

# Public Document Pack

## SALTASH TOWN COUNCIL

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

**PRESENT:** Councillors: R Bickford, J Brady (Vice-Chairman), R Bullock, J Foster, S Gillies, S Miller, B Samuels (Chairman) and P Samuels.

**ALSO PRESENT:** 2 Members of the Public, M Thomas (Senior Policy and Data Compliance Officer) and F Morris (Planning and General Administrator).

**APOLOGIES:** J Dent, M Griffiths, S Lennox-Boyd, S Martin, L Mortimore, J Peggs, B Stoyel and D Yates.

---

#### 96/24/25 **HEALTH AND SAFETY ANNOUNCEMENTS.**

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

#### 97/24/25 **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.

| <b>Councillor</b> | <b>Agenda Item</b> | <b>Pecuniary/Non-Pecuniary</b> | <b>Reason</b>                   | <b>Left Meeting</b> |
|-------------------|--------------------|--------------------------------|---------------------------------|---------------------|
| R Bullock         | PA24/08728         | Non-Pecuniary                  | Friend                          | Yes                 |
| S Gillies         | PA24/09169         | Non-Pecuniary                  | Applicant is client of employer | No                  |
| B Samuels         | PA24/09169         | Non-Pecuniary                  | Business Landlord               | No                  |
| P Samuels         | PA24/09169         | Non-Pecuniary                  | Business Landlord               | Yes                 |

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

Councillor Brady in the Chair.

A dispensation was received from Councillor Gillies and prior to the start of the meeting from Councillor B Samuels.

It was proposed by Councillor Brady, seconded by Councillor Foster and **RESOLVED** to approve dispensations for Councillor Gillies and Councillor B Samuels to remain in the meeting, but not to participate in any discussion or to vote, on any business relating to Agenda Item No. 8c - PA24/09169 – Unit 1, Burley Court, Pillmere Drive, Saltash, PL12 6FH, for this meeting only, as without the dispensations the number of persons unable to participate in the transaction of business would be so great as to impede the transaction of business.

Councillor B Samuels in the Chair.

**98/24/25**      **PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.**

The Chairman informed Members that a request to speak had been received in relation to Agenda Item No. 8c – Applications for consideration:

PA24/09169 a member of the public in support of Unit 1, Burley Court, Pillmere Drive, Saltash, PL12 6FH.

The Chairman confirmed that this would be received under Agenda Item 8c – Applications for consideration and PA24/09169 would be taken as the first application.

**99/24/25**      **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 19 NOVEMBER 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 Brady and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 19 November 2024 were confirmed as a true and correct record.

100/24/25 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

None.

101/24/25 TO RECEIVE AND REVIEW THE PLANNING AND LICENSING COMMITTEE BUSINESS PLAN DELIVERABLES FOR QUARTER THREE AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

The Chairman reminded Members that the Town Vision Sub Committee have requested that all Committees and Sub Committees review the Business Plan Deliverables and their objectives on a quarterly basis. The Town Clerk will score Quarter 3 shortly.

Members considered the Planning and Licensing Committee Business Plan Deliverables and did not identify any additions at this time.

It was **RESOLVED** to note.

**102/24/25 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 P Samuels declared an interest in the next agenda item and left the meeting.

Councillor Brady in the Chair.

**PA24/09169**

Beaver UK Ltd – **Unit 1 Burley Court Pillmere Drive Saltash PL12 6FH**

Change of use of car sales showroom and workshop to retail and storage/distribution depot.

**Ward: Tamar**

Date received: 10/12/24

Response date: 31/12/24

A member of the public spoke in support of PA24/09169.

It was proposed by Councillor Bickford, seconded by Councillor Foster and resolved to **RECOMMEND APPROVAL**. The Planning Officer is requested to review the S106 liability for the premises in line with the provision received from other retailers within the same area as Burley Court.

Councillor P Samuels was invited and returned to the meeting.

Councillor B Samuels in the Chair.

**PA24/05152**

Mrs Perdita Heller – **Grove Elmgate Saltash PL12 4QY**

New waterless toilets, showers and raised timber seating area installed for use with the permitted development for a 60 day temporary campsite (already permitted). The proposal is for the amenity structures to remain situated beyond the 60 days for the purpose of educational visits.

**Ward: Trematon**

Date received: 21/11/24

Response date: 20/12/24

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

**PA24/08197**

Mrs Elaine Vaughan – **29 Fairway St Stephens Saltash PL12 4BA**

Front single storey extension to existing dwelling, solar panels to roof and addition of two off road parking bays.

**Ward: Essa**

Date received: 04/12/24

Response date: 25/12/24

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

**PA24/08437**

Mrs C Carter – **Land North of 14 Wearde Road Wearde Road St Stephens Saltash PL12 4PP**

Application for Outline Planning permission with all matters reserved for erection of 1 two storey dwelling and construction of 2 parking spaces.

**Ward: Essa**

Date received: 02/12/24

Response date: 23/12/24

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

**PA24/08484**

Mr Tim Smith – **The Stables Manor Farm Trematon Saltash PL12 4RS**

Installation of solar panels to the garage roof.

**Ward: Trematon**

Date received: 12/11/24

Response date: 19/12/24

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

**PA24/08566**

Mr Matt Caves – **2 Greenfinch Crescent Saltash PL12 6WH**  
Single-storey flat roof rear extension.

**Ward: Tamar**

Date received: 15/11/24

Response date: 19/12/24

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

Councillor Bullock left the meeting.

**PA24/08625**

Wildstone Estates Limited – **Carkeel Roundabout Callington Road Saltash**

Advertisement consent for proposed erection of new digital 48-sheet freestanding hoarding.

**Ward: Tamar**

Date received: 14/11/24

Response date: 19/12/24

It was proposed by Councillor Brady, seconded by Councillor Foster and resolved to **RECOMMEND REFUSAL** on the grounds of:

1. Highways safety – Distraction for users of the A38 trunk road leading from the Tamar Bridge and the A388;
2. Cornwall Council to consult National and Local Highways requesting a review of the positioning of the advertisement due to safety issues.

**PA24/08728**

David Gilbert – **149 Old Ferry Road Saltash PL12 6BN**  
New garage with access from Old Ferry Road.

**Ward: Tamar**

Date received: 10/12/24

Response Date: 31/12/24

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

**PA24/08750**

Mr Stankovic – **35 Hillside Road Saltash PL12 6EX**  
Creation of larger window openings at ground and first floor levels.

**Ward: Tamar**

Date received: 19/11/24

Response date: 20/12/24

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

**PA24/08829**

Miss Emma Weeks & Mr Salvador Gezan Pacheco – **23 Longmeadow Road Saltash PL12 6DW**

Application for a Certificate of Lawfulness for an Existing use for a rear flat roofed dormer and conversion of loft space to a bedroom and storage area.

**Ward: Tamar**

Date received: 26/11/24

Response date: 20/12/24

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

**PA24/08968**

Ms Wendy Peterson – **1 Trelawney Road Saltash PL12 4DB**

Change of use of building to one dwelling house.

**Ward: Essa**

Date received: 09/12/24

Response date: 30/12/24

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

**103/24/25 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.

**104/24/25 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

**105/24/25 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

**106/24/25 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

**DATE OF NEXT MEETING**

Tuesday 21 January 2025 at 6.30 pm

Rising at: 7.14 pm

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

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



**DISPENSATION REQUEST FORM**

Please give full details of the following in support of your application for a dispensation. If you need any help completing this form please contact the parish clerk.

|  |  |
|--|--|
| Your name  | SARAH GILLES   |
| The business for which you require a dispensation (refer to agenda item number if appropriate)   | PA 24 / 09 169   |
| Details of your interest in that business  | Applicant is client of company I work for                |
| Date of meeting or time period (up to 4 years) for which dispensation is sought  | 17 / 12 / 24   |
| Dispensation requested to participate, or participate further, in any discussion of that business by that body   | <input checked="" type="radio"/> Yes / No                |
| Dispensation requested to participate in any vote, or further vote, taken on that business by that body  | <input checked="" type="radio"/> Yes / No                |
| <b>REASON(S) FOR DISPENSATION</b>  |  |
| 33 a) without the dispensation the number of persons unable to participate in the transaction of business would be so great as to impede the transaction of the business | Application is from a client of the company I work for ✓ |
| 33b) without the dispensation the representation of different political groups would be affected so as to alter the likely outcome of any vote                           |  |
| 33c) the dispensation is in the interests of persons living in the authority's area  |  |
| 33e) that it is otherwise appropriate to grant a dispensation  |  |
| Reason :   |  |

Sig

Dated: 17/12/24

|  |  |
|--|--|
| DECISION :   |  |
| Dispensation Given : <input checked="" type="radio"/> YES / NO | LENGTH OF DISPENSATION : This meeting only |
| Date: 17.12.2024   | Minute Number: .....                       |
| Signed : ....  | ..... Clerk to the Council                 |

## DISPENSATION REQUEST FORM

Please give full details of the following in support of your application for a dispensation. If you need any help completing this form please contact the parish clerk.

|  |   |
|--|---|
| Your name  | Cllr Brenda Samuels Chairman of Planning and Licensing STC  |
| The business for which you require a dispensation (refer to agenda item number if appropriate)   | Planning application PA24/09169   |
| Details of your interest in that business  | The Landlord of the property in this application is also Landlord to my business  |
| Date of meeting or time period (up to 4 years) for which dispensation is sought  | Tuesday 17 <sup>th</sup> December 6.30 pm when this item is being discussed   |
| Dispensation requested to participate, or participate further, in any discussion of that business by that body   | No  |
| Dispensation requested to participate in any vote, or further vote, taken on that business by that body  | No to remain in the room in order for the meeting to remain quorate   |
| <b>REASON(S) FOR DISPENSATION</b>  | If I remove myself from the meeting it will be left inquorate, and the meeting will not then be able to vote on this application  |
| 33 a) without the dispensation the number of persons unable to participate in the transaction of business would be so great as to impede the transaction of the business |   |
| 33b) without the dispensation the representation of different political groups would be affected so as to alter the likely outcome of any vote                           | No I would be abstaining purely remaining in the meeting in order for a vote to be taken I will abstain from the voting and my Vice Chairman will take the discussions and the voting |
| 33c) the dispensation is in the interests of persons living in the authority's area  | Yes, because the applicant is attending and wishes to speak at the meeting  |
| 33e) that it is otherwise appropriate to grant a dispensation<br><br>Reason :  |   |

Signed: \_\_\_\_\_ Dated: 17/12/2024

|  |  |
|--|--|
| DECISION :   |  |
| Dispensation Given : <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">YES</span> / NO | LENGTH OF DISPENSATION : <u>This meeting only.</u> |
| Date: <u>17.12.2024</u>  | Minute Number: .....                               |
| Signed : .....   | <u>PP</u> Clerk to the Council                     |