



Saltash Town Council

Konsel An Dre Essa



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

11 December 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 17th December 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 Tuesday 19 November 2024 as a true and correct record. (Pages 7 - 10)
6. To consider Risk Management reports as may be received.
7. To receive and review the Planning and Licensing Committee Business Plan Deliverables for quarter three and consider any actions and associated expenditure. (Pages 11 - 21)
8. Planning: (Page 22)
 - 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:

PA24/05152

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG08JYFGGM400>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLZ4NQFGMH800>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMH63FFG1W400>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMJFJ5FGI0Q00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMQOCQFGMPK00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMUGJQFGHNJ00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN1PL8FGMJR00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN59DJFGH1V00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN8W25FGJJX00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN18KTFGH9N00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNRHCCFGFNC00>

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 21 January 2025 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 19th November 2024 at 6.30 pm

PRESENT: Councillors: R Bickford, J Brady (Vice-Chairman), R Bullock, J Dent, J Foster, S Gillies, 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: M Griffiths, S Martin and L Mortimore.

85/24/25 HEALTH AND SAFETY ANNOUNCEMENTS.

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

86/24/25 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.

87/24/25 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None.

Councillor Miller joined the meeting.

88/24/25 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 15 OCTOBER 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 15 October 2024 were confirmed as a true and correct record.

89/24/25 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

90/24/25 **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:

PA24/01833

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

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

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

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

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

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

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

Members considered the application and noted that during a recent consultation regarding the play parks residents had expressed their frustration that the planned footbridge had still not been installed.

It was proposed by Councillor Dent, seconded by Councillor Brady and resolved to **RECOMMEND REFUSAL** due to:

1. The application not meeting the requirement in the Saltash Neighbourhood Plan Section 15.3 “The need to address road capacity and alignment and safe pedestrian/cycling movement from the North Pill DPD housing allocation” and Figure 29: Travel Hierarchy – Sustainable Transport and Connectivity – “Include: Direct networks for walking, cycling and public transport to links which lead to the key services, facilities, workplaces and leisure opportunities in and beyond the town”;
2. Health and safety concerns relating to the ongoing use of the route by residents accessing retail outlets and play parks.

91/24/25 **TO RECEIVE AND NOTE CORRESPONDENCE FROM THE PLANNING INSPECTORATE ROW/3295824: FOOTPATH AT BABIS LANE AND TOWN QUAY - MODIFICATION ORDER 2017.**

It was **RESOLVED** to note.

92/24/25 **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.

93/24/25 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

94/24/25 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

95/24/25 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

It was proposed by Councillor Gillies, seconded by Councillor Stoyel and **RESOLVED** to issue a Press and Social Media Release to note the recommendation of refusal of planning application PA/24/08269 – Berry Park, Saltash.


DATE OF NEXT MEETING

Tuesday 17 December 2024 at 6.30 pm

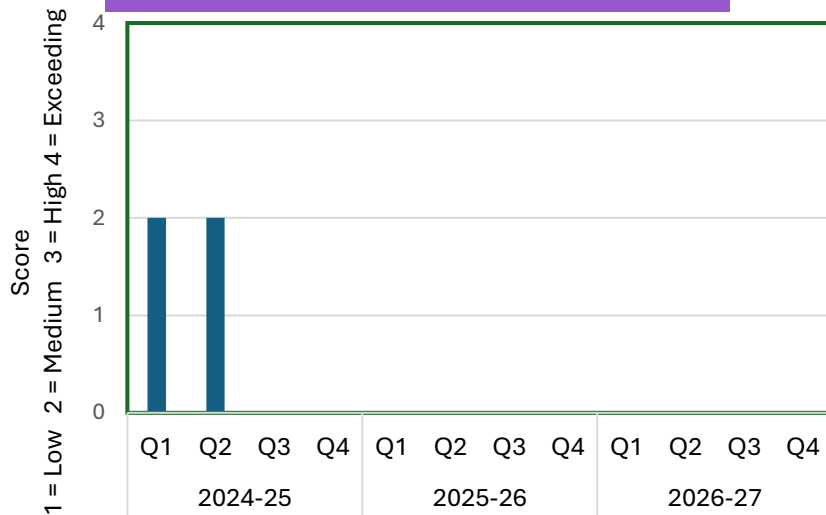
Rising at: 7.05 pm

Signed: _____
Chairman


Dated: _____

| Strategic Priority 1 - Boosting Jobs and Economic Prosperity | | Aims of the Planning and Licensing Committee | What does success look like? | Actions | Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding) | 2024-25 | | | |
|--|---|---|---|--|--|---------|----|----|----|
| | | | | | | Q1 | Q2 | Q3 | Q4 |
|  | <p>To ensure Saltash benefits from higher income, reduced poverty, improved facilities and quality of life. Promote Saltash as a vibrant and welcoming visitor destination.</p> | <p>To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately</p> | <p>Planning and Licensing applications</p> <p>Working in partnership with Cornwall Council to reach the right outcome for Saltash</p> <p>Training</p> <p>Awareness of economic opportunities</p> <p>National and Cornwall Local Plan Policy</p> | <p>Research Planning and Licensing applications and ensure all documentation is understood prior to consideration of the application</p> <p>Work within Planning Material consent</p> <p>Building good working relationships with Cornwall Council to achieve what Saltash deserves</p> <p>Councillors and staff to attend planning and licensing training when offered by Cornwall Council</p> <p>Refer to the National and Cornwall Local Plan Policy</p> <hr/> <p>Approved planning application PA24/04937 Latchbrook Parkway Estate - Proposed wildlife pond with associated re-contouring works and landscape enhancements</p> <p>Approved planning application PA24/05152 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</p> | 2 | 2 | 2 | | |

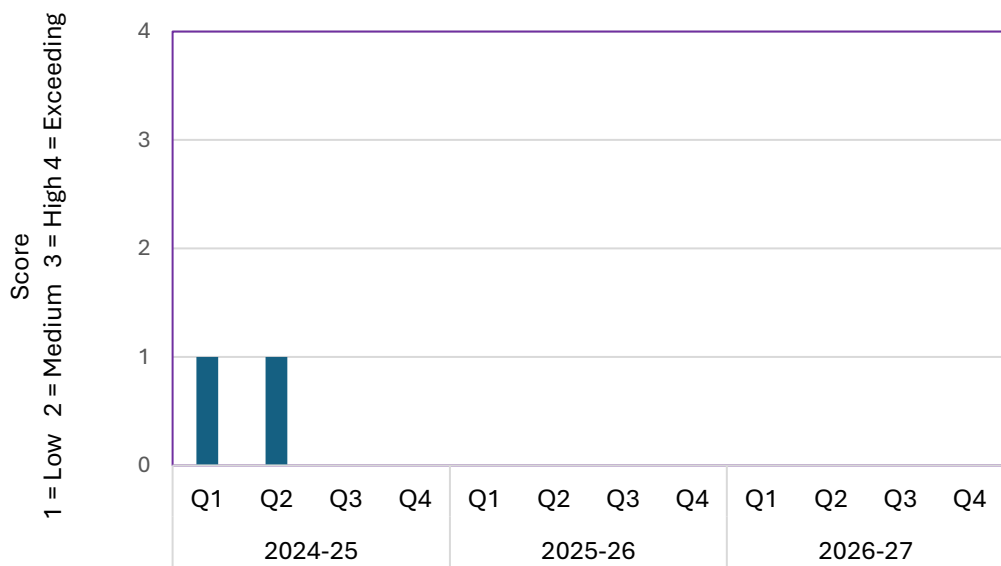
Business Plan
Strategic Priority 1 - Boosting Jobs and Economic Prosperity
Aims of the Planning and Licensing Committee




- To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately

| Strategic Priority 2 - Health and Wellbeing | | Aims of the Planning and Licensing Committee | What does success look like? | Actions | Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding) | 2024-25 | | | |
|---|--|---|---|--|---|----------|----------|----|----|
| | | | | | | Q1 | Q2 | Q3 | Q4 |
|  | <p>To support the Saltash Healthcare Action Group in improving our local NHS provision. Support improvement to mental health, fitness facilities, educational wellbeing of children and opportunities to access a high level of quality learning for young people.</p> | <p>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</p> | <p>Being actively involved in the decision making process</p> <p>Partnership working</p> <p>Saltash Neighbourhood Development Plan</p> <p>National and Cornwall Local Plan Policy</p> | <p>Consideration as a Consultee to Planning applications that could impact the health care setting in Saltash</p> <p>Work in partnership with Saltash Health Care Action Group and seek advice as required</p> <p>Seek the advice of Cornwall Council as required</p> <p>Refer to the Saltash Neighbourhood Development Plan for guidance on health care provision in Saltash</p> <p>Refer to the National and Cornwall Local Plan Policy</p> <p>Approved planning application PA24 / 06184 - 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)</p> | <p>1</p> | <p>1</p> | <p>1</p> | | |

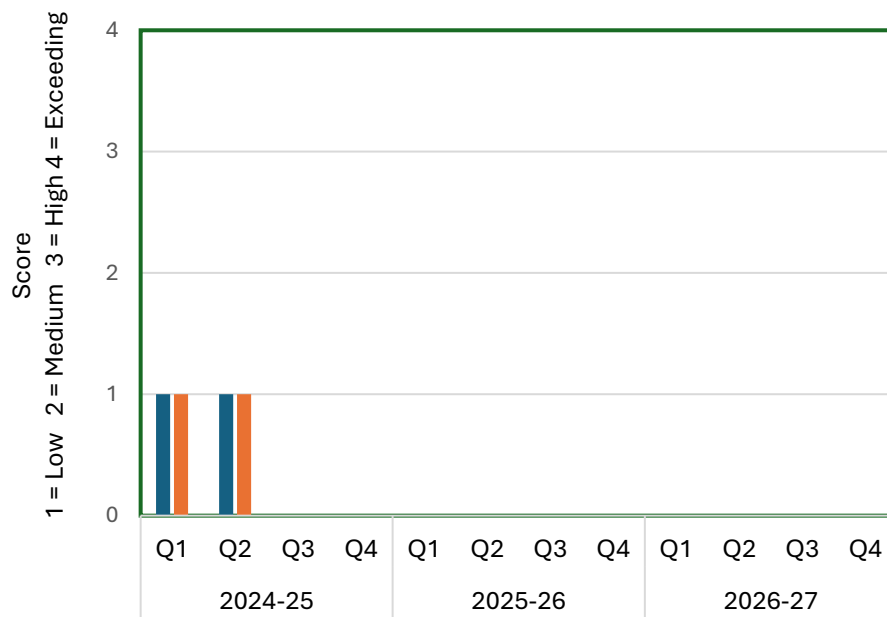
Business Plan
Strategic Priority 2 - Health and Wellbeing
Aims of the Planning and Licensing Committee



- 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

| Strategic Priority 3 - Housing | | Aims of the Planning and Licensing Committee | | What does success look like? | Actions | Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding) | 2024-25 | | | |
|---|---|---|--|--|---------|---|---------|----|----|----|
| | | | | | | | Q1 | Q2 | Q3 | Q4 |
|  | To ensure Saltash has a balanced range of high quality and affordable housing by working in partnership with Cornwall Council | To support projects that deliver affordable and sustainable housing whilst meeting a variety of user needs in keeping with policy | <p>Being actively involved in the decision making process</p> <p>Partnership working</p> <p>Saltash Neighbourhood Development Plan</p> <p>National and Cornwall Local Plan Policy</p> <p>Create and support sustainable neighbourhoods</p> | <p>Consideration as a Consultee to Planning applications that delivers affordable and sustainable housing whilst meeting a variety of user needs</p> <p>Seek the advice of Cornwall Council as required</p> <p>Refer to the Saltash Neighbourhood Development Plan for guidance on a balanced range of quality new/affordable housing and sustainable neighbourhoods</p> <p>Refer to the National and Cornwall Local Plan Policy</p> | 1 | 1 | 1 | | | |
| | | | | | | 1 | 1 | | | |
| | | 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 | <p>Being actively involved in the decision making process</p> <p>Partnership working</p> <p>Saltash Neighbourhood Development Plan</p> <p>National and Cornwall Local Plan Policy</p> <p>Create and support sustainable neighbourhoods</p> | <p>Consideration as a Consultee to Planning applications that provide all types of housing in Saltash</p> <p>Seek the advice of Cornwall Council as required</p> <p>Refer to the Saltash Neighbourhood Development Plan for guidance on a balanced range of quality new/affordable housing</p> <p>Refer to the National and Cornwall Local Plan Policy</p> | 1 | 1 | 1 | | | |

Business Plan
Strategic Priority 3 - Housing
Aims of the Planning and Licensing Committee



- To support projects that deliver affordable and sustainable housing whilst meeting a variety of user needs in keeping with policy

- 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


Strategic Priority 4 - Travel and Transport

Aims of the Planning and Licensing Committee

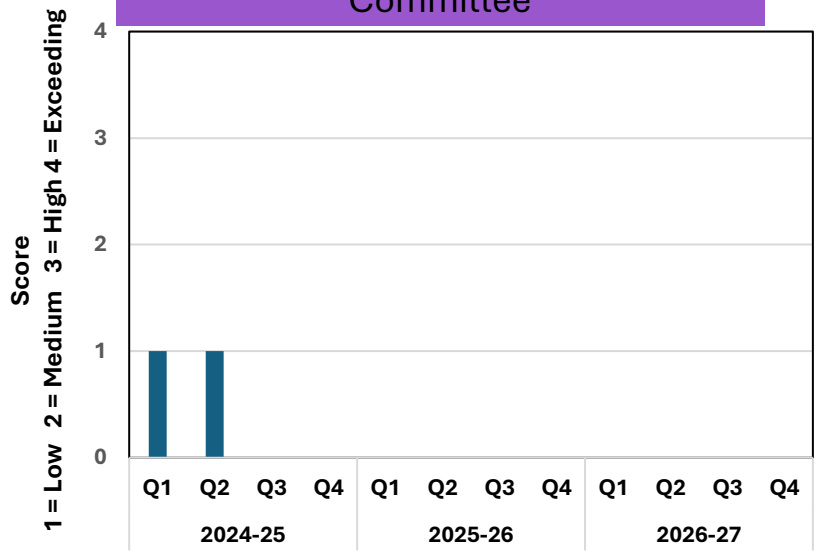


To work with key stakeholders to support access to affordable, accessible and sustainable transport in Saltash and the rural and urban areas, and promote walking and cycling.

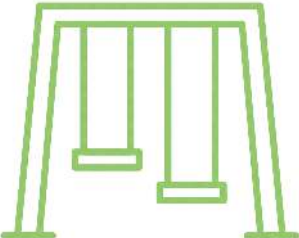
The Planning and Licensing Committee recognised strategic priority 4 - Travel and Transport did not fit within the remit (Terms of Reference) of the committee

| Strategic Priority 5 - Climate Emergency | | Aims of the Planning and Licensing Committee | What does success look like? | Actions | Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding) | 2024-25 | | | |
|--|--|--|---|--|---|---------|----|----|----|
| | | | | | | Q1 | Q2 | Q3 | Q4 |
|  | To continue to acknowledge a climate emergency and to bring forward a local climate change strategy. | To continue to acknowledge a climate emergency and considerations given to planning and licensing applications to ensure developments are sustainable and meeting future climate demands | <p>Being actively involved in the decision making process</p> <p>Partnership working</p> <p>Saltash Neighbourhood Development Plan</p> <p>Saltash Coastal Communities Team</p> <p>National and Cornwall Local Plan Policy</p> <p>Climate and Ecological Emergency</p> | <p>Consideration as a Consultee to Planning applications to ensure developments are sustainable and meeting future climate demands</p> <p>Seek the advice of Cornwall Council as required</p> <p>Refer to the Saltash Neighbourhood Development Plan for guidance on climate change</p> <p>Refer to the National and Cornwall Local Plan Policy</p> <p>Refer to the Saltash Coastal Communities Team for advice as required</p> <p>Consider climate and ecological implications wherever relevant and try to lead by example</p> | 1 | 1 | 1 | | |
| | <p>Consideration was given to the Draft Cornwall Housing Decarbonisation Strategy received from Cornwall Council, Members noted and issued a press release to advise of the public consultation</p> | | | | | | | | |

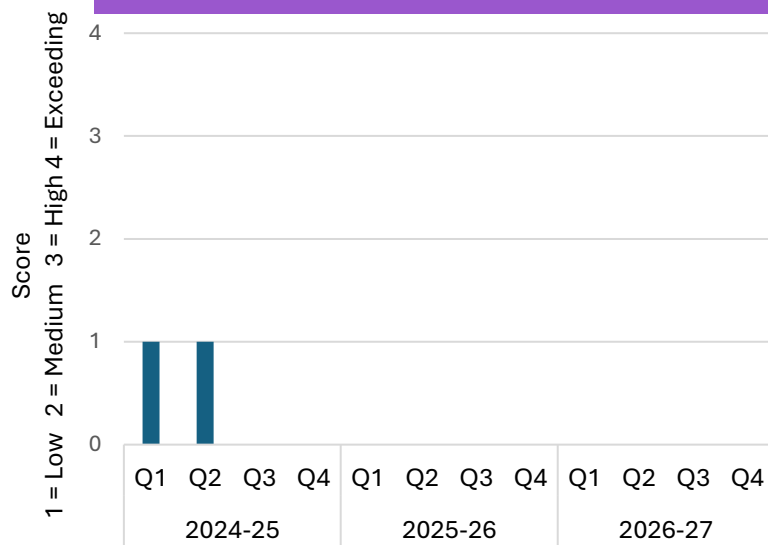
Business Plan
Strategic Priority 5 - Climate Emergency
Aims of the Planning and Licensing
Committee



- To continue to acknowledge a climate emergency and considerations given to planning and licensing applications to ensure developments are sustainable and meeting future climate demands

| Strategic Priority 6 - Recreation and Leisure | | Aims of the Planning and Licensing Committee | What does success look like? | Actions | Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding) | 2024-25 | | | |
|---|--|---|--|--|--|---------|----|----|----|
| | | | | | | Q1 | Q2 | Q3 | Q4 |
|  | To continue to provide, improve, and support in Saltash, play parks, open green spaces, library service, cultural activity, leisure and support facilities, and to acknowledge our unique position on the Tamar and Lynher Rivers. | To support improvement in keeping with planning policies for open green spaces, leisure and recreational in review of planning and licensing applications in Saltash. | Being actively involved in the decision making process | Consideration as a Consultee to Planning applications to meet the growing demand for recreation and lesiure in Saltash | 1 | 1 | 1 | | |
| | Partnership working | Saltash Neighbourhood Development Plan | National and Cornwall Local Plan Policy | Cornwall Council Saltash Lesiure Centre Working Group | | | | | |

Business Plan
Strategic Priority 6 - Recreation and Leisure
Aims of the Planning and Licensing
Committee



- To support improvement in keeping with planning policies for open green spaces, leisure and recreational in review of planning and licensing applications in Saltash.

For information: PA24/05152 - The Grove Elmgate Saltash PL12 4QY

1. At The Meeting of The Planning and Licensing Committee on 20 August 2024, Saltash Town Council recommended the following:

Minute Number 56/24/25 PLANNING

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.

Ward: Trematon

Date received: 19/07/24

Response date: 21/08/24

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

2. 18 September 2024 - The Planning Application was made invalid by Cornwall Council due to the absence of an Ecology Survey and BNG details.
3. 19 November 2024 – The Planning Application was validated upon receipt of the Ecology Survey and BNG details.
4. 21 November 2024 – Consultation letter from Cornwall Council received by the Town Council.

Councillors should note that Standing Order 8 (Previous resolutions) does not apply to discussions on this application. The original application (as discussed at the meeting on 20 August 2024) was superseded by Cornwall Council who requested resubmission with required supporting documentation from the applicant that was previously missing.