



Saltash Town Council

Konsel An Dre Essa



*The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX*

*Telephone: 01752 844846
www.saltash.gov.uk*

13 November 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 19th November 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,

PP 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 15 October 2024 as a true and correct record. (Pages 5 - 10)
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:

PA24/01833

Mr Patrick Eugene Flannery – **Apple Folding Elmgate Saltash PL12 4QY**
Demolition and erection of replacement dwelling.

Ward: Trematon

Date received: 17/10/24

Response date: 20/11/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9VPOVFGHEQ00>

PA24/08015

Mr Peter Thistlethwaite SJP (Cornwall) Ltd – **Psychology Associates Ltd 41 Lower Fore Street Saltash**

Listed Building Consent for like for like replacement of 2 timber windows surrounding the main entrance.

Ward: Essa

Date received: 29/10/24

Response date: 21/11/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLK34BFGL2900>

PA24/08158

Ms Robertson – **117 St Stephens Road Saltash PL12 4NQ**

Erection of first floor extension above existing and extension to single storey extension.

Ward: Essa

Date received: 29/10/24

Response date: 21/11/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLVCV9FGK1R00>

PA24/08269

Mr J Rudge – **Berry Park Saltash**

Modification of planning obligation in respect of decision E2/06/00878/FUL dated 24.9.2007 to remove the obligation to construct the footbridge support (as defined within the agreement) alongside the obligation to construct a shared pedestrian cycle path to connect the footbridge to a public highway. Removal of footbridge contribution and replaced with a sustainable transport contribution.

Ward: Tamar

Date received: 31/10/24

Response date: 21/11/24

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM4JDNFG1YY00>

8. To receive and note correspondence from The Planning Inspectorate ROW/3295824: Footpath at Babis Lane and Town Quay - Modification Order 2017. (Pages 11 - 12)
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 17 December 2024 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 15th October 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, B Stoyel and D Yates.

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

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

74/24/25 HEALTH AND SAFETY ANNOUNCEMENTS.

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

75/24/25 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.

None.

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

None.

76/24/25 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None.

77/24/25 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 17 SEPTEMBER 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 Stoyel and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 17 September 2024 were confirmed as a true and correct record.

78/24/25 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

79/24/25 **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:

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

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

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

It was proposed by Councillor Foster, seconded by Councillor Brady and resolved to **RECOMMEND APPROVAL** on the basis that Saltash Town Council have no obligation to carry out maintenance or have any control over the land.

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

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

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

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

A note for the Planning Officer: Saltash Town Council has made a recommendation on Planning Application PA24/07072 (as above). However, it is not certain that this application falls within the curtilage of Saltash Town Council's boundary.

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

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

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

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

Councillor Foster left the meeting.

Councillor Foster returned to the meeting.

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

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

It was **RESOLVED** to note.

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

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

It was proposed by Councillor Bickford, seconded by Councillor Brady and resolved to **RECOMMEND REFUSAL** on the basis that members have taken the Saltash Town Council Voluntary Tree Wardens' Report into account and the current proposal appears excessive.

80/24/25 **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.**

It was **RESOLVED** to note.

81/24/25 **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.

82/24/25 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

83/24/25 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

84/24/25 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

DATE OF NEXT MEETING

Tuesday 19 November 2024 at 6.30 pm

Rising at: 7.13 pm

Signed: _____
Chairman

Dated: _____



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

30 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

I write further to our letter of 3 October 2024 which asked whether you would be happy to adopt the written representations procedure.

Since that date another party to the Order has requested to be heard by an Inspector. Having considered the request carefully, we have agreed to arrange an inquiry.

Arrangements for an inquiry are now being made and details will be sent to you in due course.

Our booklet is available to view/download online at <https://www.gov.uk/government/publications/rights-of-way-guidance-booklet>. Hard copies are available on request.

All parties to the local inquiry procedure are expected to abide by The Rights of Way (Hearings and Inquiries Procedure) (England) Rules 2007, which can be found at Annex A 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 4 of the booklet, sets out the timetable for the submission of statements of case and proofs of evidence. Guidance on how to prepare statements of case and proofs of evidence can be found at Annex E.

For the reasons set out in paragraph 4.7 of our booklet, should you be aware in advance of any dates you are unavailable over the next 11 months, you should notify us by 13 November 2024. Whilst we will do our best to avoid any dates you provide to us, we are unable to give any guarantees.

Yours sincerely,

Helen Sparks
Helen Sparks

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

Planning Inspectorate:

Link to Public Rights of Way Guidance on Procedures Booklet

[Guidance on Procedures for Considering Objections to Definitive Map and Public Path Orders.html - GOV.UK](#)