congdon – **Land South of Roodcroft Hatt Cornwall PL12 6PJ**

Non-material amendment to decision PA20/05744 dated 25.09.2020 for changes to the door arrangements on the east and west elevations.

**Ward: Trematon**

Date received: 13/02/24

Response date: 26/02/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8LEYSFGHZV00>

d. Tree Applications

**PA24/00496**

Mr Andrew Wood – **Hunters Moon Castle Hill Forder Saltash PL12 4QW**

Works to trees in a Conservation Area for Magnolia – crown lift to approximately 1.3 metres above ground level. Holly – remove dead branches and reshape crown to compensate.

**Ward: Trematon**

Date received: 22/01/24

Response date: 23/02/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7O095FGKY000>

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 19 March 2024 at 6.30 pm

## SALTASH TOWN COUNCIL

### Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 16th January 2024 at 6.30 pm

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

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

**APOLOGIES:** J Foster, S Gillies, S Lennox-Boyd, S Martin, L Mortimore and D Yates.

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#### **110/23/24 HEALTH AND SAFETY ANNOUNCEMENTS.**

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

#### **111/23/24 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.

None.

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

None.

#### **112/23/24 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

None.

**113/23/24 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 19TH DECEMBER 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 Stoyel and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 19<sup>th</sup> December 2023 were confirmed as a true and correct record.

**114/23/24 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

**115/23/24 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:

**PA23/07113**

Mr Daniel Allwood Bloor Homes Exeter Limited – **Land At Phase 2A Treledan Broadmoor Farm Stoketon 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: 02/01/24

Response date: 23/01/24

It was proposed by Councillor Dent, seconded by Councillor Brady and resolved to **RECOMMEND APPROVAL** and the Town Council to write to Highways England and Cornwall Council as follows:

- 1.The Town Council to write to Highways England and Cornwall Council concerning the road improvements to the supporting road networks and the timeframes involved with regard to the development.
- 2.The Town Council to write to Cornwall Council to request a breakdown of the S106 monies relating to the development and the timescales involved regarding the release of the funds.

**PA23/09372**

Mr D Stokes – **38 Albert Road Saltash PL12 4EB**

Retrospective in part for proposed in-ground plunge pool, garden and driveway alteration works, utility room extension, replacement and repaired windows and front door with various internal works.

**Ward: Essa**

Date received: 14/12/23

Response date: 17/01/24

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



**PA23/09373**

Mr D Stokes – **38 Albert Road Saltash PL12 4EB**

Listed Building Consent for retrospective in part for proposed in-ground plunge pool, garden and driveway alteration works, utility room extension, replacement and repaired windows and front door with various internal works.

**Ward: Essa**

Date received: 14/12/23

Response date: 17/01/24

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

**116/23/24 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.

**117/23/24 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

**118/23/24 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

**119/23/24 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

None.

**120/23/24 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 February 2024 at 6.30 pm

Rising at: 7.10 pm

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

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

**From:** Stephen Kirby, Principal Development Officer/CDRP Facilitator, Cornwall Council.

**To:** Planning Administrator, STC.

**Date:** 08.02.24.

**Subject: National Highways response to PA24/00378 Treledan Urban Extension (Broadmoor Farm)**

I am aware that we have agreed an extension of time for Saltash Town Council to formerly assess and respond to PA24/00378 – Deed of Modification to amend planning obligations relating the Manadon Slip Road Works associated with the urban extension at Treledan, Saltash.

To assist the Town Council, I set out below a formal consultee response received today from National Highways in response to PA24/00378.

(Please note the reference to another application PA24/00454 relates to discharge of condition 6 (effectively the original requirement to carry the Manadon Slip Road works by a specific trigger point in the phased development). Discharge of conditions don't involve community consultation and focuses only on a technical consultation review and response – as set out below).

*Hello Stephen,*

***PA24/00454 - Submission of details to discharge Condition 6 in respect of Decision Notice PA14/02447 dated 13/10/17***

***PA24/00378 - Application to amend planning obligations contained within the Section 106 Legal Agreement attached to planning permission PA14/02447 relating to the slip road works***

*National Highways have been consulted on the above two planning consultations. On behalf of the Secretary of State for Transport, National Highways is responsible for operating, maintaining and improving the Strategic Road Network (SRN) which in relation to these applications includes A38 Devon Expressway and its associated junctions.*

*The hybrid permission (PA14/02447) for a mixed residential-led development at Treledan Urban Extension (Broadmoor Farm) was approved on 13 October 2017. Condition 6 of the planning permission states:*

*No more than 200 dwellings shall be occupied on the site subject of this permission until the off-site Highway Improvement works to Manadon Junction (A38), Plymouth 'Proposed Eastbound Off-slip' have been carried out and completed in accordance with Brookbanks drawing 10193-HL-701 Rev D or other suitable alternative scheme to be submitted to and approved by Cornwall Council in conjunction with Highways England. The Highway Improvement works to Manadon Junction (A38), Plymouth 'Proposed Eastbound Off-slip' shall be constructed, completed and open to traffic in accordance with Brookbanks drawing 10193-HL-701 Rev D or other suitable alternative scheme previously approved by the Council before occupation of the 201st dwelling within the application site subject of this permission.*

*Reason: To ensure that the highway safety scheme to manage additional traffic growth using the Manadon Junction on the A38 Eastbound Off slip has been constructed and completed to minimise disruption to the Strategic Road Network in line with Paragraph 32 of the NPPF that seeks to ensure improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.*

*Application PA24/00454 seeks to discharge Condition 6, which was secured to provide mitigation on the SRN at A38 Manadon Junction. Application PA24/00378 is contiguous, applying to amend the planning obligation, removing requirements within the S106 relating to Condition 6.*

*National Highways has been in discussion with the applicant's highways consultants (Vectos, now named SLR Consultants) for some time regarding the Broadmoor Farm development and Condition 6. Based on evidence provided by both Vectos and National Highways we can conclude that the traffic flow impact on the A38 Manadon junction, as identified in the original Brookbanks assessment, has not been reached in present day assessment and therefore there appears to be some capacity in the network for development to come forward. Discourse concluded in February 2023, where National Highways were satisfied that the opening of the Forder Valley Link Road (FVLR) rendered the initial scheme secured under Condition 6 unnecessary, with suitable alternative mitigation provided.*

*The Broadmoor Farm development will still add additional to traffic demands through the Manadon junction, and National Highways remain supportive of Plymouth City Council's proposals to improve the junction given wider growth ambitions. Nevertheless, we have accepted that on account of the completed FVLR works and recent traffic observations, the Broadmoor Farm development is unlikely to have a significant impact on the operation of the junction, and therefore the previously identified mitigation is no longer required. It should be noted that whilst the applicant's highways consultants submitted traffic modelling in support of proposals to amend or remove Condition 6, the modelling work has not been agreed by National Highways. However, rather than refining the submitted modelling work, National Highways are satisfied that Condition 6 can be discharged utilising available evidence indicating that the previously identified Broadmoor Farm mitigation works are not required at this time.*

*National Highways were not party to the planning obligation included in the agreement (S106) relating to land at Broadmoor Farm. As such, it is for Cornwall Council to agree any amendment to the obligations included within the S106. However, we trust the comments above regarding our satisfaction to discharge Condition 6 will inform their consideration.*

*Best wishes, Eleanor*

***Eleanor Ward*** Spatial Planner

*Operations (South West)*

*National Highways | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2  
7LB*

**Web:** [nationalhighways.co.uk](http://nationalhighways.co.uk)

**Stephen Kirby MRTPI**

Principal Development Officer / CDRP Facilitator

**Development Management – Regulatory Services**

**Cornwall Council**

## **SALTASH TOWN COUNCIL VOLUNTARY TREE WARDENS' REPORT**

### **PA24/00496 - Hunters Moon Castle Hill Forder Saltash PL12 4QW**

We visited the site on 5th February and inspected both trees mentioned in the application. We support the proposed work. The owners are highly motivated to care for all their trees and have taken professional advice on the best management, as well as doing their own research on the magnolia and holly.