

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 20th May 2025 at 6.30 pm

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

ALSO PRESENT: 3 Members of the Public, D Joyce (Office Manager / Assistant to the Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: S Martin, L Mortimore and J Peggs.

13/25/26 TO ELECT A CHAIRMAN

It was proposed by Councillor Brady, seconded by Councillor Stoyel to nominate Councillor B Samuels.

No further nominations were received.

Following a vote it was **RESOLVED** to appoint Councillor B Samuels as Chairman.

Councillor B Samuels in the Chair.

14/25/26 TO ELECT A VICE-CHAIRMAN

It was proposed by Councillor P Samuels, seconded by Councillor Stoyel to nominate Councillor Brady.

No further nominations were received.

Following a vote it was **RESOLVED** to appoint Councillor Brady as Vice Chairman.

15/25/26 HEALTH AND SAFETY ANNOUNCEMENTS.

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

16/25/26 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.

17/25/26 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None received.

18/25/26 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 15 APRIL 2025 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 15 April 2025 were confirmed as a true and correct record.

19/25/26 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

20/25/26

**TO RECEIVE A RECOMMENDATION FROM THE TOWN VISION
SUB COMMITTEE AND CONSIDER ANY ACTIONS.**

Members received and discussed the recommendation from the Town Vision Sub Committee as contained within the circulated reports pack.

Members discussed the recommended actions, noting that they were approved before the business plan deliverables were implemented. As a result, there was uncertainty about whether these actions could be incorporated into the current list of deliverable actions.

Following a discussion, it was proposed by Councillor Miller, seconded by Councillor Brady and **RESOLVED** to approve the recommendation, subject to amendments to the wording to point a and c to include 'To monitor' and point b to include 'to continue to':

- a. Add under Strategic Priority 3 'Actions' – To monitor the release of social housing at Treledan to support local housing needs (criteria – local connection);
- b. Add under Strategic Priority 5 'Actions' – STC to continue to challenge the Treledan developers to ensure climate change is considered (solar panels, flooding, heat pumps, electric charging points);
- c. Add under Strategic Priority 6 'Actions' – STC to monitor and ensure that the new Treledan development has open spaces, allotments and play parks;

21/25/26

PLANNING:

- a. Applications for consideration:

PA25/02027

Smart Schools Trust - **Saltash.net Community School Wearde Road St Stephens Saltash PL12 4AY**

Installation of two canopies.

Ward: Essa

Date received: 14/05/25

Response date: 04/06/25

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

PA25/02175

Mr Sam Shannon – **Unit C Latchbrook Parkway Industrial Estate Long Acre Saltash PL12 6LZ**

Partition of a commercial unit into two units, new entrance, internal redevelopment and car park amendment.

Ward: Tamar

Date received: 11/04/25

Response date: 22/05/25

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

PA24/02445

Pearce Fine Homes Limited – **Land South Of Lucas Tenement Broad Lane Trematon PL12 4RU**

Reserved matters application for appearance, layout and scale, following outline consent PA20/00782 dated 19.06.2020 without compliance with condition 1 of decision notice PA23/04255 dated 01.12.2023.

Ward: Trematon

Date received: 09/04/25

Response date: 21/05/25

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

PA25/02536

Foyle – **Trematon Castle Castle Hill Forder Saltash**

Listed Building Consent to upgrade existing doors in order to comply with fire regulations.

Ward: Trematon

Date received: 15/04/25

Response date: 22/05/25

It was proposed by Councillor Stoyel, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** subject to the implementation of the following:

1. The proposal to replace door 28 to the kitchen with a new fire door to be amended in line with the alternative approach as advised by Historic Environment Planning and Historic England's fire experts.
2. Further details to be provided regarding the provision of new smoke detectors and carbon monoxide detectors in order to assess their impact.

Councillor Miller gave his apologies and left the meeting.

PA25/02569

Cornerstone – **Vodafone Cell No 4255 Kimberley Stadium Callington Road Saltash**

Telecommunication prior notification for the removal of existing 17m lattice tower and the installation of the replacement 20m lattice tower, with 3no. antennae, 3no. dishes plus ancillary equipment thereto.

Ward: Essa

Date received: 24/04/25

Response date: 23/05/25

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

PA25/02707

Mrs Helen Haw – **15 Greenfinch Crescent Saltash PL12 6WH**

Extend existing driveway by raising the level and paving the adjacent garden area.

Ward: Tamar

Date received: 29/04/25

Response date: 23/05/25

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

PA25/03244

Mr M & H Field & Atkins SIPP – **93A & 95 Fore Street Saltash PL12 6AE**

Proposed change of use of 1st floor offices to form 1 no. 1 bed flat and 1 no. 2 bed flat with off road parking facility at rear of courtyard.

Ward: Essa

Date received: 13/05/25

Response date: 03/06/25

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

b. Tree Application:

PA25/03144

Mr Darren Wilson Silver fern tree and garden services – **Riverside Cottage Forder Saltash PL12 4QR**

Works to trees within a Conservation Area – 1 Beech tree – complete removal not including stump or roots and 1 Monkey Puzzle – complete removal not including stump or roots.

Ward: Trematon

Date received: 29/04/25

Response date: 22/05/25

The Chairman informed members of a report from the Saltash Town Council Voluntary Tree Wardens.

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

22/25/26

TO RECEIVE AND CONSIDER AN APPLICATION FOR STREET TRADING CONSENT LI25 002106 - CHIP HAPPENS - OLD FERRY ROAD, SALTASH.

Members received and discussed the Street Trading Consent LI25-002106, Chip Happens, Old Ferry Road, Saltash as circulated in the reports pack.

Members considered that there is a need for further provision of catering outlets to enhance and encourage the public enjoyment of the Waterside.

Concern was expressed regarding the potential for the increase in litter. However, the Chairman pointed out that the need to have rubbish bins and no plastic is incorporated in the Licence Application.

It was proposed by Councillor Stoyel, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL** subject to adequate provision for the removal of waste.

23/25/26

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.

24/25/26 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

25/25/26 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

26/25/26 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 17 June 2025 at 6.30 pm

Rising at: 7.06 pm

Signed: _____
Chairman

Dated: _____