

# Public Document Pack

## **SALTASH TOWN COUNCIL**

### **Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 18th February 2025 at 6.30 pm**

**PRESENT:** Councillors: R Bickford, J Brady (Vice-Chairman), R Bullock, S Lennox-Boyd, S Miller, J Peggs, B Samuels (Chairman), P Samuels and B Stoyel.

**ALSO PRESENT:** S Burrows (Town Clerk / RFO) and F Morris (Planning and General Administrator).

**APOLOGIES:** J Dent, S Gillies, M Griffiths, S Martin, L Mortimore and D Yates.

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#### **117/24/25 HEALTH AND SAFETY ANNOUNCEMENTS.**

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

#### **118/24/25 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> |
|-------------------|--------------------|--------------------------------|---------------|---------------------|
| S Lennox-Boyd     | PA25/00047         | Non-Pecuniary                  | Friend        | Yes                 |

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

None.

#### **119/24/25 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.**

None.

**120/24/25     TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 21 JANUARY 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 21 January 2025 were confirmed as a true and correct record.

**121/24/25     TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

**122/24/25     TO RECEIVE AND REVIEW THE PLANNING GUIDE FOR COUNCILLORS AND CONSIDER ANY ACTIONS.**

The Town Clerk informed the meeting that the Senior Policy and Data Compliance Officer has reviewed the Policy and has confirmed that there are no updates at this stage. Through the Chairman, the Town Clerk requested any updates from members.

Members reviewed and discussed the report within the circulated pack.

It was proposed by Councillor Peggs, seconded by Councillor Bardy and **RESOLVED** to agree that no updates are required at this time.

**123/24/25     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:

**PA24/09782**

Hardy – **Land Adjacent to Babis Farm Row St Stephens Saltash**  
Erection of new dwelling without compliance with condition 2 of decision notice PA16/07318 dated 10.10.2016.

**Ward: Essa**

Date received: 20/01/25

Response date: 20/02/25

It was proposed by Councillor Brady, seconded by Councillor Bickford and resolved to **RECOMMEND REFUSAL** on the basis of there not being enough information provided to consider the application at this time.

For the responsible Cornwall Council Officer: Due to the lack of information, the Town Council is surprised that this application has been allowed to come forward for consideration.

**PA24/09804**

Miss Kathryn Thorne – **25 Hillside Road Saltash PL12 6EX**

To construct a raised timber balcony.

**Ward: Tamar**

Date received: 06/02/25

Response date: 27/02/25

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

Councillor Lennox-Boyd declared an interest in the next agenda item and left the meeting.

**PA25/00047**

Mr Lloyd Bright – **Barnwell Lynher Drive St Stephens Saltash PL12 4AX**

Widen gateway, extend entrance porch, build single storey extension to south with pitched/gable roof, replace conservatory with single storey garden room with sky lights, add external insulation, render and paint exterior, replacement windows and doors, remove chimneys and reposition solar panels, replace fascias and guttering.

**Ward: Essa**

Date received: 27/01/25

Response date: 21/02/25

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

Councillor Lennox-Boyd was invited and returned to the meeting.

**PA25/00636**

Paul Melling – **39 Lower Port View St Stephens Saltash PL12 4BY**  
Change of roof covering from concrete tiles to slate and slight ridge height increase to allow for additional insulation. PV panels on rear dormer flat roof.

**Ward: Essa**

Date received: 31/01/25

Response date: 24/02/25

It was proposed by Councillor Miller, seconded by Councillor Brady and resolved to **RECOMMEND REFUSAL** on the basis of the lack of dimensional information provided on the application regarding the ridge height.

**d. Tree Application:**

**PA25/00670**

Mr Tony Peak – **Brook Hill Cottage Coombe Babis Lane St Stephens Saltash PL12 4ET**

Works to Trees within a Conservation Area (TCA) – T1 – Sycamore  
– Reduced to 4-5 meters.

**Ward: Essa**

Date received: 04/02/25

Response date: 21/02/25

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

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

**124/24/25     TO RECEIVE CORNWALL COUNCIL'S PLANNING POLICY CONSULTATION AND CONSIDER ANY ACTIONS.**

Members reviewed and discussed the consultation within the circulated pack.

It was proposed by Councillor Brady, seconded by Councillor Stoyel and **RESOLVED** to delegate to the Town Clerk to submit Saltash Town Council's comments to Cornwall Council's Planning Policy Consultation as follows:

Generally, a fairly wide-ranging document and we are fortunate that the Saltash Neighbourhood Plan was completed and signed off in 2022 and most of the areas covered in the proposed Interim policy statement includes a number of areas that we have already covered in the SNP and it is good to see that each plan will be still considered on a planning-by-planning basis. (Section 1.3)

Main areas of concern would be Chapter 5 affordable housing mix and controls on rural housing. This would be an area that would need to be closely looked at due to the lack of accessibility to local transport, medical facilities and schools. Saltash is already very poorly catered for in public transport and we have already experienced planning applications in the past which were refused due to their rural location and lack of accessibility to public transportation and medical provisions.

Saltash has no hospital, and the two doctor's surgeries are at capacity of patient numbers. The senior school has no prospect of extending their facilities due to lack of additional grounds to be able to be built on.

While we all appreciate the need for more housing as demand is exceeding supply putting extra pressure on local infrastructure and facilities

**125/24/25     TO RECEIVE CORNWALL COUNCIL'S LOCAL PLANNING POLICY CALL FOR SITES AND TO CONSIDER ANY ACTIONS.**

Members reviewed and discussed the report within the circulated pack.

It was proposed by Councillor B Samuels, seconded by Councillor Lennox-Boyd and **RESOLVED** to create a Working Group comprised of Councillors Brady, Bullock, Lennox-Boyd, B Samuels and P Samuels, with administration support to review the Cornwall Council Local Planning Policy Call for Sites and respond on behalf of Saltash Town Council.

**126/24/25     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.

**127/24/25     TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

**128/24/25     PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

**129/24/25     TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

It was proposed by Councillor Miller, seconded by Councillor Lennox-Boyd and **RESOLVED** to issue the following Press and Social Media release:

1. Saltash Town Council has responded to Cornwall Council's Planning Policy Consultation.

**DATE OF NEXT MEETING**

Tuesday 18 March 2025 at 6.30 pm

Rising at: 7.12 pm

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

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