



Saltash Town Council

Konsel An Dre Essa



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

9 October 2024

Dear Councillor

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 15th October 2024 at 6.30 pm.**

The meeting is open to members of the public and press. Members of the public wishing to speak about a planning application should register either by email to enquiries@saltash.gov.uk or via The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX, **no later than 12 noon the day before the meeting** where the application will be considered.

Planning applications can be viewed by Members of the Council and Members of the public prior to the meeting on the Cornwall Council's website www.cornwall.gov.uk.

Yours sincerely,

S Burrows
Town Clerk/RFO

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. Public Questions - A 15-minute period when members of the public may speak about a planning application.

Please note: Any member of the public requiring to speak about a planning application should register by email **no later than 12 noon the day before the meeting** where the application will be considered.

Members of the public are advised to review the Receiving Public Questions, Representations and Evidence at Meetings document prior to attending the meeting.

5. To receive and approve the minutes from the Planning and Licensing Committee held on 17 September 2024 as a true and correct record. (Pages 6 - 13)
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:

PA24/06470

Mr David Easterbrook – **24 Tincombe St Stephens Saltash**

Proposed first floor balcony to the rear of the property balcony 2m x 3m. Only alteration to the existing property is to change one window to a patio door to provide access.

Ward: Essa

Date received: 07/10/24

Response date: 28/10/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIGFQ4FG1W400>

PA24/06539

Mr Jon Rowson Persimmon Homes Cornwall & West Devon – **Land At Latchbrook Saltash**

Application for modification of planning obligation dated 30/03/1988 to allow sale from Cornwall Council, thereby removing ongoing management and maintenance duties, of the play areas at Rye Hill, Two Hills Park, Edward Crescent, Milch Park, Middlefield Close, Carrisbrooke Way, Ashburgh Parc, Clover Walk, Wood Close and Pondfield Road.

Ward: Trematon

Date received: 20/09/24

Response date: 17/10/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIK7O1FGKUL00>

PA24/07048

Mr M Evans – **Elanora Antony Passage Saltash PL12 4QT**

Proposed extensions and alterations.

Ward: Trematon

Date received: 17/09/24

Response date: 17/10/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJN981FGMPI00>

PA24/07072

Mr & Mrs David & Tracy Ball – **Sunnybrook Carkeel Saltash PL12 6NP**
Certificate of Lawfulness for existing use for an open market dwelling.

Ward: Trematon

Date received: 25/09/24

Response date: 16/10/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJOSQXFGG0200>

PA24/07191

Katy Senior Cornwall Council Capital Projects – **Saltash Leisure Centre Callington Road Saltash PL12 6DJ**

Installation of a permanent shipping container for storage, minor amendments to the west elevation and associated works.

Ward: Essa

Date received: 02/10/24

Response date: 23/10/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJYAGXFGMBN00>

PA24/07255

Mr Gordon Hannah China Fleet Trust – **Land South West of China Fleet Country Golf Pill Lane North Pill Saltash PL12 6LQ**

The erection of a fixed ground mounted Solar Photovoltaic array with an expected capacity of 600kWp of generating capacity, a transformer substation, inverters, cable run, fencing, biodiversity measures and ancillary works.

Ward: Trematon

Date received: 08/10/24

Response date: 29/10/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK22L2FGH6100>

d. Tree Application:

PA24/07457

Mr Charles Nodder – **Land Adjacent To Curlew Antony Passage Saltash**
Works to Trees within a Conservation Area (TCA) – English Elm – Crown lifting by removal of three lowest branches not to exceed 5% of the tree's volume. Hawthorn – To fell. Sycamore – Crown Lifting, 4 of the lower branches need removing to not exceed 5% of the trees volume.

Ward: Trematon

Date received: 03/10/24

Response date: 16/10/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SKH3DMFG1W400>

PA24/07658

Jessica Hardy Devon Block Management – **Flat 1 14 Lower Fore Street Saltash**

Works to trees subject to a Tree Preservation Order for Lucombe Oak (T1) - prune back secondary and sub-lateral branches to parent stems to achieve a 2.5m clearance of building. Yew (T2) - prune back secondary and tertiary branches to parent stems to achieve a 2.5m clearance of building. Works intended to give adequate clearance of building and to reduce excessive shading of property and garden.

Ward: Essa

Date received: 08/10/24

Response date: 29/10/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SKTRSQFGJ8200>

8. To receive correspondence from The Planning Inspectorate ROW/3295824: Footpath at Babis Lane and Town Quay - Modification Order 2017 and consider any actions and associated expenditure. (Pages 14 - 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 confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 19 November 2024 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 17th September 2024 at 6.30 pm

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

ALSO PRESENT: M Thomas (Senior Policy and Data Compliance Officer) and F Morris (Planning and General Administrator)

APOLOGIES: J Dent, S Gillies, M Griffiths, S Martin and L Mortimore.

62/24/25 HEALTH AND SAFETY ANNOUNCEMENTS.

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

63/24/25 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 Foster	PA24/06420	Non-Pecuniary	Applicant is an acquaintance.	Yes
S Lennox-Boyd	PA24/06420	Non-Pecuniary	Applicant is an acquaintance.	Yes
S Lennox-Boyd	PA24/06164	Non-Pecuniary	Applicant is an acquaintance.	Yes

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

None.

64/24/25 **PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.**

None.

65/24/25 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 20 AUGUST 2024 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 Foster and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 20 August 2024 were confirmed as a true and correct record.

66/24/25 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

67/24/25 **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:

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

PA24/06164

Mr & Mrs S Leverton – **Notter Farm Cottage Notter Saltash PL12 4RN**

Erection of 3 bay garage.

Ward: Trematon

Date received: 28/08/24

Response date: 20/09/24

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

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

PA24/06184

Mr David Lewis FAB Group Holdings Limited – **161-163 Fore Street Saltash PL12 6AB**

Application for a Lawful Development Certificate for an existing use as Planning Use E(e): Commercial, Business and Service (Provision of Medical or Health Services).

Ward: Essa

Date received: 03/09/24

Response date: 24/09/24

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

PA24/06323

Mr Michael Hearne – **109 St Stephens Road Saltash PL12 4BL**

First-Floor Rear Extension to Existing Dwelling.

Ward: Essa

Date received: 19/07/24

Response date: 18/09/24

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

Councillors Foster and Lennox-Boyd both declared an interest in the next agenda item and left the meeting.

PA24/06420

Ms Les Richards Longmeadow Properties Ltd – **9 Lower Port View St Stephens Saltash PL12 4BY**

Demolish existing single garage and replace with double detached garage with home office/work space below without compliance of condition 2 of decision PA21/00921 dated 15/04/2021.

Ward: Essa

Date received: 20/08/24

Response date: 20/09/24

It was proposed by Councillor Bullock, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL** subject to Condition 3 as attached to the original application PA21/00921 remaining in place:

‘The detached garage/home office building hereby approved shall only be used for purposes incidental, namely as a garage and home office, to the enjoyment of the dwelling house known as 9 Lower Port View, Saltash and shall not be used, sold or let at any time as a separate residential unit of accommodation or commercial use’.

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

PA24/06767

Samuel Darby Technical Coordinator – **Treledan Saltash PL12 6PR**
Non material amendment in relation to Decision Notice PA14/02447 dated 13/10/17 – Amended parking schedule to match planning drawing (Plot 173 – 1 Parking space allocated instead of 2).

Ward: Trematon

Date received: 03/09.24

Response date: 18/09/24

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

PA24/06871

Mr & Mrs Heap – **17 Pillmere Drive Saltash PL12 6XB**

First floor side extension.

Ward: Tamar

Date received: 05/09/24

Response date: 26/09/24

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

PA24/06917

Paul and Susannah Melling – **39 Lower Port View St Stephens Saltash PL12 4BY**

Alterations to windows, balcony, air source heat pump siting, shed and canopy, driveway widening.

Ward: **Essa**

Date received: 09/09/24

Response date: 30/09/24

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

68/24/25

TO RECEIVE RECOMMENDATIONS FROM THE TOWN VISION SUB COMMITTEE AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

Members received the recommendations from the Town Vision Sub Committee to review and develop their Strategic Priorities against their Actions and to consider a number of recommendations.

The recommendations for amendments to the Planning and Licensing Committee deliverables and actions were reviewed by Members.

It was proposed by Councillor B Samuels, seconded by Councillor Peggs and **RESOLVED** to approve the amendments to the Planning and Licensing Committee Business Plan Deliverables as follows and attached:

- a. Remove under 'Health and Wellbeing' the 'Aim' – To support and work with the Saltash Health Care Action Group when reviewing planning applications that are applicable – due to duplication of another 'Aim' – 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;
- b. Refer under 'Health and Wellbeing' the 'Aim' – 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 – to 'Housing' because the 'Aim' fits better under that Strategic Priority;
- c. Remove under 'Housing' the 'Aim' – To ensure future housing projects and developments offer a variety of housing options inclusive of accessible properties – due to duplication of another 'Aim' – To support projects that deliver affordable and sustainable housing whilst meeting a variety of user needs in keeping with policy;
- d. Remove under 'Housing' the 'Aim' – Special consideration be given to the Churchtown Farm development and resolution for occupation by Saltash residents – due to the 'Aim' not being achievable under the Town Council powers.

The Chairman then asked Members for input into the deliverables and if there were any actions missing. Following a discussion it was proposed by Councillor B Samuels, seconded by Councillor Peggs and **RESOLVED** to approve the Planning and Licensing Committee Business Plan Deliverables as attached and continue to monitor progress at each meeting.

69/24/25 **TO RECEIVE A REPORT ON MEMBERSHIP AND QUORUM LEVELS FOR THE PLANNING AND LICENSING COMMITTEE AND CONSIDER ANY ACTIONS.**

The Chairman referred to the report circulated with the agenda and asked Members to consider if the level of membership and quorum level of the Planning and Licensing Committee is reduced.

Members discussed the models from other Town Councils and whether there were any other solutions that would ensure the Planning and Licensing Committee is consistently quorate.

It was proposed by Councillor Brady, seconded by Councillor Lennox-Boyd and **RESOLVED** that:

1. The membership level and quorum to remain unchanged and to suggest that the new Town Council in May 2025 might wish to review the Terms of Reference of the Planning and Licensing Committee.
2. Councillor Peggs as Chairman of the Town Council to circulate an email to all Councillors reminding them of the need to submit timely apologies to the office in accordance with protocol.

70/24/25 **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.

71/24/25 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

72/24/25 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

73/24/25 **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 October 2024 at 6.30 pm

Rising at: 7.12 pm

Signed: _____
Chairman

Dated: _____

SALTASH TOWN COUNCIL VOLUNTARY TREE WARDENS' REPORT

PA24/07658: FLAT 1 14 LOWER FORE STREET SALTASH PL12

Both Lucombe oak and Yew were pruned (thinning plus crown reduction up to 1.5m) after the last planning application in 2020. They looked good then, and there is still clear space between the trees and the house wall, with the possible exception of the yew at the corner of Lower Fore St itself. Even in strong winds, the leaves would only brush the wall harmlessly. Repeat pruning will be needed in the future but not now. The current application for reduction of 2.5m is excessive as it would involve cutting branches greater than 10cm. Furthermore, concentrating on removing wood from around the building, as suggested here, would unbalance the tree as it has considerable weight hanging over the children's playground behind SS Nicholas and Faith.

We do not support this application.

Adrian White
Saltash Voluntary Tree Warden

End.

SALTASH VOLUNTARY TREE WARDENS' REPORT

PA24/07457 – Land Adjacent To Curlew Antony Passage Saltash

We met the owner on site, he explained the planned work in detail. In our opinion, the work will have minimal effect on the amenity value of these important trees.



The Clerk
Saltash Town Council
Saltash Town Council, The Guildhall
12 Lower Fore Street
SALTASH
Cornwall
PL12 6JX

03 October 2024

Dear Sir/Madam,

Wildlife and Countryside Act 1981 - Section 53
Order Making Authority: Cornwall Council
Title of Order: (Addition of Footpaths at Babis Lane & Town Quay in the Parish of Saltash) Modification Order 2017

Further to our letter of 14 August 2024, I am writing to advise you that objections/representations in relation to the proposal to modify the above-named Order have been received.

In accordance with the Act (Paragraph 8(2)(b) of Schedule 15 to the Wildlife and Countryside Act 1981); the Inspector appointed to determine the Order is required to afford to any person making an objection/representation in relation to proposed modifications an opportunity of being heard by an Inspector. Alternatively, with the agreement of the Order Making Authority, objectors/representors and applicant (if applicable), a decision may be made following an exchange of written representations. If this method is adopted, the Inspector may visit the site before coming to his decision. It is our view that the written representations procedure would be appropriate in this case.

By agreeing to this procedure, all parties will be expected to abide by the Inspectorate's procedure for written representations, which can be found at Annex B of our booklet *Guidance on procedures for considering objections to Definitive Map and Public Path Orders in England*. The procedure, which is also summarised in section 2 of the booklet, sets out the timetable for the submission of statements of case. However, please be aware that where this procedure is used following objections to proposed modifications, all parties will be required to submit their statement of cases at the same time i.e. within 8 weeks of the 'start date' (paragraph 12.4 of the procedure for written representations at Annex B refers)

Before agreeing to written representations, we ask all parties to ensure that they are familiar with the procedure and the timetable. Your attention is also drawn to section 6 of the booklet which identifies the various matters to be considered by the Secretary of State or Inspector in deciding whether or not to confirm an order.

Our booklet is available online at <https://www.gov.uk/government/publications/rights-of->

way-guidance-booklet. Hard copies are available on request.

IMPORTANT: Will you please let me know, by 17 October 2024, whether you would be happy to adopt the written representations procedure, or, if you have made an objection/representation and do not consider the written representations procedure to be appropriate, that you wish to exercise your right to be heard by the appointed Inspector. If you have not replied by the above mentioned date, it will be assumed that you are happy to adopt the written representations procedure/do not wish to exercise your right to be heard.

The Inspectorate considers that it is in everyone's interest for all objections and representations to be publicly available. I have therefore asked the Council to make the objections/representations, along with any others made in relation to this case, available for viewing at their offices. They have also been asked to ensure that all statements of case and any other document submitted in relation to this case be made available for public inspection in due course.

Yours sincerely,

Helen Sparks

Helen Sparks

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>