



Saltash Town Council

Konsel An Dre Essa



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

15 January 2025

Dear Councillor

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 21st January 2025 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 prior to the meeting on the Cornwall Council's website www.cornwall.gov.uk. Members of the public may view planning applications online during normal working hours of 9:30 a.m. to 4:30p.m. at the Saltash Library Hub.

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 17 December 2024 as a true and correct record. (Pages 5 - 12)
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:

PA24/09324

Miss Amber Elliott – **66 Oaklands Drive Saltash PL12 4LU**

Conversion and change of use of a detached garage (Class C3) to a beauty salon (Class E) with a new single storey rear extension to include WC facilities/utility room.

Ward: Essa

Date received: 20/12/24

Response date: 23/01/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SO2OXDFGN3I00>

PA24/09575

Mr & Mrs J Simper – **Burrell Lodge Longlands St Stephens Saltash PL12 4QH**

New equestrian stables and sand school without complying with condition 3 of decision PA16/07072 dated 09/11/2016.

Ward: Trematon

Date received: 07/01/25

Response date: 28/01/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOMTSRFGJYA00>

PA24/09718

Mr M Jordan – **21 Deer Park Saltash PL12 6HE**

Construction of rear extension.

Ward: Tamar

Date received: 10/01/25

Response date: 31/01/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOSG9KFGG5700>

PA24/09770

Mr Lister – **82 Hillside Road Saltash PL12 6EY**

New loft room to form occasional study with front pitched dormer.

Ward: Tamar

Date received: 03/01/25

Response date: 24/01/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOWGD8FGIP100>

PA25/00067

Mr & Mrs Dave & Lorraine McInerney – **8 Brookdown Terrace Saltash PL12 6HU**

Two small extensions at ground floor level to the rear of the property.

Ward: Tamar

Date received: 14/01/25

Response date: 04/02/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPO0QWF GKMV00>

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 confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 18 February 2025 at 6.30 pm

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.

Councillor	Agenda Item	Pecuniary/Non-Pecuniary	Reason	Left Meeting
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: _____