



Saltash Town Council

Meeting of The Planning & Licensing Committee

Tuesday 16th March 2021 at 6.30 p.m.

Town Councillors:

Saltash North:

S Gillies

J Peggs

W Phillips

B Samuels

Saltash South:

M Fox – Vice Chairman

S Lennox-Boyd

S Martin

A Pinckney

Saltash East:

R Bickford

R Bullock

J Rance

P Samuels

Saltash West:

G Challen

J Dent - Chairman

S Miller

D Yates

Agenda items 1 a-d

Announcements:

To confirm that all present can hear the proceedings.

Roll call of Members, Public and Press present.

To confirm the meeting is quorate.

Meeting procedure.

Agenda items

2-3

Recording of meetings – please notify the Chairman if you are intending to record this meeting.

Please note: All meetings are open to the public and could be filmed or recorded by broadcasters, the media, council members, the Council, or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed we cannot guarantee this especially if you are speaking or taking an active role.

Apologies

Agenda items

4 a-c

Declarations of Interest:

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.

To receive any declarations from Members of Matters of Public Interest regarding matters to be considered at this meeting.

To consider dispensations required.

Agenda item 5

Questions

A 15 minute period when members of the public may ask questions of Members of the Council.

Please note: Questions must be submitted in writing to the Guildhall 24 hours before the meeting and that responses may be in writing at a later date.

Agenda item 6

To note and receive the minutes of the Planning and Licensing Committee held on Tuesday 16th February 2021 as a true and correct record.

Agenda item 7

To consider Risk Management reports as may be received.

Agenda item 8 a-b

Planning:

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.

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.

Planning Applications

8c

PA21/00837 – 11 Hawks Park Lower Burraton PL12 4SP

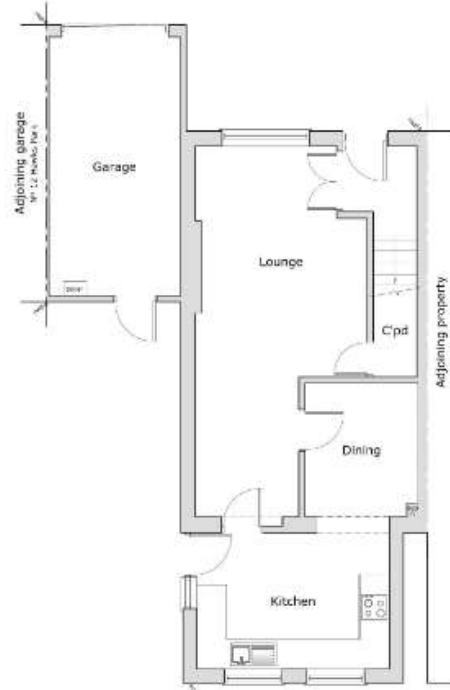
Two storey side extension and internal alterations.

Response Date: Extension to 19.03.21.

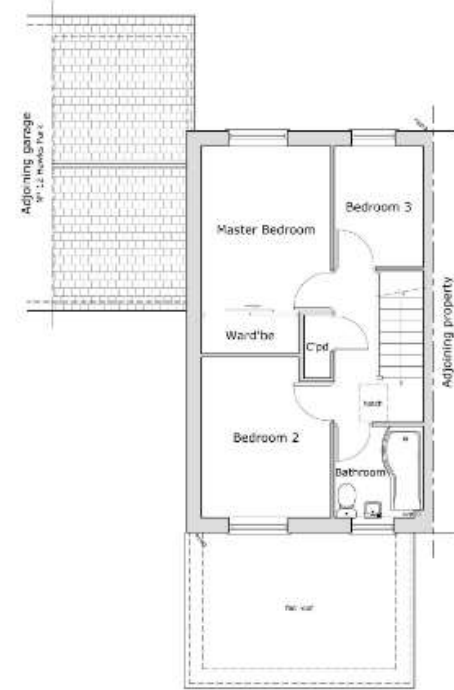
PA21/00837
Existing
Plans &
Elevations
(Includes
Location)



site plan (1:100)



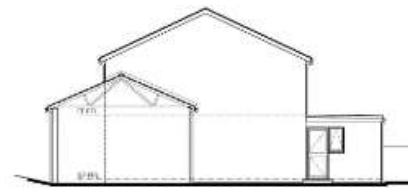
ground floor plan (1:50)



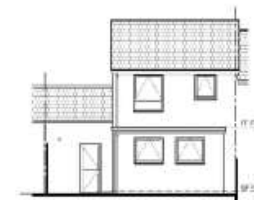
first floor plan (1:50)



north facing elevation (1:100)



west facing sectional elevation (1:100)

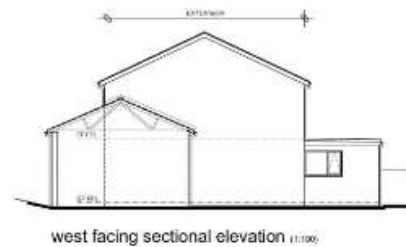
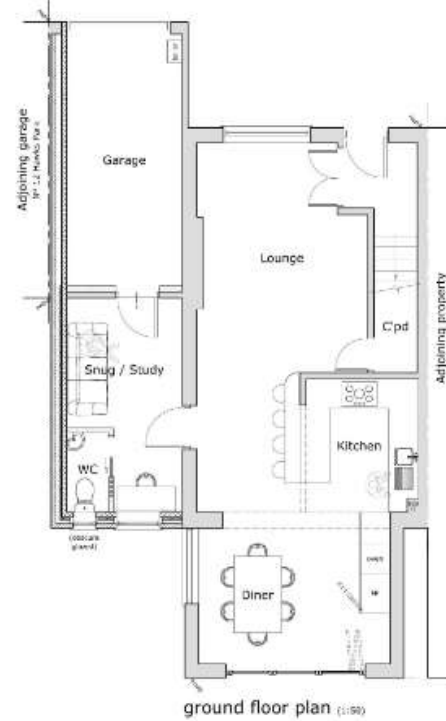


south facing elevation (1:100)



PA21/00837

Proposed Plans & Elevations



1. Introduction

- 1.1 This Flood Risk Assessment (FRA) has been prepared by Montagu Town Planning, on behalf of Mr J Discombe who owns the application site.
- 1.2 This statement is submitted in support of a household planning application for the construction of a two storey side extension to the existing dwellinghouse on the application site.
- 1.3 An initial inspect of the Environment Agency's (EA) indicative flood map shows that the application site is located within Flood Zone 1 and is therefore at a low risk of flooding. Further investigation and inspection of Cornwall Council's flood mapping system shows that the application site is located within the Saltash Critical Drainage Area (CDA), and as such it is required that the planning application is accompanied by a Flood Risk Assessment (FRA).

- 1.4 This FRA has been prepared in accordance with the Technical Guidance to the National Planning Policy Framework (NPPF) and with the guidance contained in the Council's Strategic Flood Risk Assessment Level 1 document. In accordance with the guidance contained in paragraph 5 of the Technical Guidance to the NPPF, a brief FRA is required, which has to identify how surface water run-off from the proposed development will be disposed of.
- 1.5 The site, which measures some 205 square metres in extent and is currently developed with a semi-detached double storey dwelling and attached garage which has a footprint measuring some 68 square metres in extent. To the side of the existing dwelling is a hard surfaced parking space. The site has a large private front and rear garden, which are undeveloped and measures in the region of 133 square metres in extent.
- 1.6 Planning permission is sought for a double storey attached extension to the existing dwelling which will be sited to the one side of the existing dwelling. The proposed extension will have a footprint measuring some 12 square metres in extent.

- 1.7 Notwithstanding the size of the proposed extension, this would still leave an undeveloped private garden measuring some 125 square metres.
- 1.8 As the site is not located in an area at risk from surface water flooding or flooding from rivers or the sea, the key issue to consider is the appropriate drainage system design for the site, to ensure that flood risk is not increased off site as a result of the proposal. The proposed development is for a householder form of development, which will leave a large proportion of the rear garden undeveloped. This undeveloped portion of the garden currently accommodates a SuDS which manages run-off and water quality, in line with the requirements of the CDA report.
- 1.9 It is appreciated that the development of the site would result in an increase in covered surfaces over the existing situation. However, as set out previously, there will still be a large undeveloped front garden accommodating the required SuDS, which would significantly reduce the risk of surface water flooding off-site and manage water quality.

- 1.10 The site is not located close to any streams or major watercourses and therefore the site is not at risk of fluvial flooding.
- 1.11 Percolation test results have also been produced, which show the rate at which water will drain from the soil on-site. This test determines the rate of water absorption into the ground. The procedure measures how long it takes a measured amount of water to drain away from a saturated hole dug into the ground; the result determines the suitability (and permeability) of the soil, and ensures that the ground has sufficient drainage capacity to handle the amount of water that will come from the drainage field you intend to install.
- 1.12 It is evident from the submitted Percolation test results that the average **Vp** number is between the required 15 and 100 and as such the soil's percolation rate is suitable for the soakaway.

- 1.13 In conclusion, based on the findings of this Assessment, and following the standing advice issued by the EA and Cornwall Council, the application site has been shown to be located within Flood Zone 1 and as such should be acceptable to Cornwall Council in terms of flood risk.
- 1.14 As the site is located within a Critical Drainage Area special consideration has to be given to any additional surface run-off water resulting from the proposed development. All the proposed drainage infrastructure must be designed in accordance with the guidance outlined in the Drainage Guidance for Cornwall (DGfC) document, which also requires that such infrastructure complies with the relevant Building Regulations legislation.

- 1.15 This Assessment has demonstrated that the proposed development will not adversely impact on flood risk in any material respect. As such, there are no objections to this proposed development on flood risk grounds: however, in the event of any concerns in this respect, it will be appropriate for a suitably worded planning condition to be imposed requiring details of a scheme for the disposal of surface water to be submitted to and approved by the Council, prior to the commencement of any development on-site.

Percolation testing result sheet

Site : 11 Hawks Park, Lower Burraton, Saltash PL12 4SP

Test hole for the percolation test was carried out on the site of the proposed soakaway location.

Test hole was 1.5m deep and 300mx300m square.

Hole filled to 300mm, time taken for water to drain from 75% (225mm) to 25% (75mm) timed in seconds.

Test 1

24/01/2021 13:00 Test conditions - rain, ground saturated.

Time taken - 54min 35sec

$54.35 \times 60 = 3261\text{sec}$

$3261 \text{ divided by } 150 = 21.74$

VP = 21.74seconds

Test 2

25/01/2021 17:30 Test conditions - overcast, ground damp.

Time taken - 48min 50sec

$$48.50 \times 60 = 2910\text{sec}$$

$$2910 \text{ divided by } 150 = 19.40$$

$$\mathbf{VP = 19.40}$$

Test 3

26/01/2021 18:00 Test conditions - rain, ground saturated.

Time taken - 53min 05sec

$$53.05 \times 60 = 3183$$

$$3183 \text{ divided by } 150 = 21.22$$

$$\mathbf{VP = 21.22}$$

VP

$$21.74 + 19.40 + 21.22 = 62.36$$

$$62.36 \text{ divided by } 3 = 20.79$$

$$\text{Average VP} = 20.79$$

Planning Applications

8c

PA21/01198 – Wills Tenement Trehan Saltash PL12 4QN

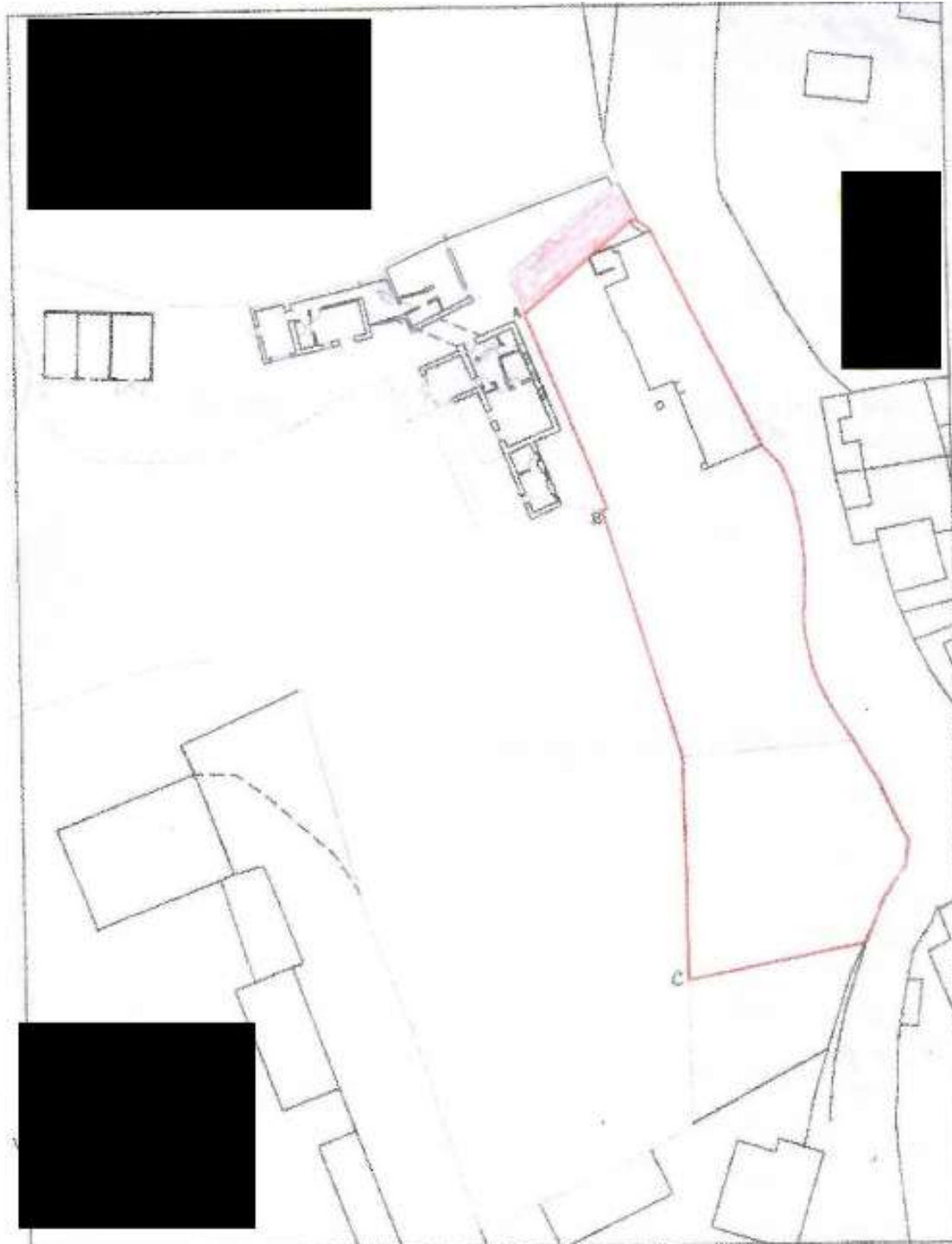
Listed Building Consent for replacement of concrete and roofing slate external window sills with solid slate sills; adding solid slate sill to window with no sill and replacement of quarry tiles with slate on plinth base of granite column.

Response Date: Extension to 19.03.21.

PA21/01198
Site Location



PA21/01198
Site and Block



1. Features on the existing site are:

Wills Tenement comprises a thatched farmhouse, detached and with an open south west aspect over countryside. Grade 2 listed, the property, with a well documented history, is believed to date from circa 1750 and has been restored and maintained by the current and previous owners. Whilst retaining many character and period features, the house also incorporates oil fired central heating and modern bath/shower rooms. Original period features include Yorkshire casement windows, slate flag flooring, inglenook fireplace with moulded granite lintel, exposed beams and a hipped roof stair turret amongst many others.

The property is approached over a private gravelled driveway (the first short section of which is shared with the neighbouring residential property) leading to a courtyard. Approached from the canopy porch there is a laundry/shower room and wc. The established gardens have a south and west aspect and have far reaching views. Immediately adjacent to the kitchen lies a slate paved patio leading onto the lawn. A stone arch leads into a secret walled garden which again is laid to lawn and well stocked with shrubs and trees.

2. Access issues:

No alterations to the existing access arrangements are proposed.

3. Layout of the proposed development:

4. Details of the scale/appearance of the proposed development: N/A

5. Landscaping: N/A

6. Please provide details of how **Heritage Assets** issues have been addressed

The sills to the west side of the property are of an inferior quality to the sills on the east side. It is proposed to improve and unify the appearance of the house by replacing the inferior quality sills with solid slate sills to match the appearance on the east side. At the same time it is proposed to introduce a matching sill to one window on the east side which currently has no sill, and also use the same solid slate material to improve the appearance of a plinth for a structural column.

The existing cement sills are liable to crack and allow water penetration. The replacement sills will not only be more aesthetic, and will provide greater protection against water penetration.

Introduction and significance

Wills Tenement, formerly known as Little Trehan Farm, is situated at the Southern lower end of the hamlet bordered East by a lane, and on the West by a converted barn. The building is residential, grade 2 listed as of 1982¹, and lies within the Tamar Valley Area of Outstanding Natural Beauty.

The property has a rich history , being mentioned in the Shillingham Manor records of the Buller family from the late 16th century. Anthony Wills of Trehan, a wealthy tanner, is recorded in the parish records of 1567, and a will of Anthony Wills dated 1619 bequeaths to his wife “...my tenement where I now dwell at the hour of my death..” The earliest specific reference to Wills Tenement in the parish records is dated 1675 for Richard and Thomas Wills, the sons of Anthony.

Interesting architectural features are the rectangular stair turret, the 18th century side ways sliding sash windows, the large fireplace with clome-oven and granite Tudor lintel.

From 1971 new owners restored and saved the property from dereliction. This process has continued through subsequent owners. The building has been altered over the years most recently with the conversion of an existing study into an internal downstairs shower room and WC and the replacement of existing UPC sliding patio doors with high quality bi fold doors.

There was the provision of a thatch roof replacing slates in 1988 and the construction of a store room and utility room. The original small study, now a shower room, was altered from a dairy many years ago. There are various permutations of external windows and doors.

The main structure is pointed rubble and stone work which has more recently been painted with a modern masonry paint. The main roof is thatch, with secondary slate roofs over the store, dining room and kitchen. The joinery is predominately painted timber. A mix of glazing, mainly single glazing and stained glass. The building is a domestic building, and is currently owned and occupied by the applicant.

Proposed alterations

The sills to the west side of the property are made of concrete embedded with roofing slate, whereas the slates to the east side are made of solid slate.

The concrete with embedded roofing slate sills are of an inferior quality to the solid slate sills. The concrete is prone to cracking, giving the possibility of water penetration.

It is proposed to improve and unify the appearance of the house by replacing the inferior quality sills with solid slate sills to match the appearance on the east side. At the same time it is proposed to introduce a matching sill to one window on the east side which currently has no sill, and also use the same solid slate material to improve the appearance of a plinth for a structural column.

PA21/01198
Photo 01
Plinth



PA21/01198
Photo 02
Window No Sill



PA21/01198
Photo 03
Window
Roofing Slate



PA21/01198
Photo 04
Window Solid
Slate Sill



Planning Applications

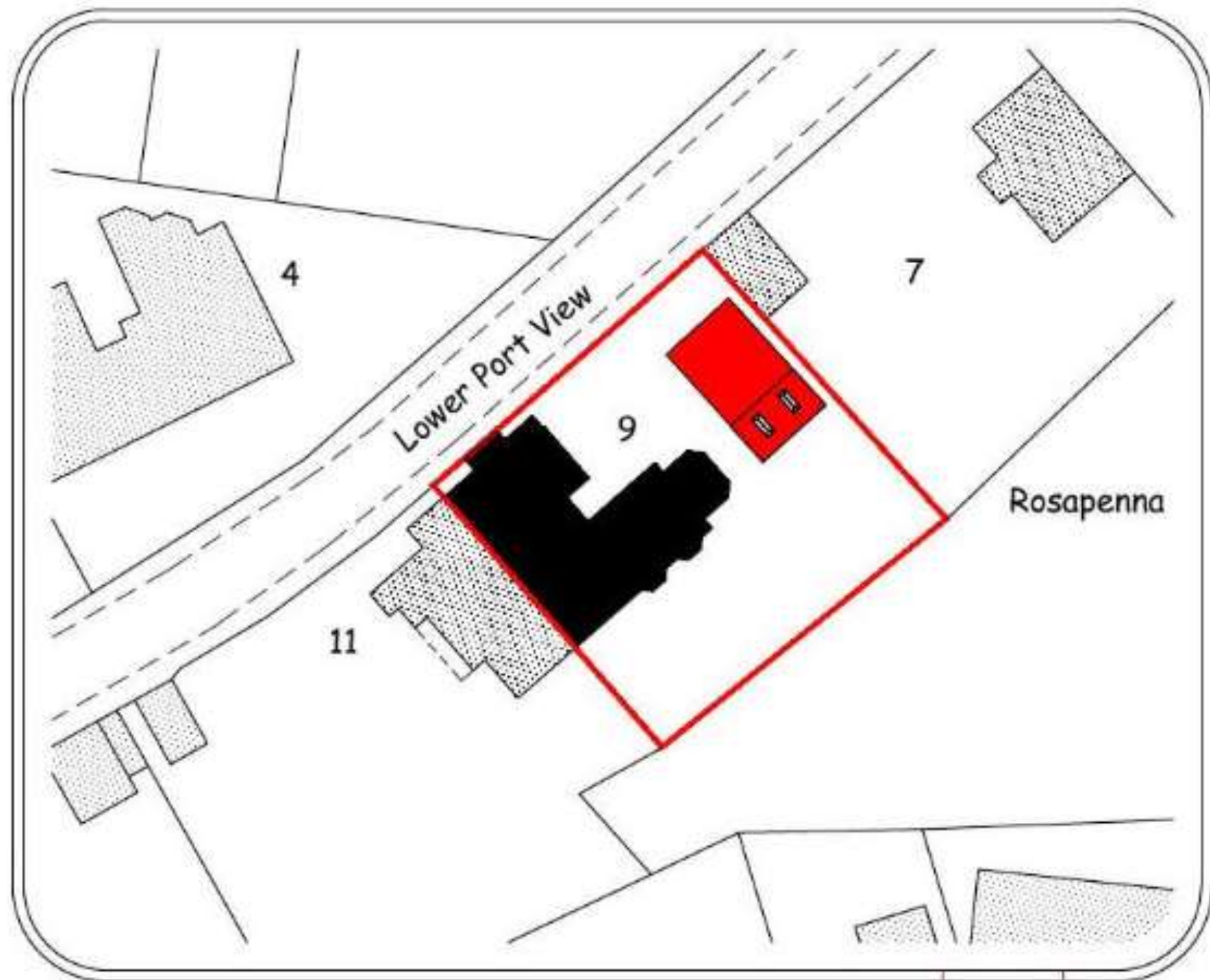
8c

PA21/00921 – 9 Lower Port View St Stephens Saltash

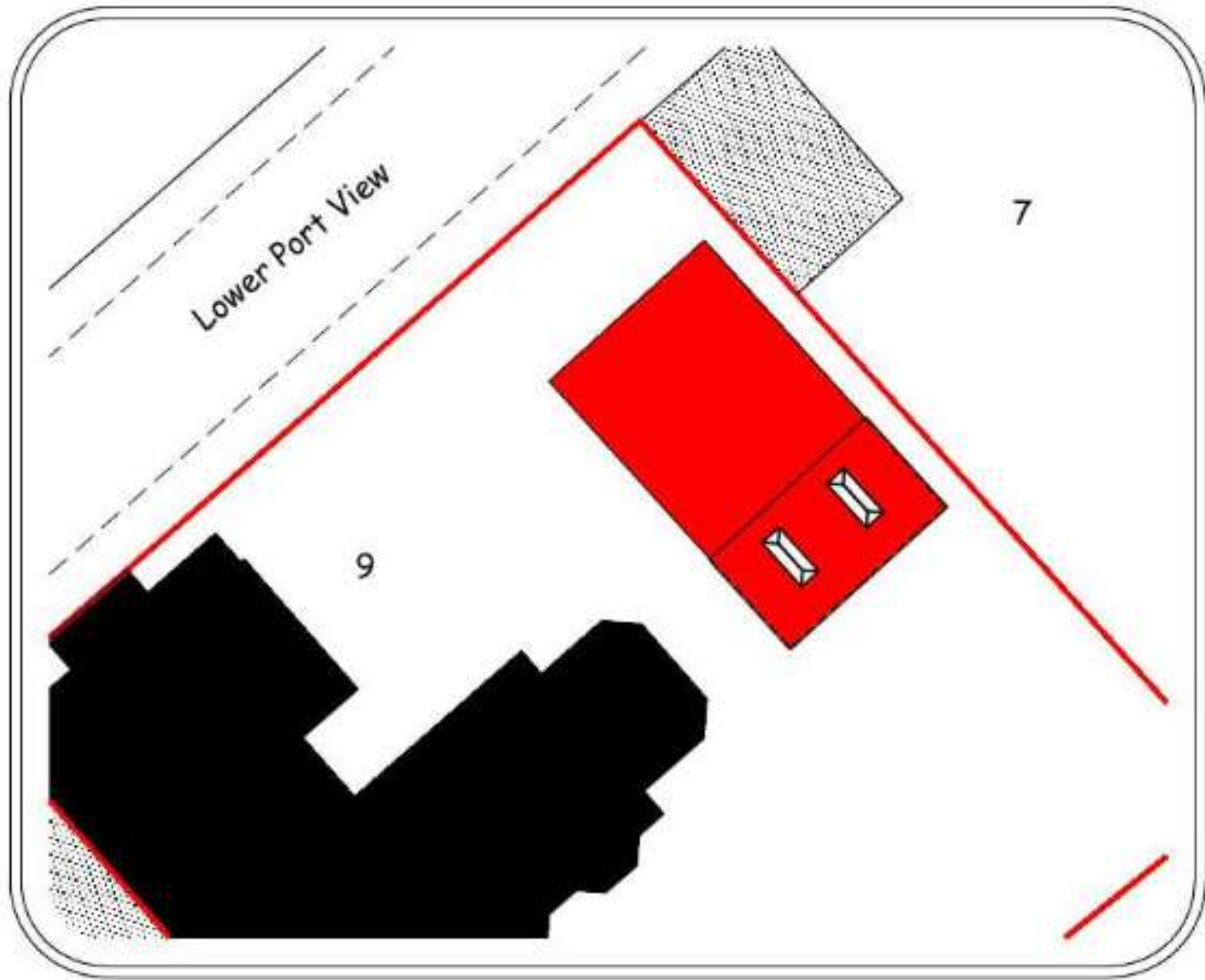
Demolish existing single garage and replace with double detached garage with home office / work space below.

Response Date: Extension to 19.03.21

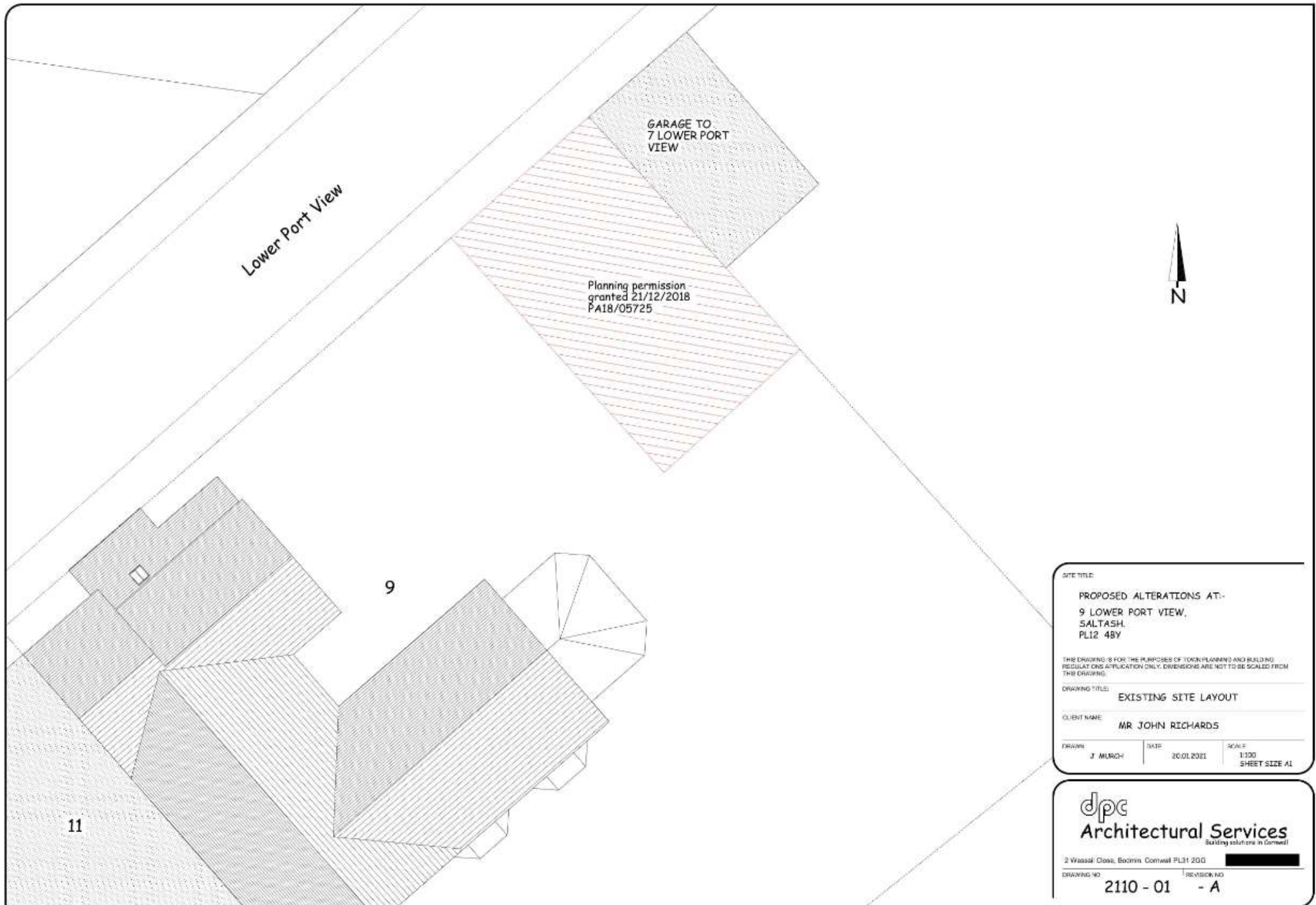
PA21/00921
Site Location



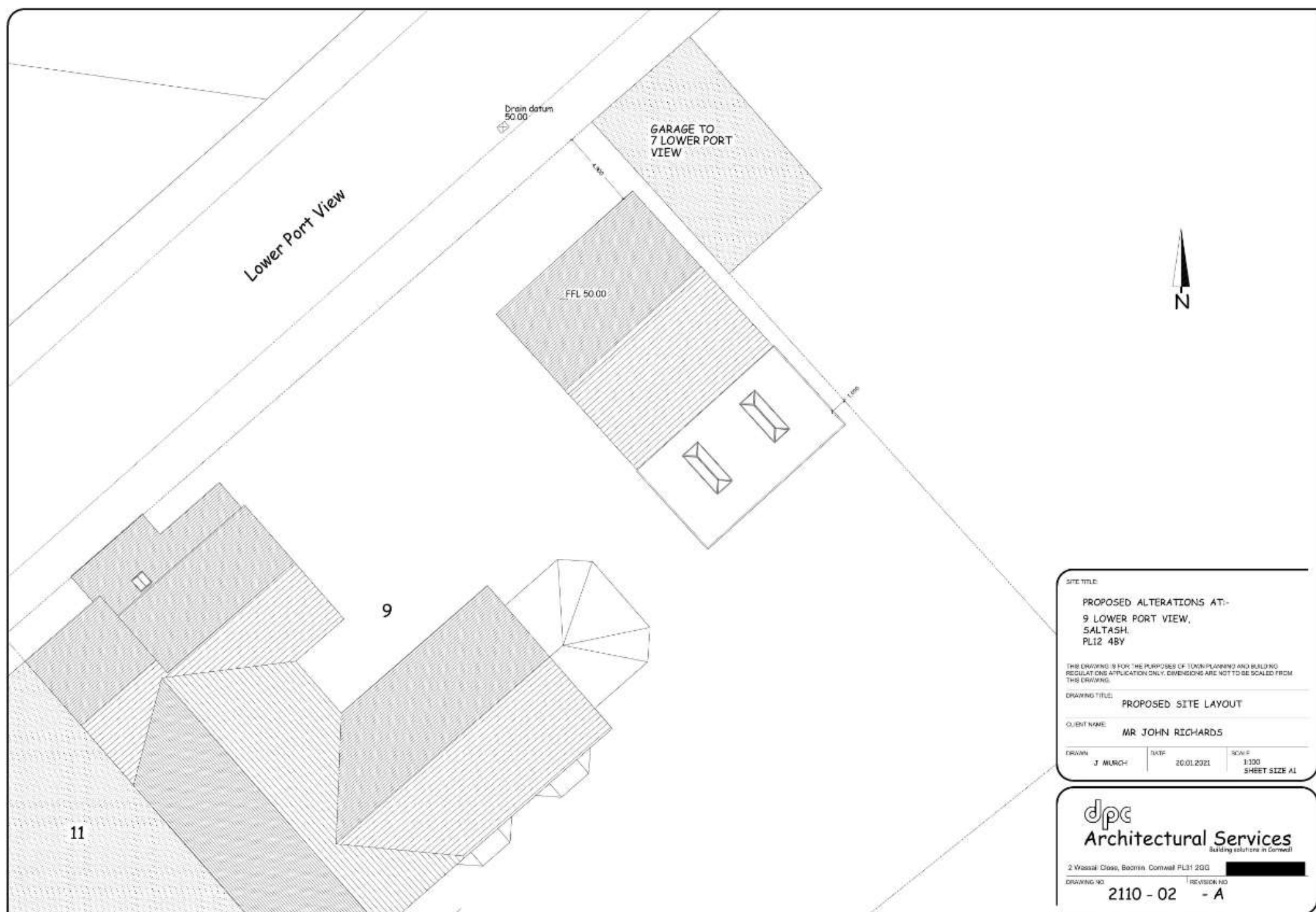
PA21/00921
Block Plan



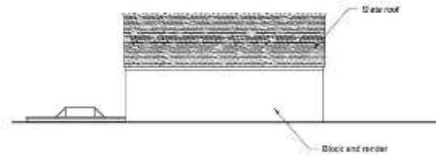
PA21/00921 Existing Site Layout



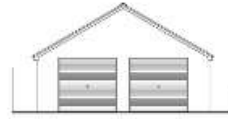
PA21/00921 Proposed Site Layout



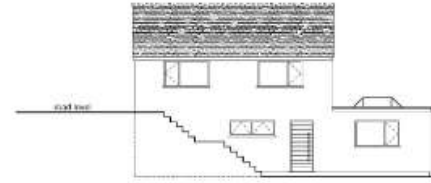
PA21/00921 Proposed Layout



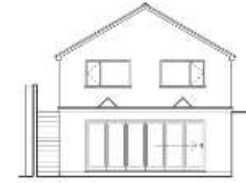
Side North East elevation (scale 1:100)



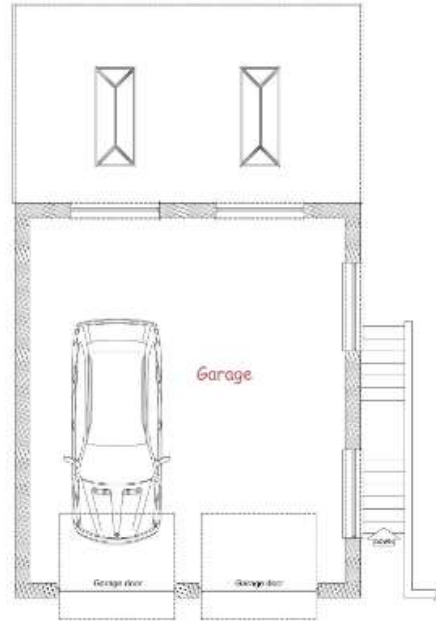
Front North West elevation (scale 1:100)



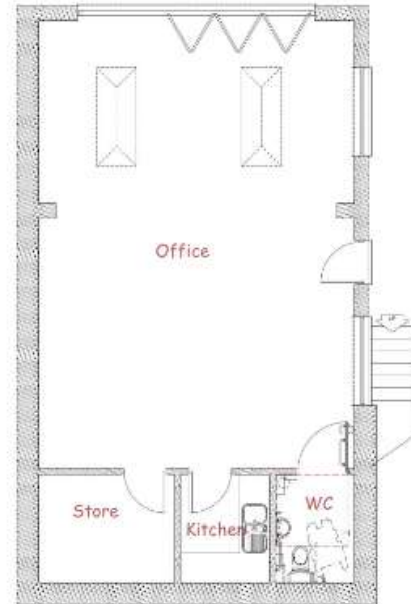
Side South West elevation (scale 1:100)



Rear South East elevation (scale 1:100)



Ground floor plan



Lower Ground floor plan

Scale 1:50
Distance in Meters

SITE TITLE:
PROPOSED ALTERATIONS AT:-
9 LOWER PORT VIEW,
SALTASH,
PL12 4BY

THIS DRAWING IS FOR THE PURPOSES OF TOWN PLANNING AND BUILDING
REGULATIONS APPLICATION ONLY. DIMENSIONS ARE NOT TO BE SCALED FROM
THIS DRAWING.

DRAWING TITLE:
PROPOSED LAYOUT

CLIENT NAME:
MR JOHN RICHARDS

DRAWN J. MURCH	DATE 20.01.2021	SCALE 1:50 SHEET SIZE A1
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dpc
Architectural Services
Building solutions in Cornwall

2 Wassall Close, Bodmin Cornwall PL31 2GG

DRAWING NO
2110 - 06

REVISION NO
- A

Use

The current garage at 9 Lower Port View is a single block-built garage that needs demolishing and a rebuild. Planning permission was granted on 21st December 2018 on PA18/05725 to replace it with a double garage with offices below.



Existing garage

Layout

The proposed new garage will be detached with a pitched roof. Due to the gradient of the land, there will be an office constructed below for home working.



View from Lower Port View

PA21/00921

Design & Access

Statement 3/4

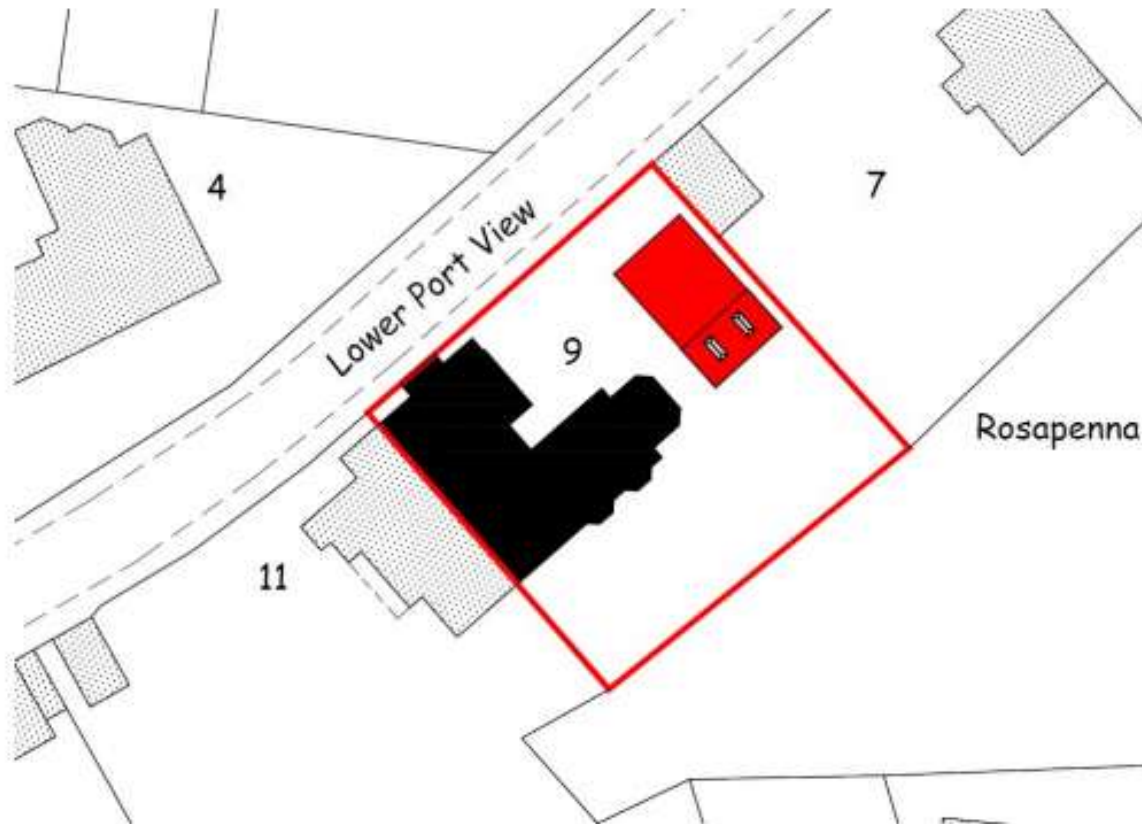
Amount

The footprint of the garage will be 7M wide by 8M in depth with a slate pitched roof over. The lower ground floor footprint will be 7M wide and 12M in depth. This will house an open office area and kitchenet, store and WC. Planning has already been granted on PA/18/05725 on 21st December 2018. This application is to move the footprint:

- 4.8M southeast to allow two off road parking spaces in front of the garage.
- 1M southwest to move away from the neighbouring boundary to no.7

Scale

The development footprint will sit comfortably within the site and will not look out of place with the neighbouring properties.



Landscaping

Landscaping will be:

- Hardstanding parking area to the front

Appearance

The appearance of the proposed buildings will fit in with the neighbouring dwellings with:

1. Slate roof
2. Block and render walls.

Access and parking

The access will be from the road at the front of the garage with parking inside the garage for a further two vehicles.

Planning Applications

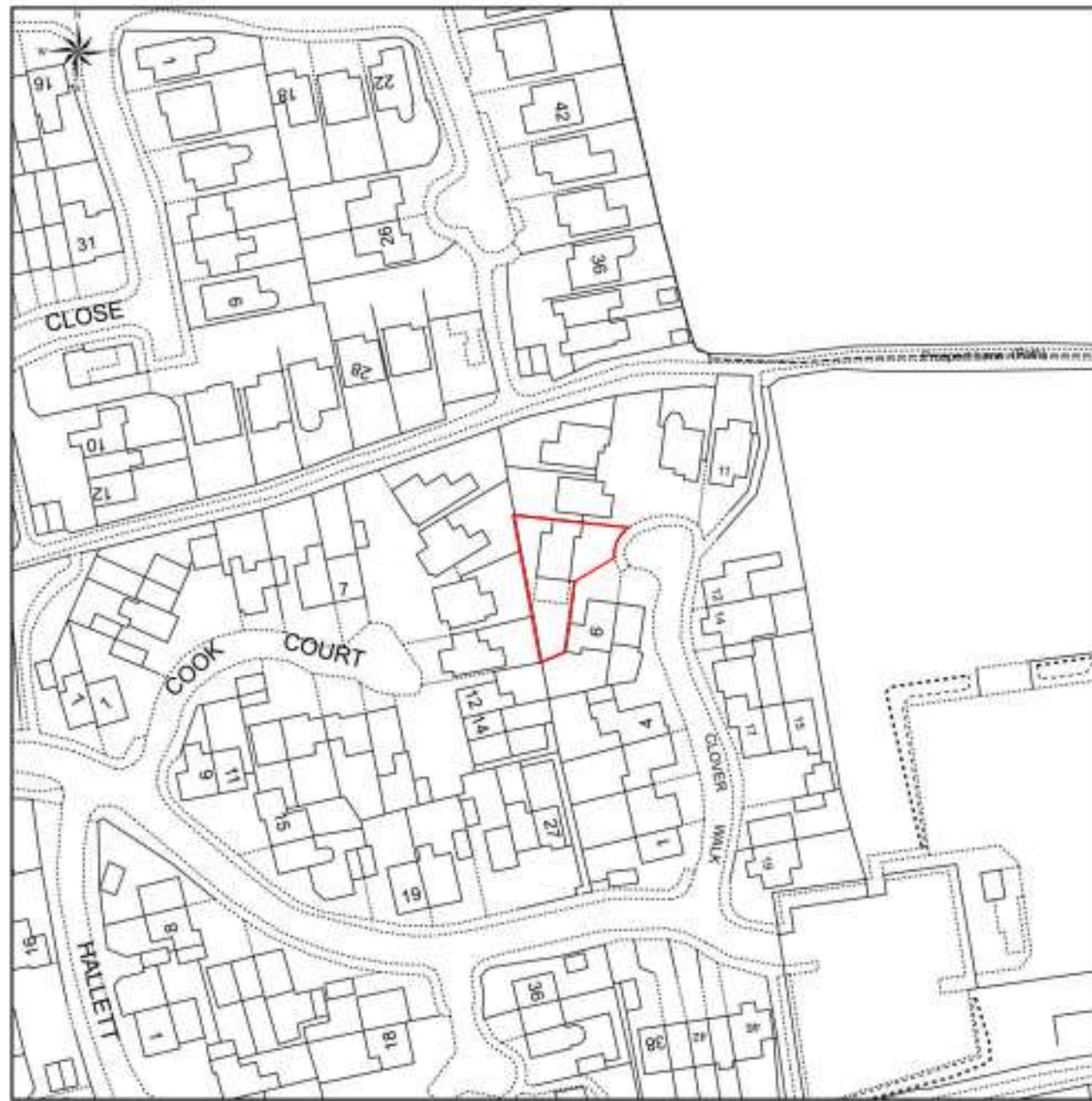
gc

PA21/01103 – 7 Clover Walk Saltash PL12 4UU

First floor extension over existing garage. Previously approved in 2012.

Response Date: Extension to 19.03.21.

PA21/01103
Site Location
Drawing No.
01.01 REV 2



PA21/01103 - Existing & Proposed Block Plan – Drawing No. 01.02 REV 2



Existing Block Plan
1 : 200

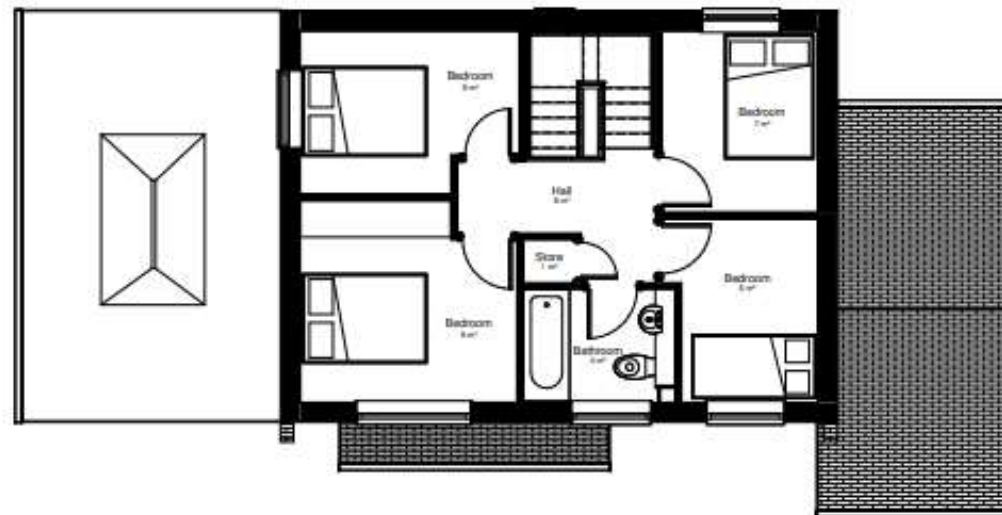


Proposed Block Plan
1 : 200

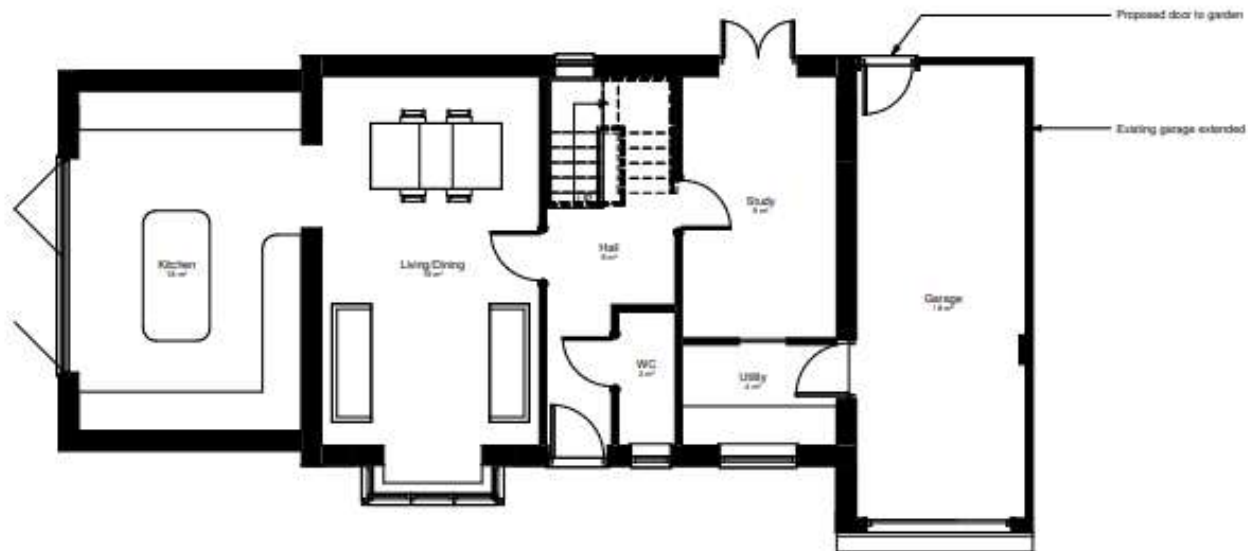
PA21/01103
Existing
Floor Plans
Drawing No.
20.01 REV 2



Ground Floor - Existing
1 : 50



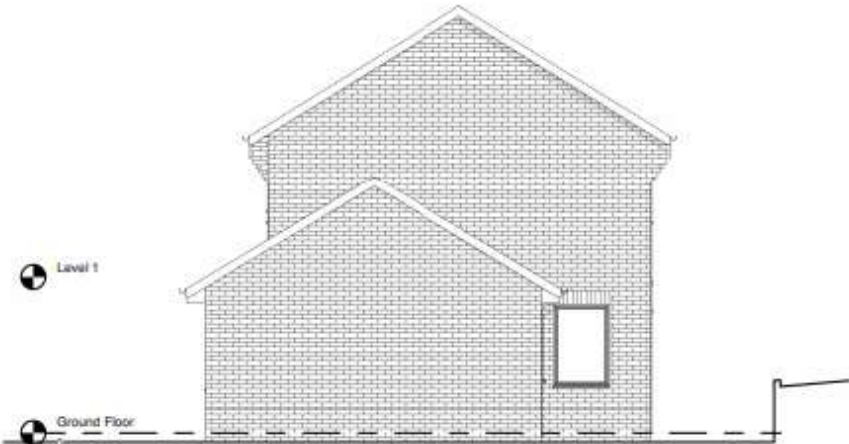
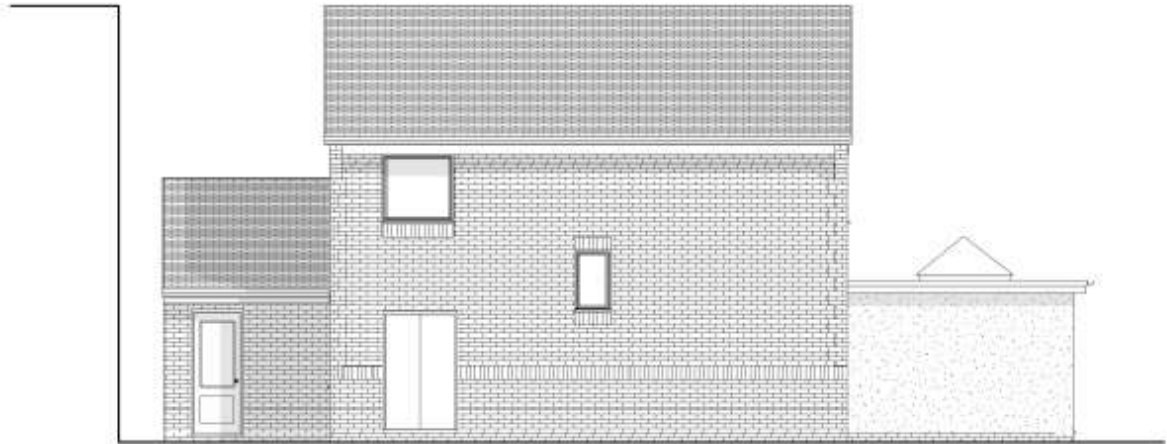
PA21/01103
Proposed
Floor Plans
Drawing No.
22.01 REV 2



Ground Floor - Proposed
1 : 50



PA21/01103
Existing
Elevations
Drawing No.
30.01 REV 2

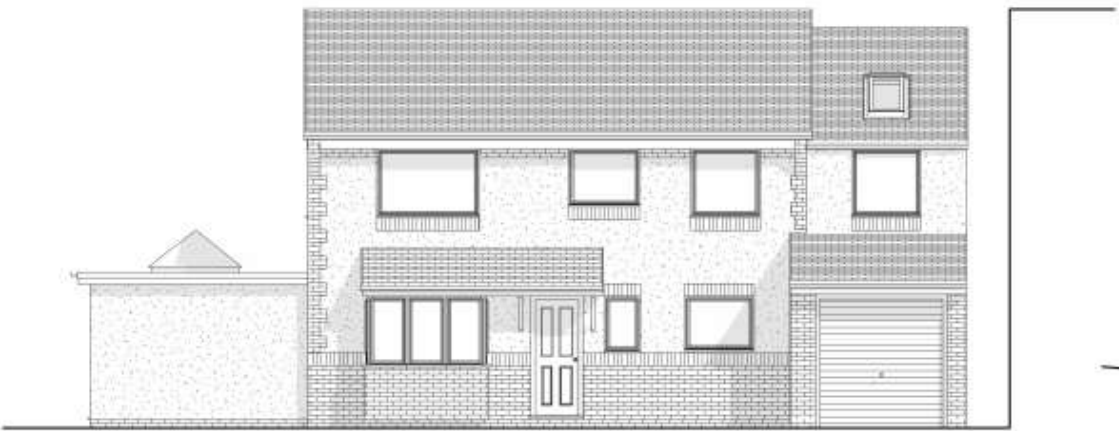
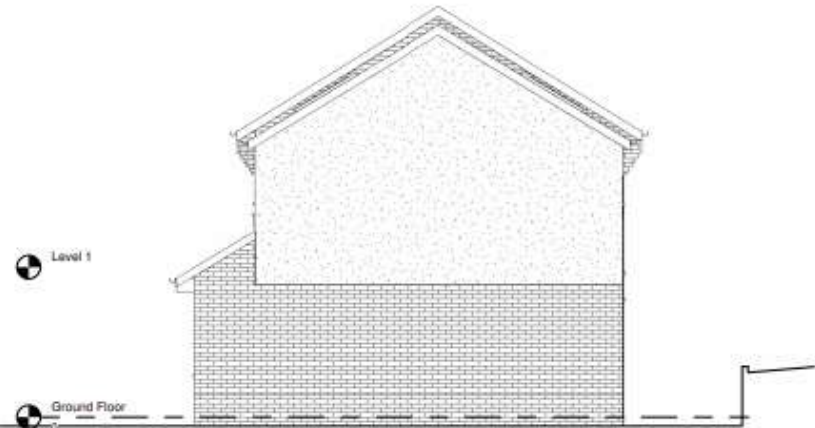
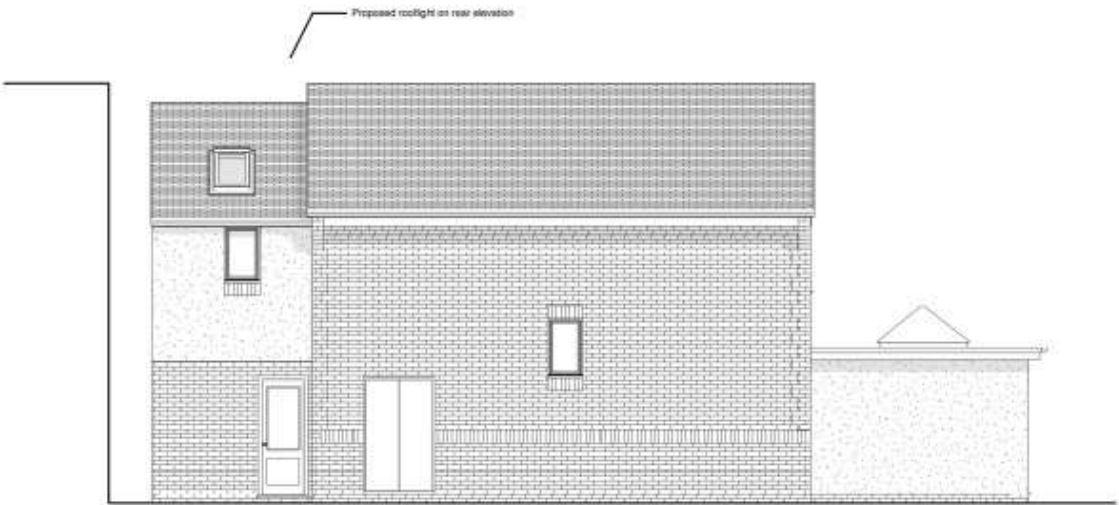


East Elevation - Existing
1 : 50



South Elevation - Existing
1 : 50

PA21/01103
Proposed
Elevations
Drawing No.
32.01 REV 2



East Elevation - Proposed
1 : 50

South Elevation - Proposed
1 : 50

PA21/01103
3D Views
32.02 REV 2



3D - Existing



3D - Proposed

What surface water flood risk do the Environment Agency identify on their surface water flood maps
If a flood risk is identified what measures are proposed to mitigate this? Visit the Environment Agency online at: <http://apps.environment-agency.gov.uk/wiyby/default.aspx> for information:

FLOOD ZONE 1

Are there any other sources of flood risk that affect the site (e.g. ground water) and if so how will these be mitigated?

NO OTHER KNOWN FLOOD RISK

How will surface water be disposed of:

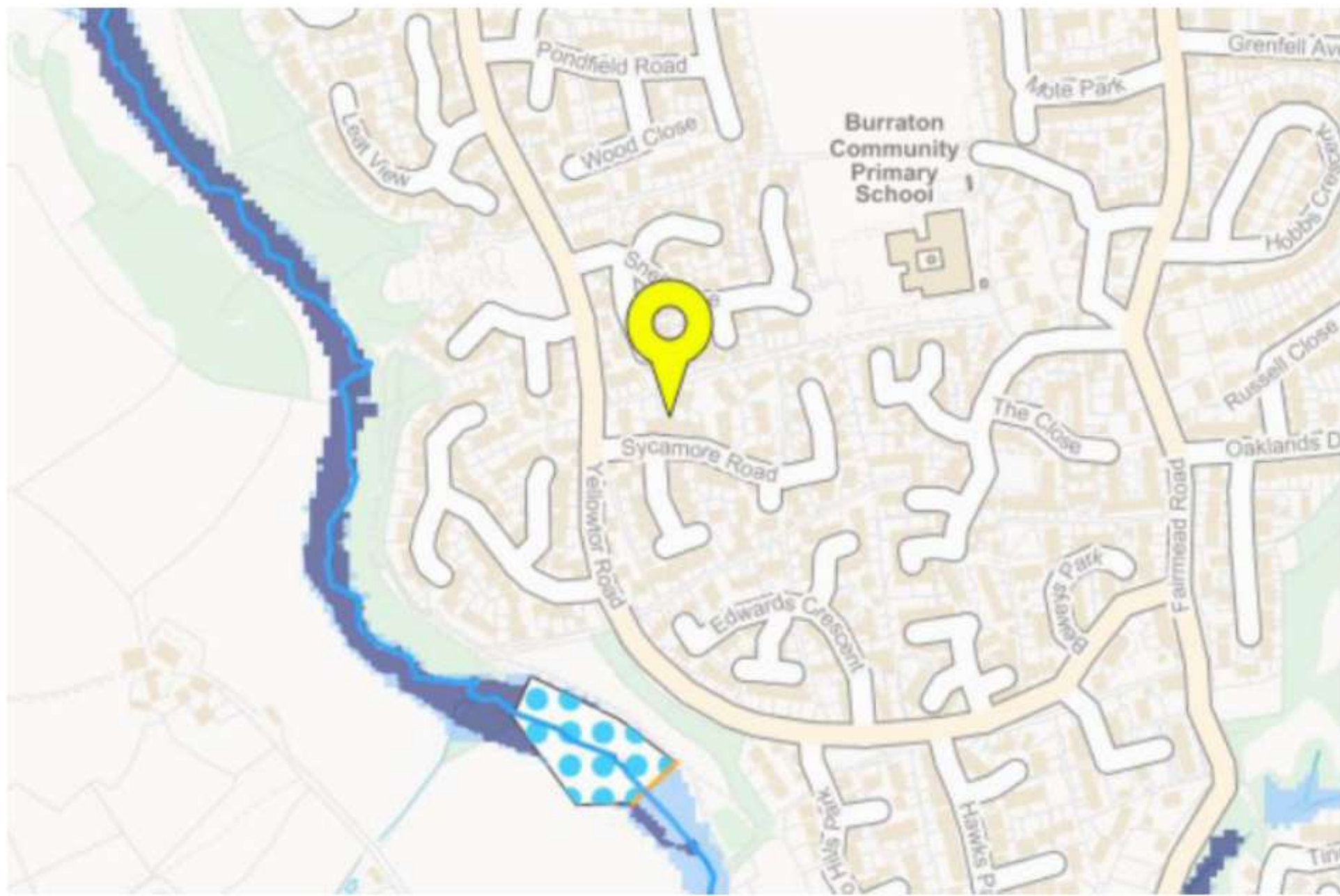
-Infiltration using a soakaway or other sustainable drainage system. This will be designed in accordance with BRE 365 for the critical 1 in 100year storm event plus 40% climate change .

(tick if appropriate) ☐

OR:

-Discharged at a controlled rate to a surface water sewer or drain. (tick if appropriate) ☒

Please explain why infiltration methods have not been chosen.....**THE EXISTING ROOF IS OF A SIMILAR SIZE**
TO THE EXISTING ROOF. MINIMAL INCREASE IN SURFACE WATER DRAINAGE REQUIREMENTS. NO AVAILABLE SPACE
ON SITE FOR SUSTAINABLE DRAINAGE SYSTEM.



Planning Applications

8c

PA21/01232 – 102 Grenfell Avenue Saltash PL12 4JE

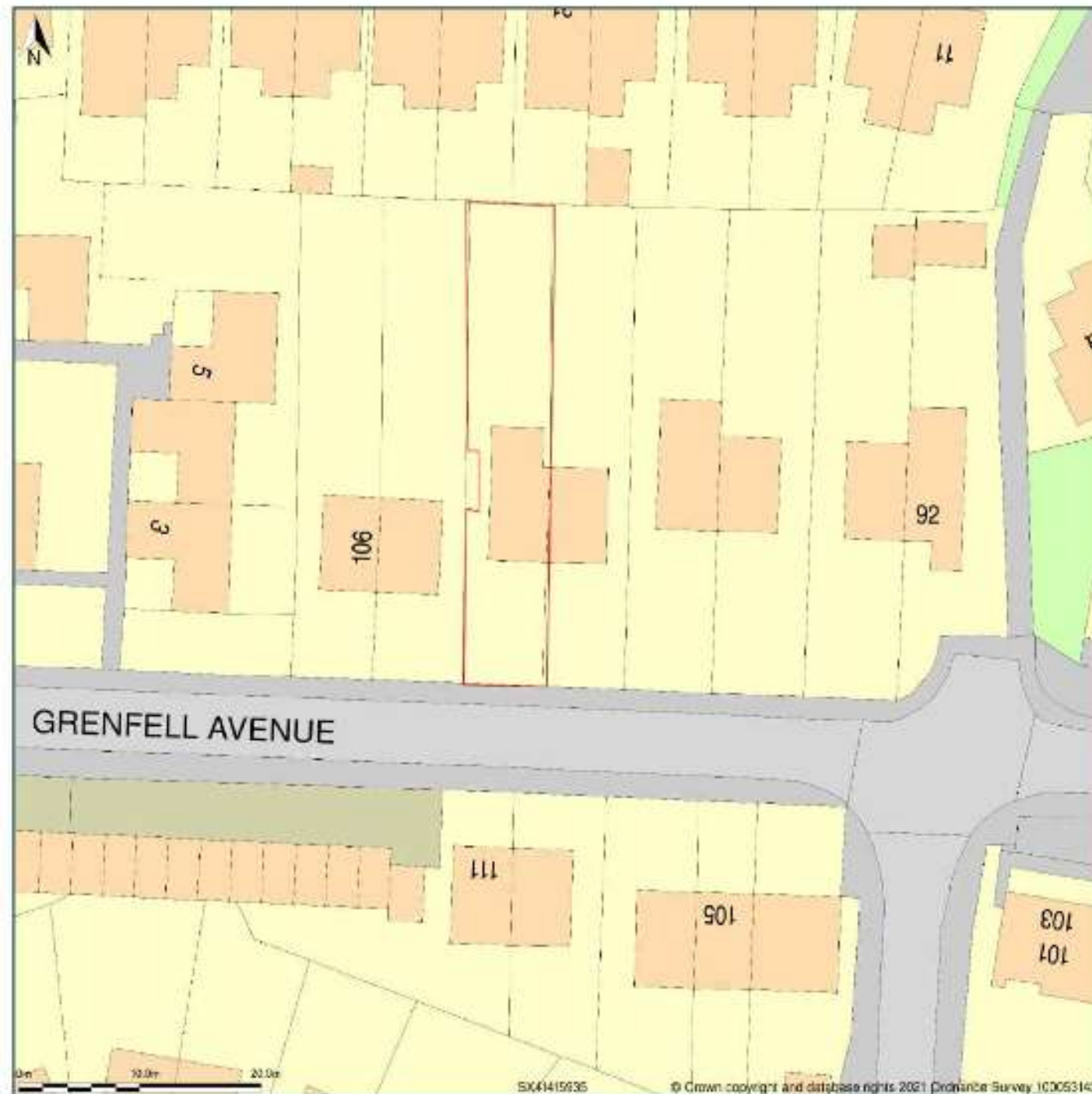
Two storey rear extension.

Response Date: Extension to 19.03.21.

PA21/01232
Location Plan



PA21/01232
Site & Block
Plan



PA21/01232
Existing
Floor Plans



GROUND FLOOR



FIRST FLOOR

PA21/01232

Proposed
Floor Plans



GROUND FLOOR



FIRST FLOOR

NOTE: ALL DIMENSIONS TO BE
CHECKED ON SITE. DO NOT SCALE OFF
THIS DRAWING FOR CONSTRUCTION
PURPOSES

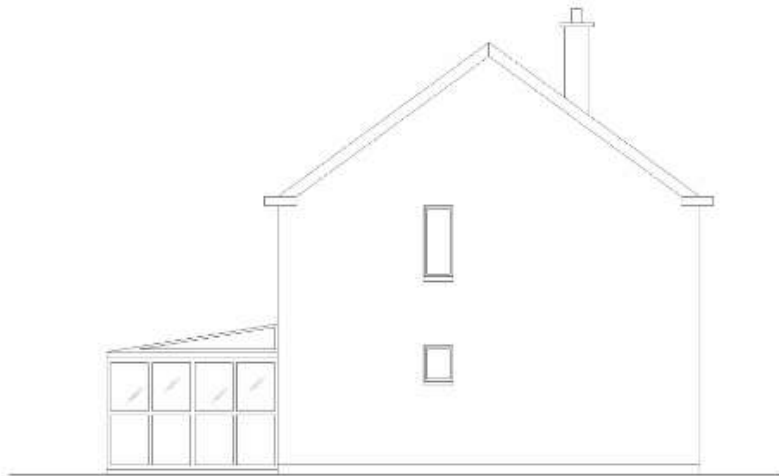
PA21/01232
Existing
Elevations



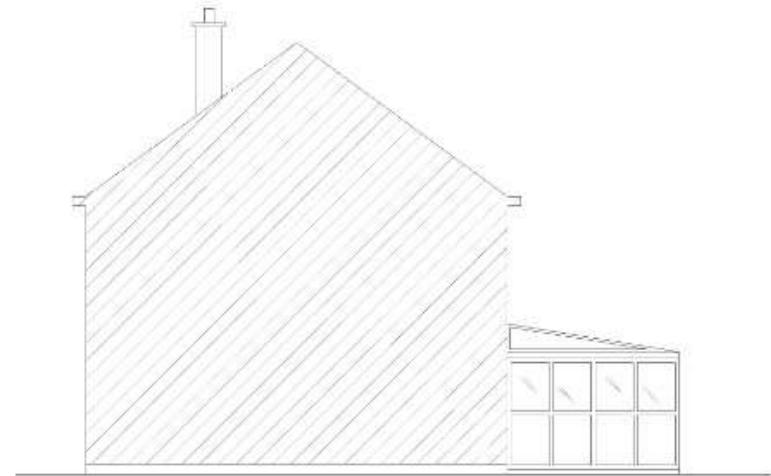
SOUTH ELEVATION



NORTH ELEVATION

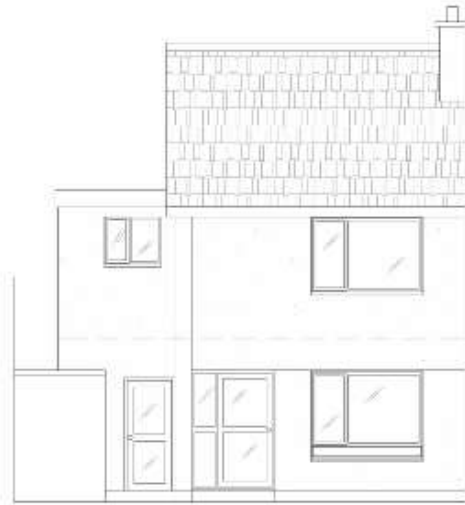


WEST ELEVATION



EAST ELEVATION

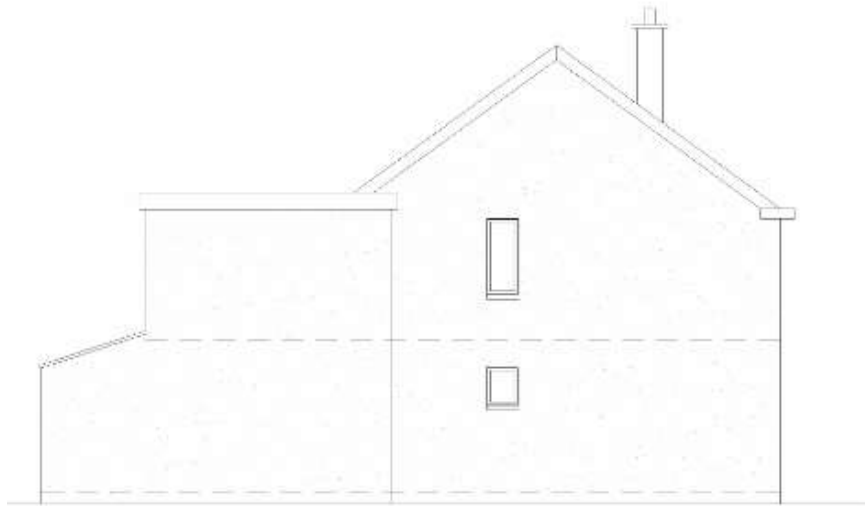
PA21/01232
Proposed
Elevations



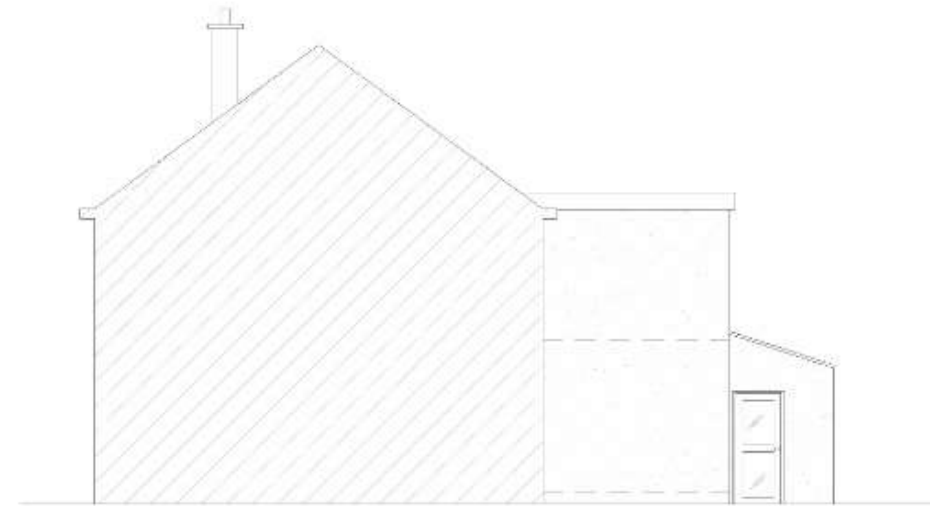
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

FLOOD RISK ASSESSMENT

102, GRENFELL AVENUE, SALTASH, PL12 4JE

SURFACE WATER DRAINAGE

The surface water drainage from the existing property is connected to the mains surface water drainage system. Additional rainwater collected from the extension roof is proposed to be connected to the existing surface water drainage system.

All other rainwater falling on the sites non permeable surfaces will also drain to gullies connected to the existing surface water drainage system.

February 2021

Planning Applications

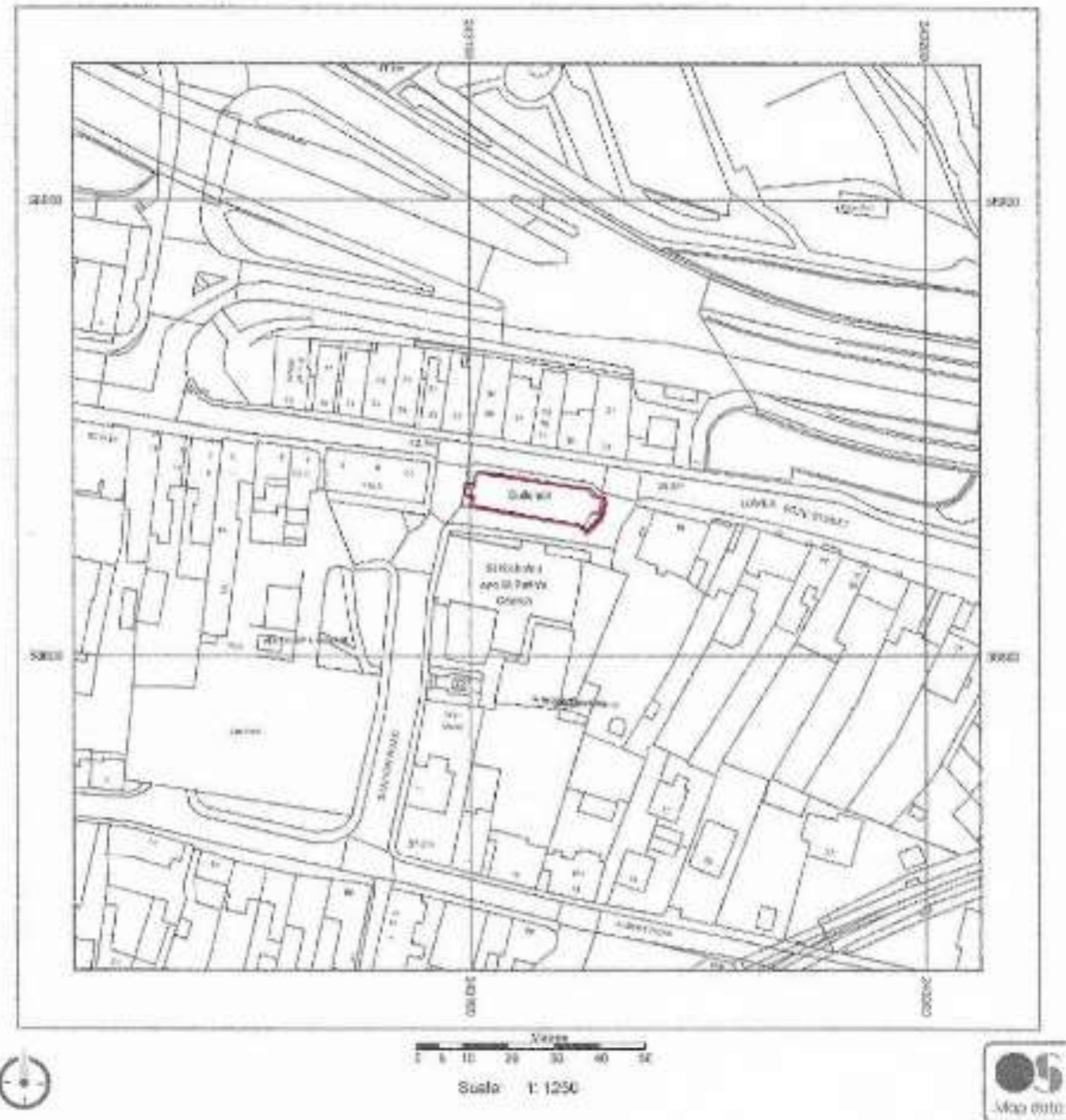
8c

PA21/01433 – Saltash Town Council, The Guildhall.

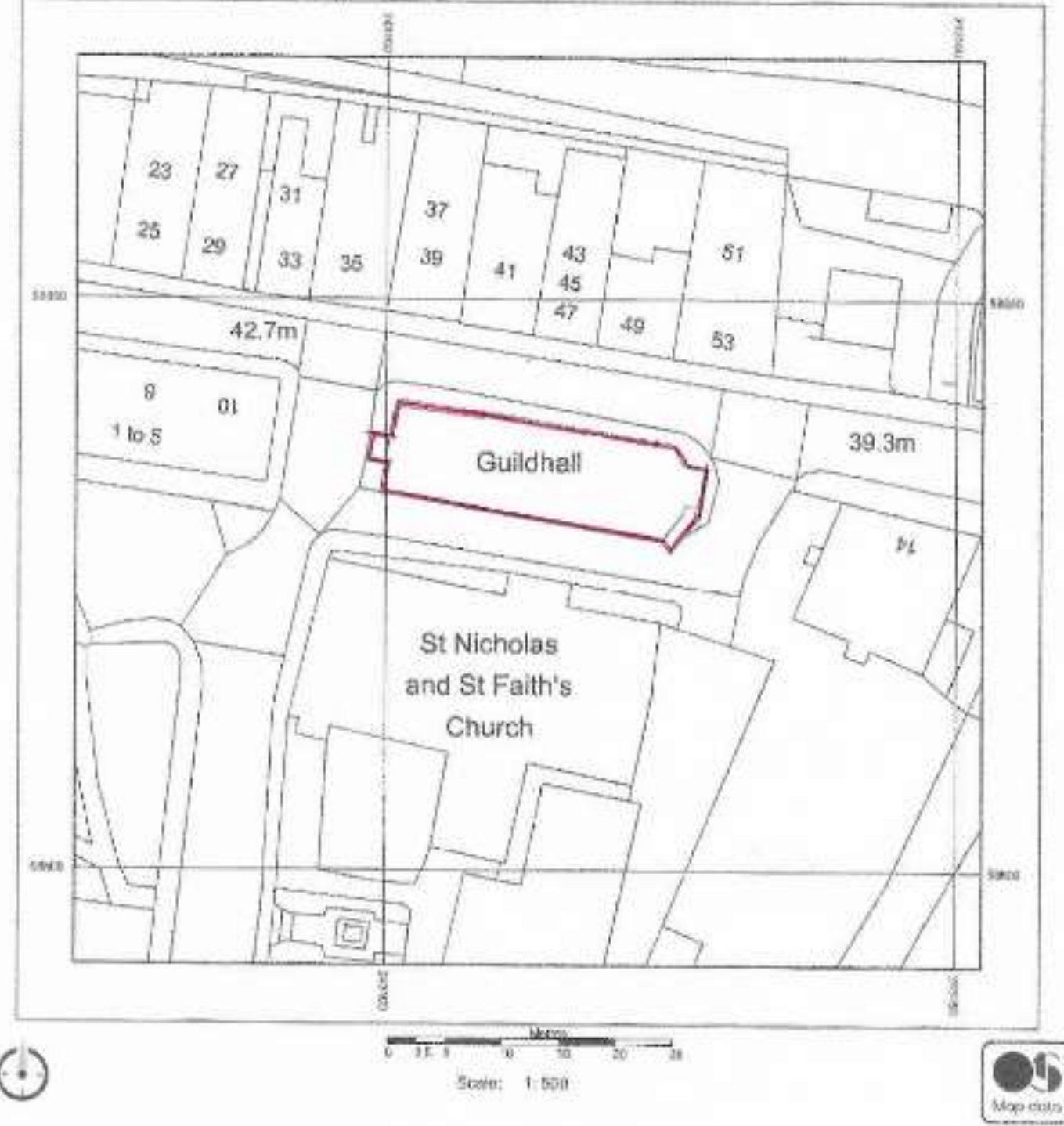
Installation of LED lighting to north and west elevations.

Response Date: 19.03.21.

PA21/01433
Site Location
Plan



PA21/01433
Site & Block
Plan

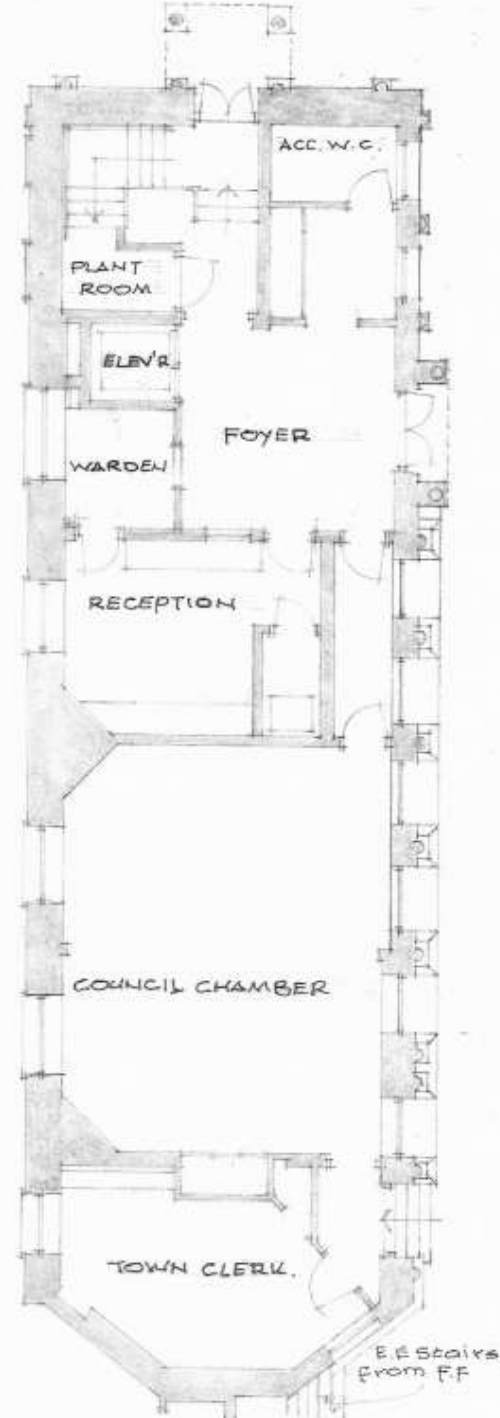


PA21/01433

Ground Floor Plan Mixed

(unaffected by application

works)



Date	Revisions
------	-----------

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the contractor is to check and verify all building and site dimensions, levels, and sewer invert levels at connection point before work starts

this drawing must be read with and checked against any structural or specialist drawings provided

GEORGE MEDGGS
AssocRICS
Building Surveyor

38 Callington Road
Saltash
Cornwall
PL12 6DY

Tel 01752 847706

Client

Saltash Town Council

Job Title

The Guildhall
Lower Fore Street
Saltash

Drawing Title

Ground Floor Plan
(unaffected by application works)

Scale

1:100 @ A4

Date

January 2021

Drawn by

GP

Drawing No

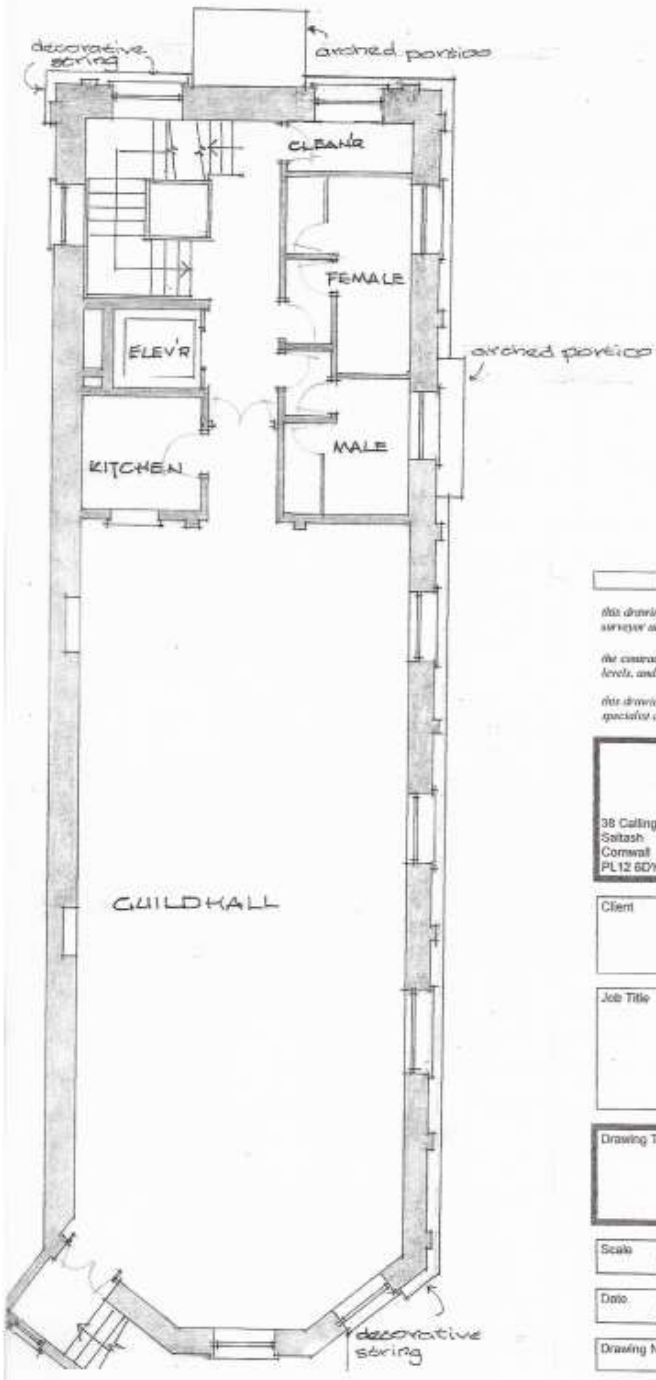
21/01/1

Rev

PA21/01433

First Floor

Plan Existing



Date	Revisions
------	-----------

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this drawing must be read with and checked against any structural or specialist drawings provided

GEOFF PEGGS AssocRICS Building Surveyor
38 Collington Road Saltash Cornwall PL12 6DY
Tel 01752 847706

Client
Saltash Town Council

Job Title
The Guildhall Lower Fore Street Saltash

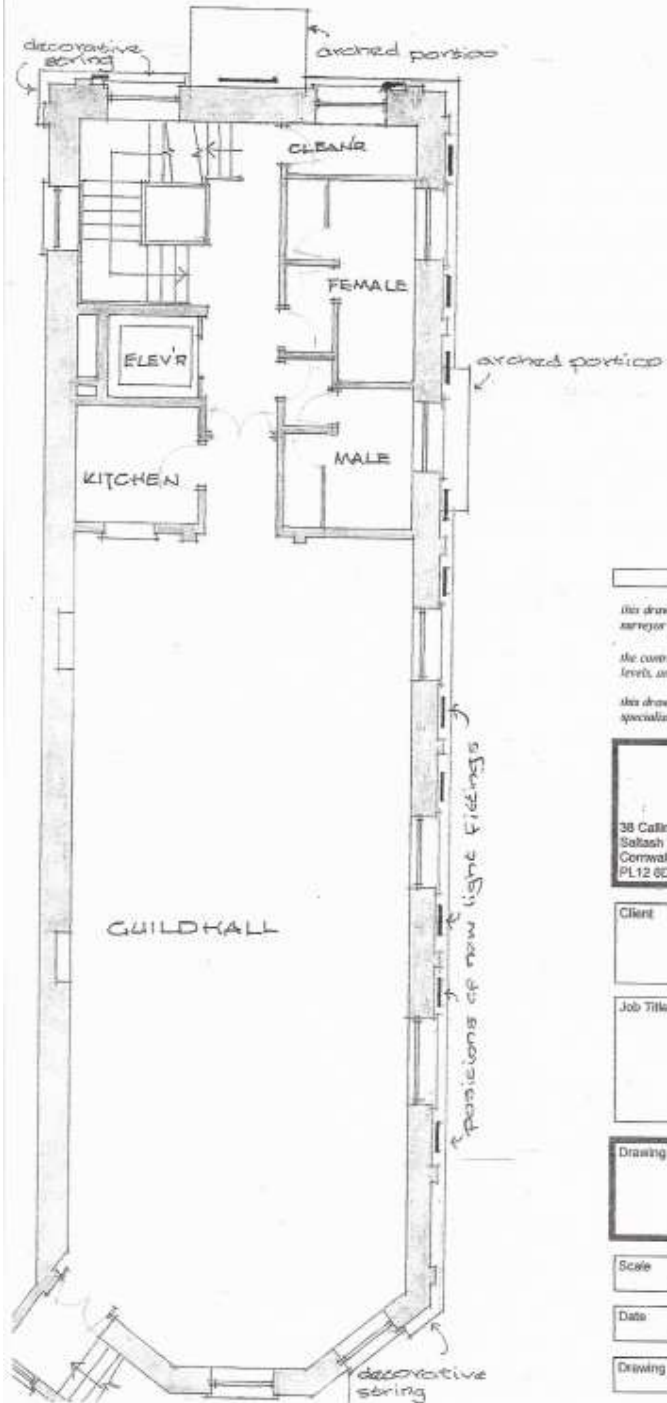
Drawing Title
First Floor Plan existing

Scale
1:100 @ A4

Date	January 2021	Drawn by	GP
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Drawing No	21/01/2	Rev	
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PA21/01433
First Floor
Plan Proposed



Date	Revisi
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GEOFF PEGGS
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38 Callington Road
Saltash
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PL12 6DY

Tel: 01752 847706

Client

Saltash Town Council

Job Title

The Guildhall
Lower Fore Street
Saltash

Drawing Title

First Floor Plan
proposed

Scale

1:100 @ A4

Date _____

January 2021

Drawn by

Drawing No.

21/01/2

Rev

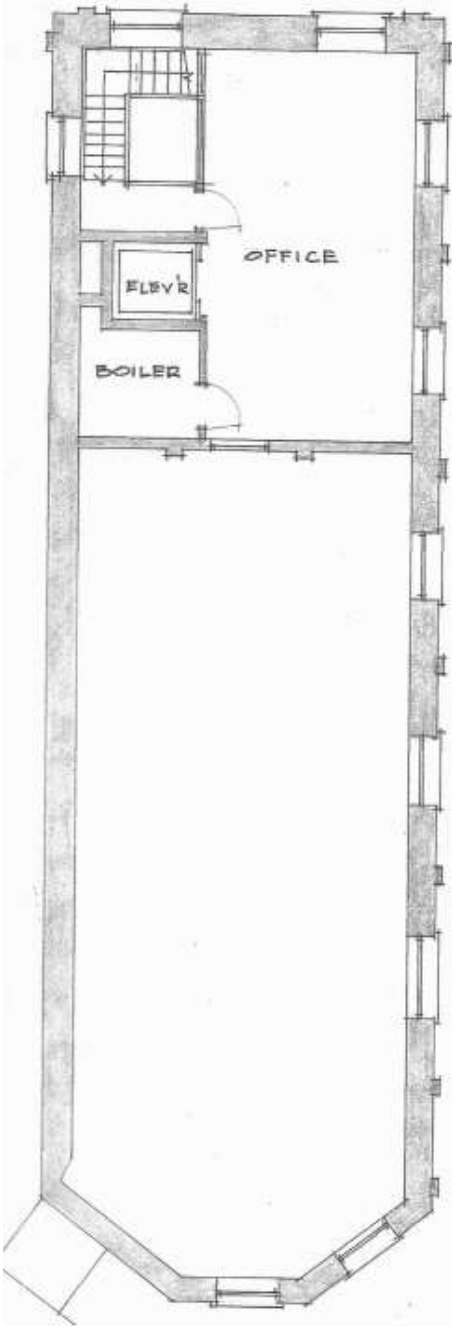
PA21/01433

Second/Mezzanine

Floor Plan

(Unaffected by

Application Works)



Date	Revisions
------	-----------

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this drawing must be read with and checked against any structural or specialist drawings provided

GEOFF PEGGS

AssocRICS

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35 Collington Road

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PL12 6DY

Tel 01752 847706

Client

Saltash Town Council

Job Title

The Guildhall

Lower Fore Street

Saltash

Drawing Title

Second / Mezzanine Floor Plan

[unaffected by application works]

Scale

1:100 @ A4

Date

January 2021

Drawn by

GP

Drawing No

21/01/4

Rev

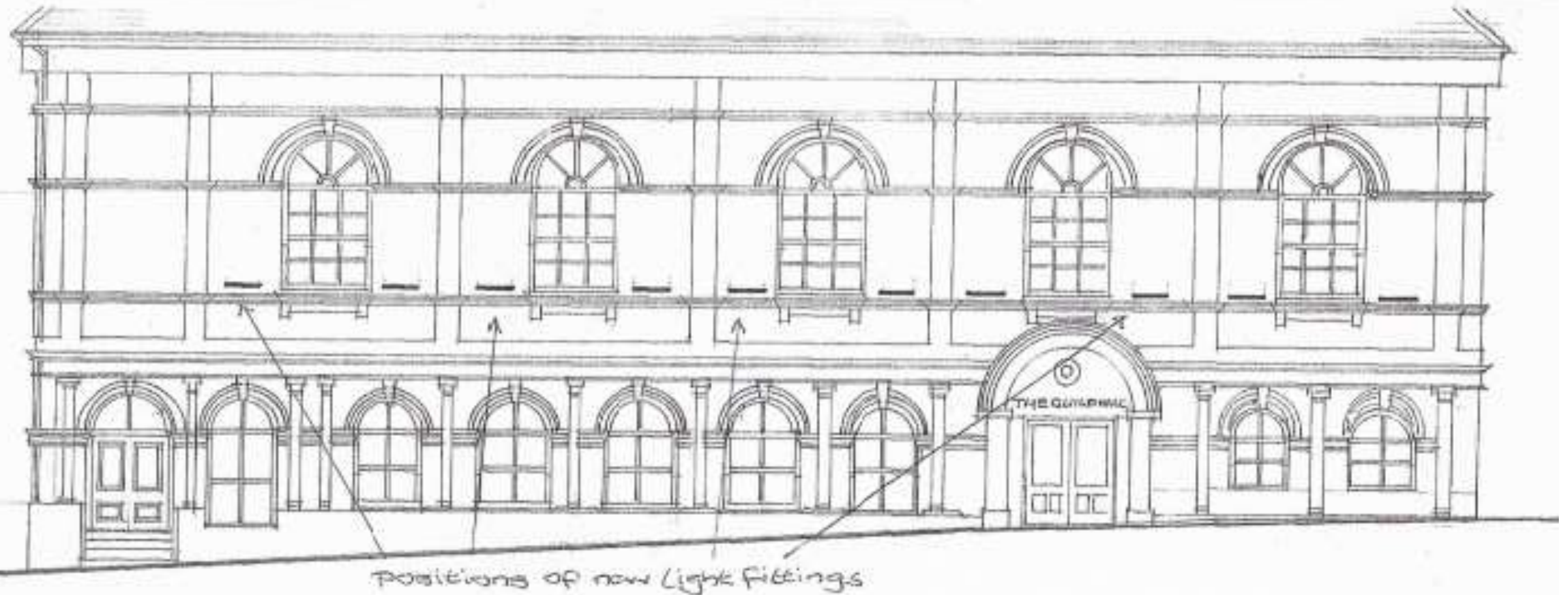
PA21/01433
North (Lower Fore
Street) Elevation
Existing

Scale	1:100 @ A4	
Date	January 2021	Drawn by GP
Drawing No	21/01/5	Rev

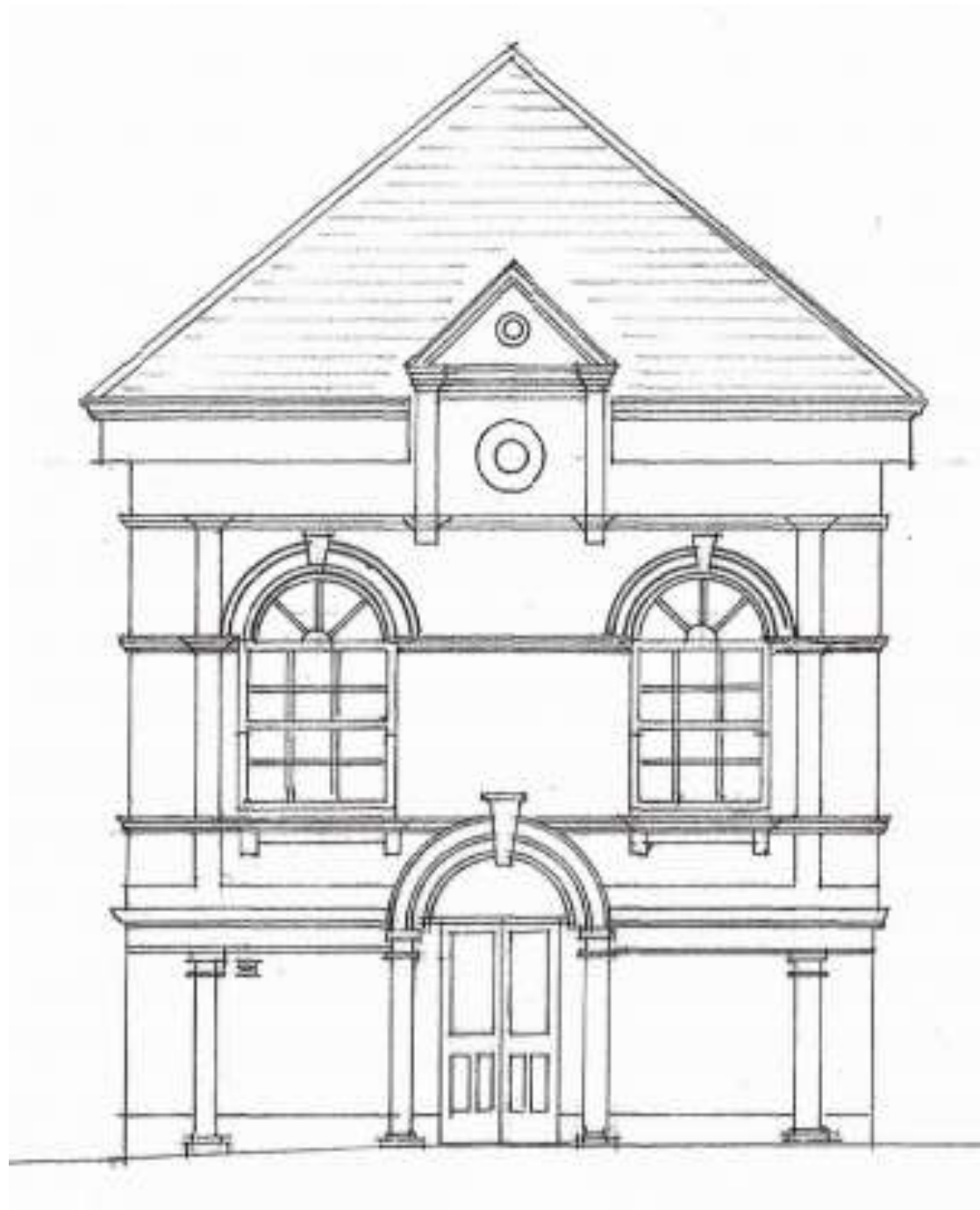


PA21/01433
North (Lower Fore
Street) Elevation
Proposed

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Date	January 2021	Drawn by GP
Drawing No	21/01/6	Rev

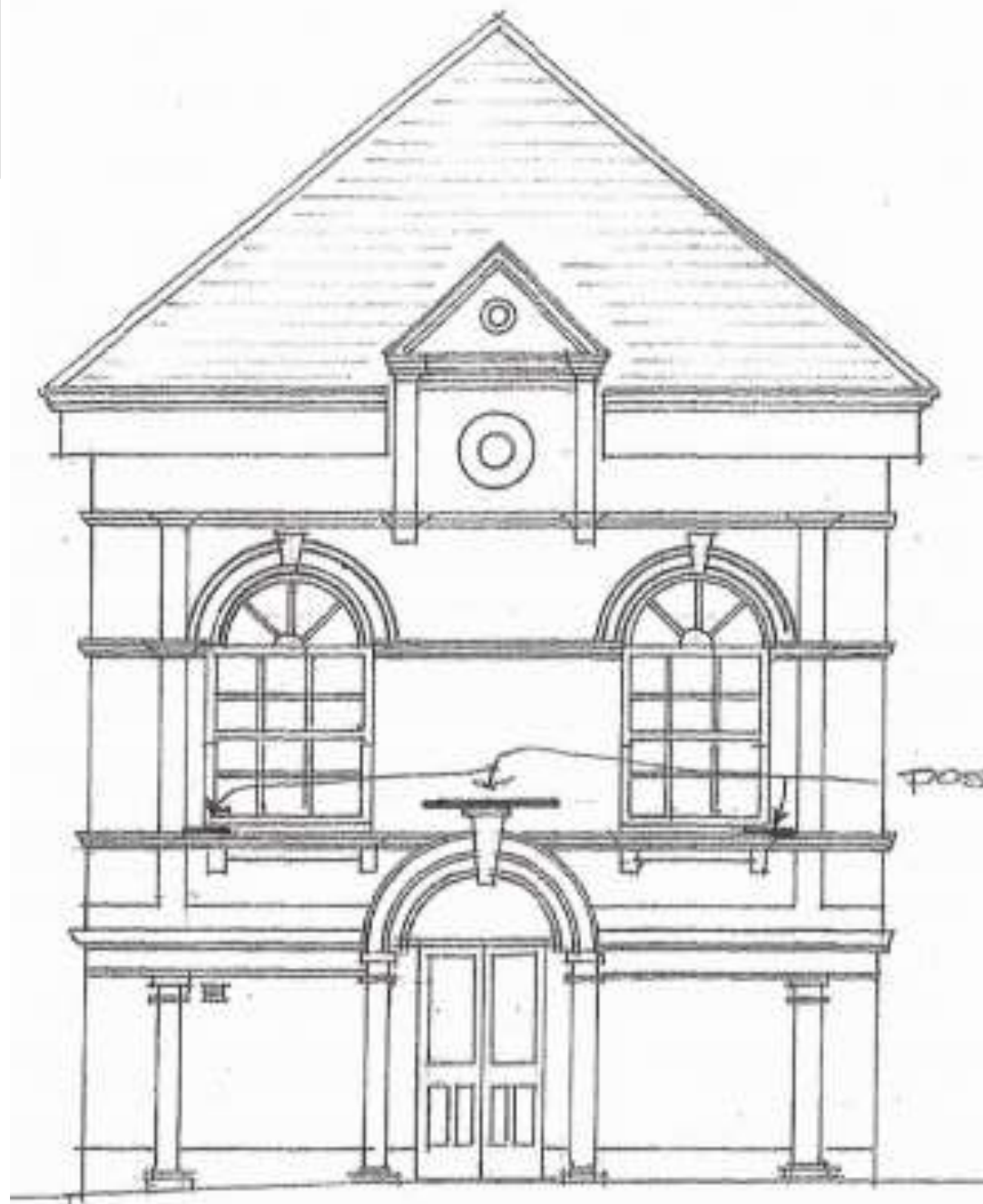


PA21/01433
West (Station Road)
Elevation Existing



Scale	1:100 @ A4		
Date	January 2021	Drawn by	GP
Drawing No	21/01/7	Rev	

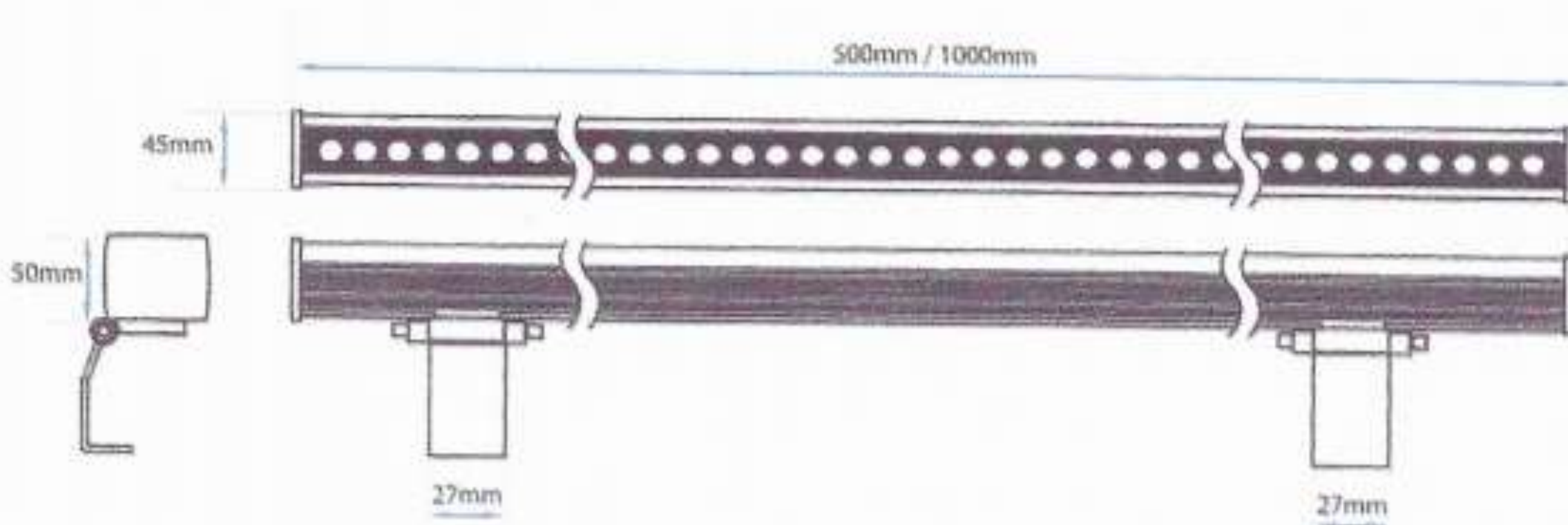
PA21/01433
West (Station Road)
Elevation Proposed



positions of new light fittings

Scale	1:100 @ A4	
Date	January 2021	Drawn by GP
Drawing No	21/01/8	Rev

Mechanical Dimensions (Unit mm)





Arcus II LED Wall Washers

Product categories

[LED Wall Washers](#)

<https://www.surelight.com/product-category/led-wall-washers>

Product Code

ARC2

Solutions

Art & Culture External Lighting

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Description

Additional information

[More information \(/privacy/\)](#) [Accept](#)

Use of building –

The building is currently in use as the base offices for Saltash Town Council although the upper floor (the Guildhall) is let on a casual basis to organisations and the general public for private parties, and other social occasions.

Amount of building to be used

The use of the existing building is to be retained and the proposals are restricted to the illumination of the north and west elevations so as to display the building and its architectural features after dusk on the two main elevations visible to the public.

Layout of building

The existing layout of the building will remain, including the use of the ground floor accessible toilet area.

Scale of proposed additional areas for customer use

No additional space will be provided and the proposed lighting units will be at a height to remove the possibility of vandalism

Landscaping

The building occupies the full site and there are no landscaping or garden areas.

Appearance

Very little of the proposed light units will be seen. They are approximately 45mm x 50mm in section and are secured by a small metal bracket to the face of the building. The length of the units is between 300mm and 600mm (linked together with discreet electrical cables) – the only impact will be to illuminate the architectural feature of the building.

Access

Vehicular and transport links and access to the site are unaffected by the proposals.

THE GUILDHALL LOWER FORE STREET SALTASH

Note : descriptions of the use of the Guildhall are based on pre-pandemic use as the building is not, in order to comply with Government guide lines, currently in use on a regular basis. It is intended that, when the pandemic is over, uses of the building will return to those as described.

The existing premises are in use both as the base for Saltash Town Council and for hire by the public. The building is described by *'British Listed Buildings'* and refers to general construction *'brick, timber framed and plastered under a slate roof'* It goes on to note the *'sliding sash windows with round heads and projecting keystones'*. The ground floor was originally open, with the first floor supported on by granite Doric columns. A portico porch to the west elevation has granite columns and there are plain pilasters to sides. There are a number of other architectural features including the horizontal friezes and architraves. It is thought that the original parts of the building date back to the late 18thC.

Lower Fore Street – re-named from ‘Fore Street’ following development of the shopping areas post war – leads from the town centre down to the River Tamar. It has a large number of historic buildings of varying ages although a number were demolished to facilitate the building of the Tamar Bridge, opened in 1962. The proposals will not impact on the street scene as the proposed light fittings are only 45mm x 50mm in section and will be secured by small metal brackets sat on one of the architectural horizontal architraves approximately 3.5m-4.5m above local ground levels. Details of the lighting units are enclosed with the planning application.

The two elevations concerned with the proposed new lighting – north and west – are those that are primarily seen by passers-by. The east and south elevations have little architectural merit and are hidden on elevations with walls and buildings close by.

The light fittings will be sited so as to ‘wash’ upwards on the north and west elevations. They have LED lamps within the units and have a matt black case. Electrical wiring will be hidden either by the fittings themselves or, in the areas between fittings, by discreet black cabling.

Planning Applications

8c

PA21/01434 – Saltash Town Council, The Guildhall.

Listed Building Consent for the installation of LED lighting to north and west elevations.

Response Date: 19.03.21.

Plans as for PA21/01433 above.

Planning Applications

8c

PA21/02182 – Land at Broadmoor Farm Stoketon

Application for non material amendment following grant of planning permission PA19/08250 namely various minor amendments

Response date: 18/03/21

PA21/02182 - Excerpt from Application Form

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Approval of Reserved Matters for layout, means of internal access, appearance and landscaping pursuant to Phase 0A works only. Details following outline application PA14/02447 dated 13/10/17

Reference number: PA19/08250

Date of decision 31/07/2020

Planning Portal Reference: PP-09474701

5. Description of Your Proposal

What was the original application type?

Outline planning permission: All matters reserved

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ Householder development: Development to an existing dwelling-house or development within its curtilage
- ☒ Other: anything not covered by the above category

Proposed Non-Material Amendments

The amendments proposed are summarised as follows:

- 1 Minor adjustment to the 50m flexible zone (running through the southern housing parcel) for underground services and temporary access/servicing route to foul pumping station. As previously, this is indicative only under Phase 0A and the precise alignment within this zone is to be determined by the Phase 1 Reserved Matters
- 2 Junctions from spine road are subject to minor adjustments to align with Phase 1 layouts
- 3 Adjusted locations for pedestrian and cycle crossings over spine road, to connect with Phase 1 layouts (including the main crossing from the Phase 0A play space (footpath/cycleway now to its west) heading south to continue the link along the western edge of the woodland belt)
- 4 Addition of/adjustment to proposed mounding to east of the play space
- 5 Bus stop moved marginally eastwards to accommodate layouts
- 6 Spine road lighting layouts and tree positions adjusted to accommodate the above changes
- 7 Routes through Carkeel Green and associated planting adjusted to align with Phase 1 and cycle/pedestrian link running north/south to spine road
- 8 General hard and soft landscaping details adjusted to align with above changes
- 9 Drainage details reflect previous requests from the Local Lead Flood Authority during determination of the approved Phase 0A Reserved Matters application

Reference should be made to the drawings as set out at Schedule 1 for full details of the amendments proposed under this application. The Mini Design Code, as required to accompany the Reserved Matters under condition 12 of the permission, has also been updated to reflect these amended drawings, for consistency and completeness only, and accompanies the NMA application.

Assessment

These amendments have been reviewed by Lichfields in the context of the National Planning Practice Guidance (NPPG) and are considered non-material to the approved development.

They have also been reviewed in the context of Cornwall Council's guidance (<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-advice-and-guidance/revisions-and-amendments-to-planning-applications/>) set out in italics below, with a brief assessment by Lichfields noted alongside each:

“Each non-material amendment application will be considered on its merits. If it meets the following criteria, it is likely that the proposed change can be dealt with by this procedure:

- 1 There would be no change to the application site boundary and the proposal would be located within it (red line boundary)*

Confirmed. This is an amendment to approved Reserved Matters, which sit within the approved site/red line boundary under permission ref. PA14/02447. There is no change to this boundary. There is a minor adjustment sought to the Phase 0A flexible 50m servicing zone, but this sits within the wider site boundary and was always an indicative alignment in any case under Phase 0A.

- 2 The amendment would not conflict with development plan policies or other Government guidance*

Confirmed. The NMAs do not generate any material changes which would conflict with policy.

- 3 *There would be no conflict with any conditions on the planning permission*
Confirmed. The amended Reserved Matters accord with the conditions of the outline permission.
- 4 *The proposal would not make worse any concerns raised by third parties when the original planning permission was considered*
Confirmed. There would be no impact on any concerns raised during the determination of the original planning permission.
- 5 *The approved footprint/siting of the building will not be moved in any direction by more than 1 metre*
Confirmed. The development will continue to accord with the approved parameters. No buildings are proposed.
- 6 *The proposal would not result in an extension to development already approved*
Confirmed. There is no extension to development.
- 7 *The height/volume of the building or extension would not be increased or significantly reduced*
Confirmed. No buildings/extensions are proposed.
- 8 *The amendments must not result in a fundamental change in the design of the building*
Confirmed. No buildings are proposed. The design approach to the infrastructure, as set out in the Mini Design Code, is as approved.
- 9 *The change does not amount to new works or elements which have not been considered by any environmental statement submitted with the original application*
Confirmed.
- 10 *Amendments to windows/doors/openings must not have any overlooking impact on neighbouring properties".*
Confirmed – not applicable.

The above assessment against Cornwall Council's guidance clearly demonstrates that the amendments sought are non-material to the approved Phase oA Reserved Matters and can therefore be appropriately processed under Section 96a of the Town and Country Planning Act 1990 without delay.

Re-Discharge of Conditions

The above NMAs to Phase 0A require minor adjustments to be made to the hard and soft landscaping details approved by Cornwall Council under condition 24. The principles and approach have not changed, but minor drawing updates are required to ensure these fully align with the details submitted under the Phase 0A Reserved Matters. These adjustments are non-material to the scope of the information already approved; they are therefore being provided as a regularisation process only. We trust they will be reviewed alongside the s96a NMA and extant approved details and expediently processed on this basis.

No amendments are required to details already approved under the other Phase 0A conditions.

Summary

As set out above, minor adjustments are required to the infrastructure approved under the Phase 0A Reserved Matters, along with the associated landscaping details, to align these with the amended Phase 1 layouts. These have been discussed in detail with Cornwall Council via the pre-application advice process. None of the proposed amendments have a material effect on the development as approved by Cornwall Council under PA19/08250 and they are therefore non-material in nature. They also fall within the approved outline parameters of permission ref. PA14/02447. The approval of this s96a application would have no effect on the conclusions reached by the Council in granting the Phase 0A Reserved Matters in July 2020. Further, the re-discharge of the landscaping details under condition 24 would have no effect on the conclusions reached when approving these details under ref. PA19/08251; this is a regularisation process only to align with the amended Reserved Matters. The proposals continue to maintain the highest quality of design and CEG is keen to proceed with construction of this critical initial site infrastructure at the earliest opportunity.

We look forward to receiving confirmation that the enclosed applications have been validated and we trust they can be processed concurrently within the 28-day determination period for a s96a NMA application.

PA21/02182
Phase OA
Sheet Layout
Location Plan



1. Proposed new Carriageway Junction.
2. Arrive/Pass along Treadwell from the A207 including Cornish bridge, university Oldhouse and Tree planting.
3. Building demolished to be replaced.
4. Proposed South River.
5. Open Space.
6. Proposed Play Space (JAPP).
7. Tree Avenue along sports road.
8. Shared Pedestrian path and sports way.
9. Carriageway Junction. Open space for local events with access to Treadwell north-west of the A207. Pedestrian route, mainly along the river.
10. South Reach and landscaped open space. Natural spaces and blue planning.
11. 10th Reaches June for wetland/woodland and temporary access / temporary drive to foot/bicycle path. Phases alignment within this drive to be determined by Phase 7 report.
12. Pump Station.
13. Reach connecting Basin 6 to the water works.
14. Carriageway Bridge.
15. Temporary Drainage (Bibb).

Planning Applications

8c

PA21/01757 – Land at Broadmoor Farm Stoketon

Reserved matters application for Phase 1, which comprises: the construction of 387 dwellings, public open space, landscape planting, pedestrian, cycle and vehicular links, 1 substation and one governor and associated infrastructure. (Details following outline application PA14/02447 dated 13.10.2017) Resubmission of application no. PA19/08297 dated 09/04/20.

Response Date: 19.03.21.

This topographic map illustrates the Carkeel area, featuring contour lines and various land parcels. A large area is outlined in red, indicating a proposed development boundary. A green line follows a path or boundary, possibly a watercourse or a specific land use zone. The map includes labels for 'Carkeel', 'Carkeel Farm', 'Gibson's Service Area', and 'Moorlands Trading Estate'. A road labeled 'A166' is visible at the bottom right. The map also shows existing buildings, roads, and a railway line.

Date	Dem	Clad
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■ The Boundary



DAVID WILSON HOMES
WHERE QUALITY LIVES



Project
Treledan,
Saltash
Drawing Title
Site Location Plan

Date
10.12.20
Project No.
26865

Scale
1:2500 ● A3
Drawing No
TRF-PII-01

Drawn by: CB
Check by: JK
Revisions: -

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Landscape Planning & Design • Infrastructure & Environmental Planning •
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Offices at Birmingham, Bristol, Cambridge, Cardiff, Exeter, Edinburgh,
Glasgow, Leeds, London, Manchester, Newcastle, Nottingham, Oxford, Plymouth

PA21/01757

Planning Layout Sheet Phase 1 1/3



See scale from this plan for construction purposes

Revision	Date	By	Check
A	28.08.20	JW	CB
B	28.08.20	JW	CB
C	28.08.20	JW	CB
D	28.08.20	JW	CB
E	28.08.20	JW	CB
F	28.08.20	JW	CB
G	28.08.20	JW	CB

KEY

- Red line: Boundary
- Green line: Boundary
- Blue line: Boundary
- Yellow line: Boundary
- Black line: Boundary
- Grey line: Boundary
- White line: Boundary
- Red line: Boundary
- Green line: Boundary
- Blue line: Boundary
- Yellow line: Boundary
- Black line: Boundary
- Grey line: Boundary
- White line: Boundary

North Arrow

Scale Bar

BARTON WILLMORE

DAVID WILSON HOMES

Project: Treleard, Phase 1
Location: Saltash, Cornwall

Planning Layout
Sheet 1 of 3

Date: 28.08.20
Drawn by: J.W./CB
Checked by: J.W./CB
Project No: 3085
Drawing No: TRE-R-011
Revision: G

BARTON WILLMORE

100 Barton Willmore Ltd

PA21/01757
Planning
Layout
Sheet
Phase 1
2/3



PA21/01757
Planning
Layout
Sheet
Phase 1
3/3



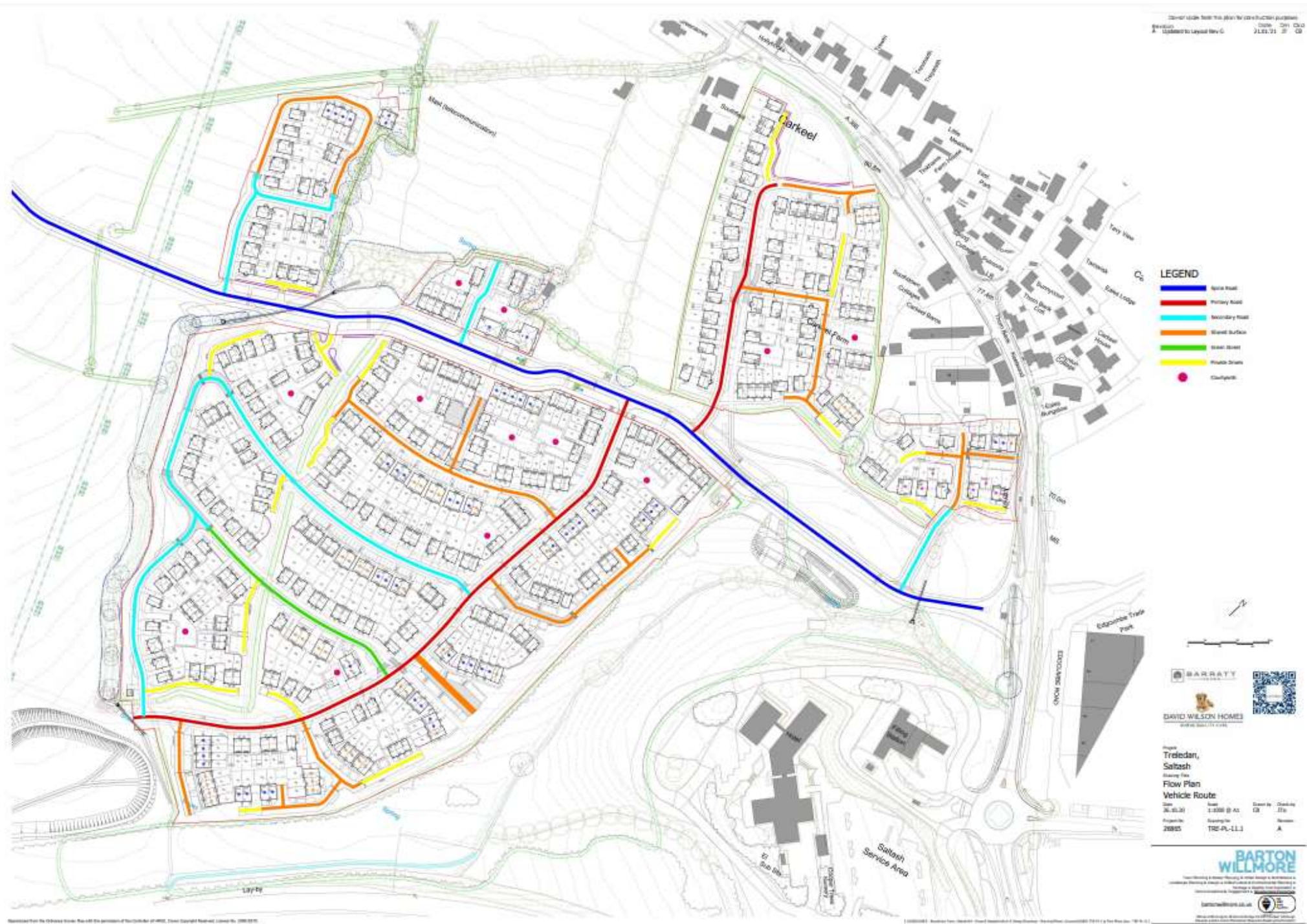
PA21/01757
Planning
Layout Site
Wide

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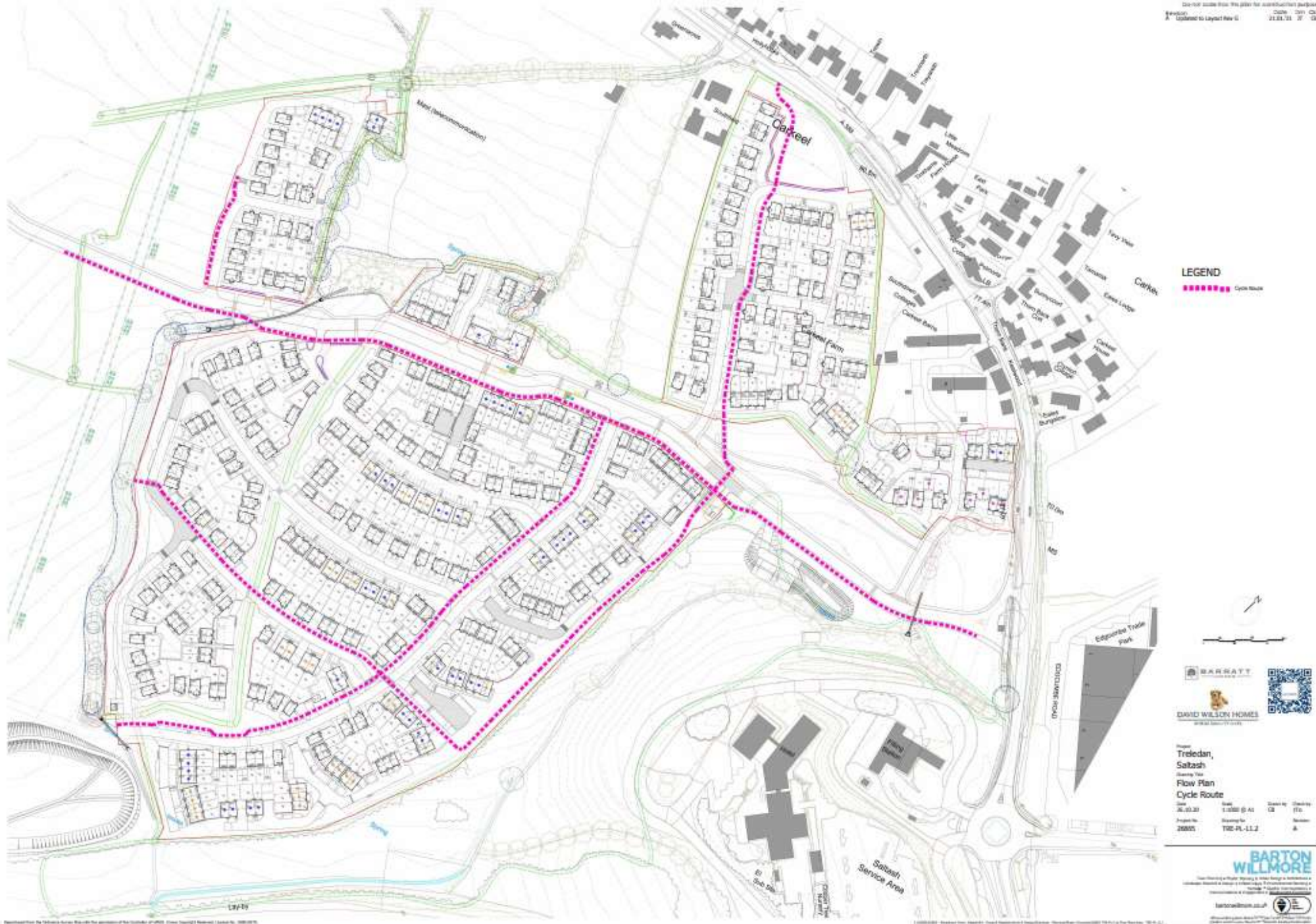
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PA21/01757
Flow Plan
Vehicles



PA21/01757 Flow Plan Cycles



PA21/01757
Flow Plan
Pedestrians



[illegible][illegible]

PA21/01757 Barratt Street Scene



STREET ELEVATION AA



STREET ELEVATION BB



STREET ELEVATION CC



STREET ELEVATION DD



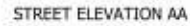
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Date: 02.07.21	Scale: 1:500 (A1)	Drawn by: CB	Check by: JT
Project No: 28803	Drawing No: TRE-SS-02	Revision: A	



The status of this drawing cannot be assured			
Revision	Date	Des.	Cal.
A (Issued) to latest Planning (as per materials and house types.	22.03.23	CH	JT



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Where Quality Lives

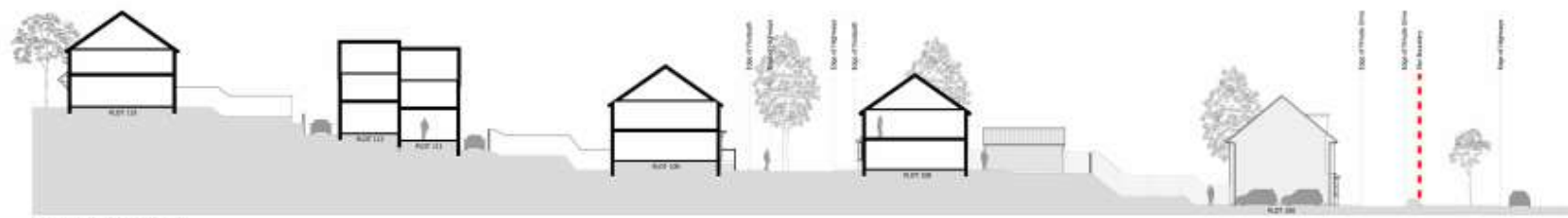
Project:
Treledan
Saltash
Drawing Title:
Street Scene Elevations

Date	Order	Shipped by	Shipped by
11/09/00	11000-0001	CP	IT
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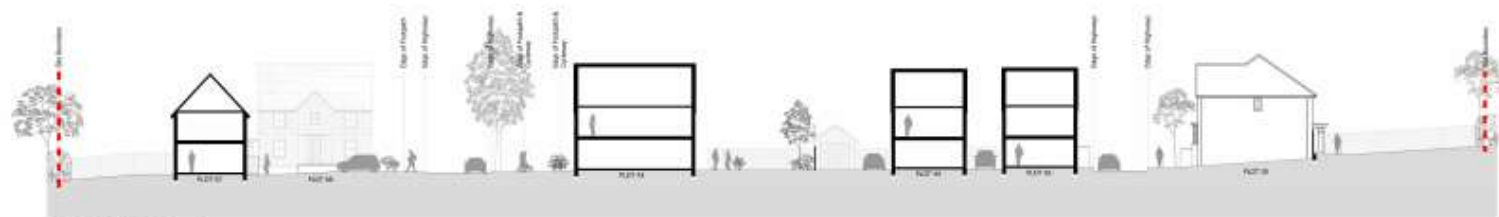
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PA21/01757

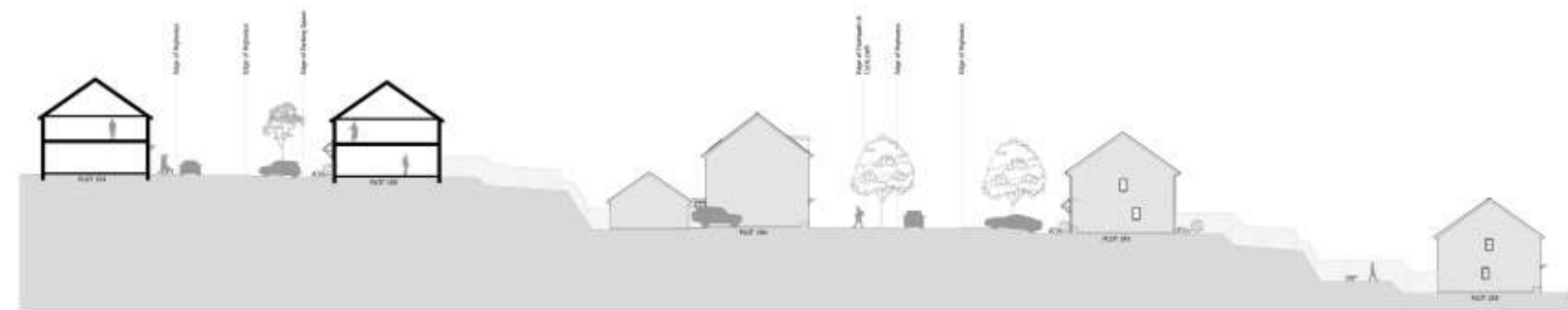
Site Sections



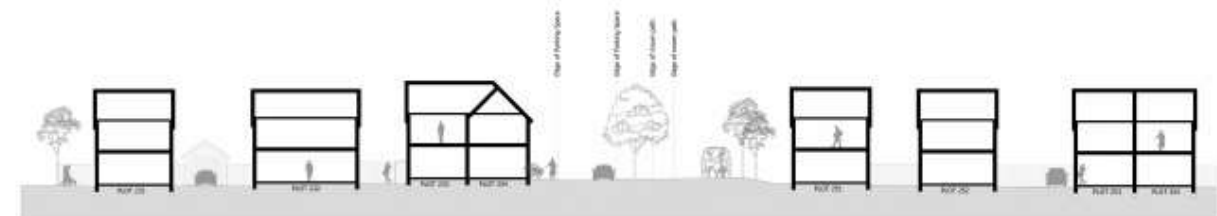
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SITE SECTION B - B



SITE SECTION C - C



SITE SECTION D - D



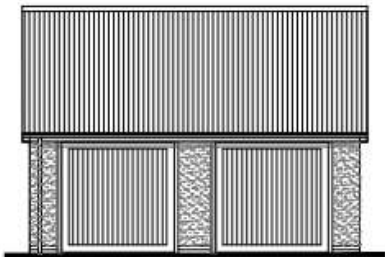
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Treleeda
Saltash
Drawing Title:
Site Sections

Date: 01.10.20	Scale: 1:500 (A1)	Drawn by: CT	Check by: JT
Project No: 25805	Drawing No: TRE-SE-01	Revision: A	

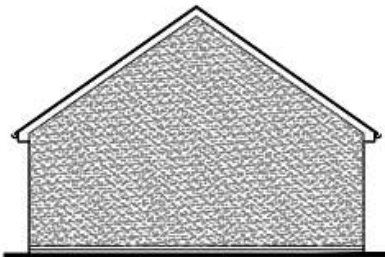
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PA21/01757

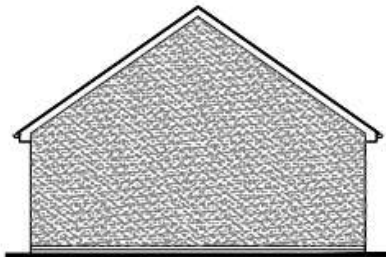
Garage
Types



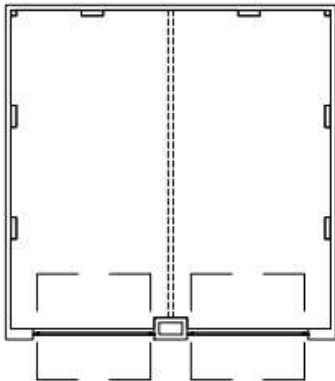
FRONT ELEVATION
EAVES



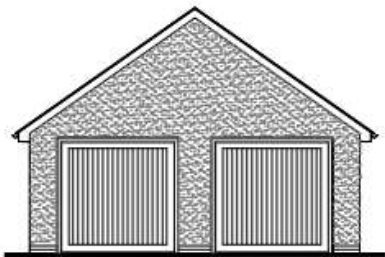
SIDE ELEVATION



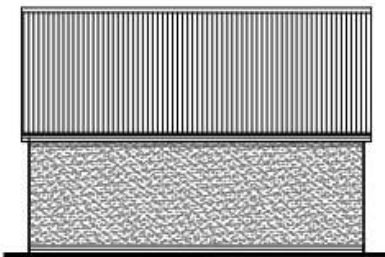
REAR ELEVATION



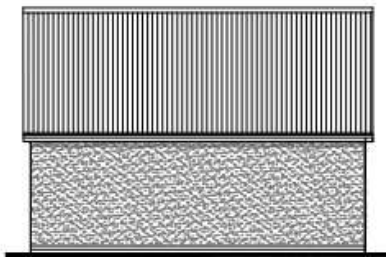
FLOOR PLAN
DOUBLE



FRONT ELEVATION
EAVES



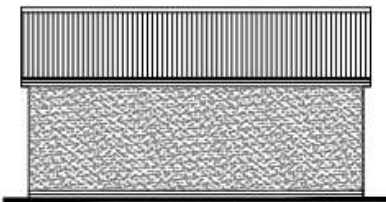
SIDE ELEVATION



REAR ELEVATION



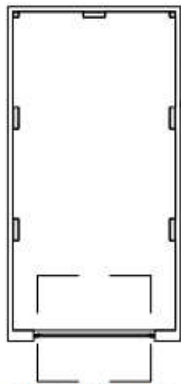
FRONT ELEVATION
FRONT GABLE



SIDE ELEVATION



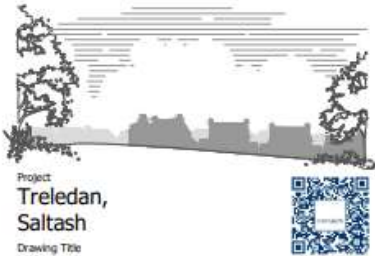
REAR ELEVATION



FLOOR PLAN
SINGLE

Do not scale from this plan for construction purposes

Revision	Date	Drn	Ckd
A	25.01.21	CB	JT
Added double garage gable front			



Project
Treledan,
Saltash
Drawing Title
Housetype Planning Drawing
Garages Types

Date 14.10.20	Scale 1:100@A3	Drawn by CB	Check by JK
Project No 26865	Drawing No TRE-HT-GAR-01	Revision A	

Materials

*Off white render to all garage.
*White garage doors to all bays.
*Black garage doors to all bays.
*Black horizontal goods to all plots.
*White fascia / barge boards to all plots.
*Refer to Materials Plan for roof material choice.

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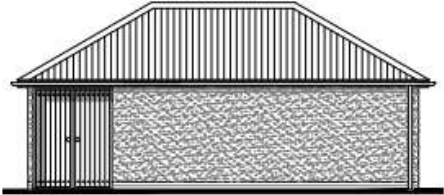
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PA21/01757
Bin & Cycle
Store

Do not scale from this plan for construction purposes

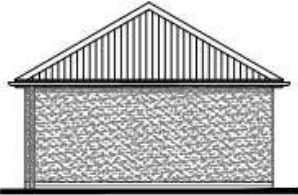
Revision	Date	Dwn	Ckd



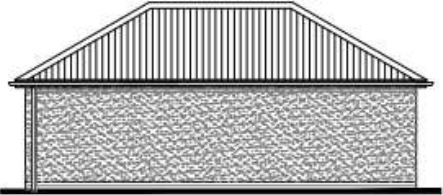
FRONT ELEVATION



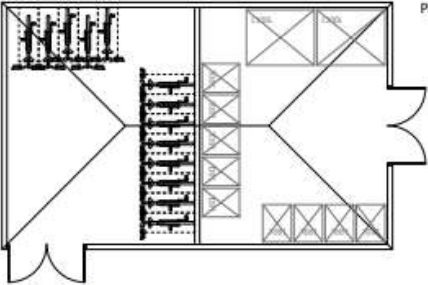
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

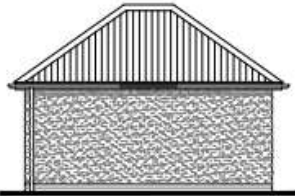


FLOOR PLAN

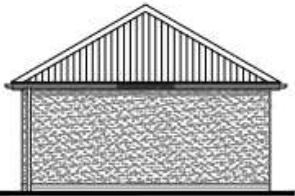
PLOTS: 87-90, 78-86



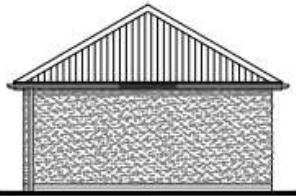
FRONT ELEVATION



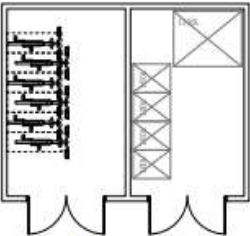
REAR ELEVATION



SIDE ELEVATION

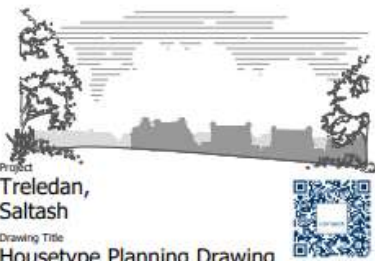


SIDE ELEVATION



FLOOR PLAN

PLOTS: 262-263h, 264-265



Project
Treledan,
Saltash

Drawing Title
Housetype Planning Drawing
Bin and Cycle Store

Date	Scale	Drawn by	Check by
14.10.20	1:100@A3	CB	JK
Project No	Drawing No	Revision	
26865	TRE-HT-BIN/CYCLE-01	-	

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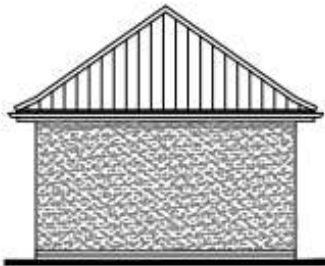


Offices at Birmingham Bristol Cambridge Cardiff Exeter Edinburgh
Glasgow Leeds London Manchester Newcastle Nottingham Southampton

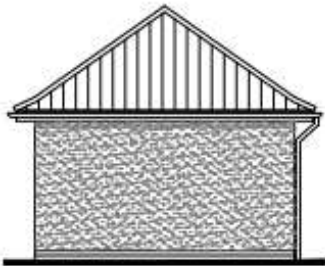
PA21/01757
Sub Station



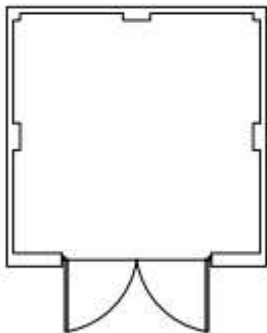
FRONT ELEVATION



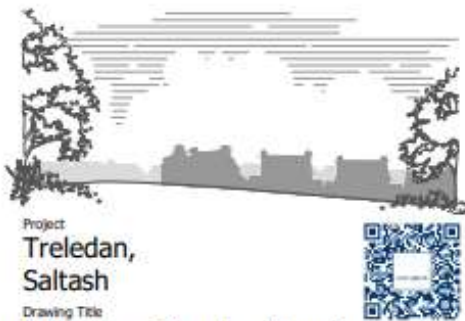
SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN



Project
Treledan,
Saltash
Drawing Title
Housetype Planning Drawing
Substation

Date 14.10.20	Scale 1:100@A3	Drawn by CB	Check by JK
Project No 26865	Drawing No TRE-HT-SUB-01	Revision -	

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Office at Birmingham Bristol Cambridge Cardiff Exeter Edinburgh
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1. Public Comment - 26.02.21.

- **Storage of Waste and Recycling:**
- **Better to service containment for individual properties rather than large communal wheeled bins/bin stores as this reduces fly-tipping etc.**
- **Responsibility for fly-tipping will fall to the developer not Cornwall Council.**
- **If providing bin stores contact from developer required to enable Biffa Environmental Municipal Services to assess to ensure they can service proposed bin areas/stores.**

2. Public Objection - 28.02.21.

- **Highway Issues: traffic generation, vehicular access.**
- **Deficiencies in social facilities, spaces in school, local GP surgeries.**
- **Loss or effect on trees.**

3. Public Objection – 11.03.21.

- **National Planning Policies: NPPF para 134b.**
- **Deficiencies in social facilities e.g. Dentists, Doctors, maintenance of play areas, other support services.**
- **Highway issues: traffic generation, vehicular access, highway safety.**
- **Overlooking and loss of privacy.**
- **Loss or effect on trees.**
- **Layout and density of building design, visual appearance and finishing materials.**
- **Effect on listed buildings and conservation areas.**
- **Capacity of physical infrastructure, e.g. in the public drainage or water systems.**

4. Public Objection – 14.03.21.

- **Noise or disturbance resulting from use.**
- **Overlooking and loss of privacy.**
- **Effect on listed buildings.**
- **Layout and density of building design.**

5. Public Objection – 15.03.21.

- **Layout and density of building design, visual appearance and finishing materials.**
- **Deficiencies in social facilities e.g., Roads, GP Surgeries, Dentists, Policing Levels.**
- **Adverse impact on nature conservation interests and biodiversity opportunities.**
- **Loss or effect on trees.**
- **Highway issues: traffic generation, vehicular access, highway safety.**

6. Public Comment – 16.03.21.

- **Very near the proposed Roundabout on the A388 there is a Heritage England listed II (2) mile to Saltash Milestone. Please can this Milestone be protected during and after development. If it is necessary for it to be moved during Development please can it be reinstalled as close to its original site as possible.**

Planning Applications

8c

PA21/00082 – 12 Gallacher Way Saltash PL12 4UT

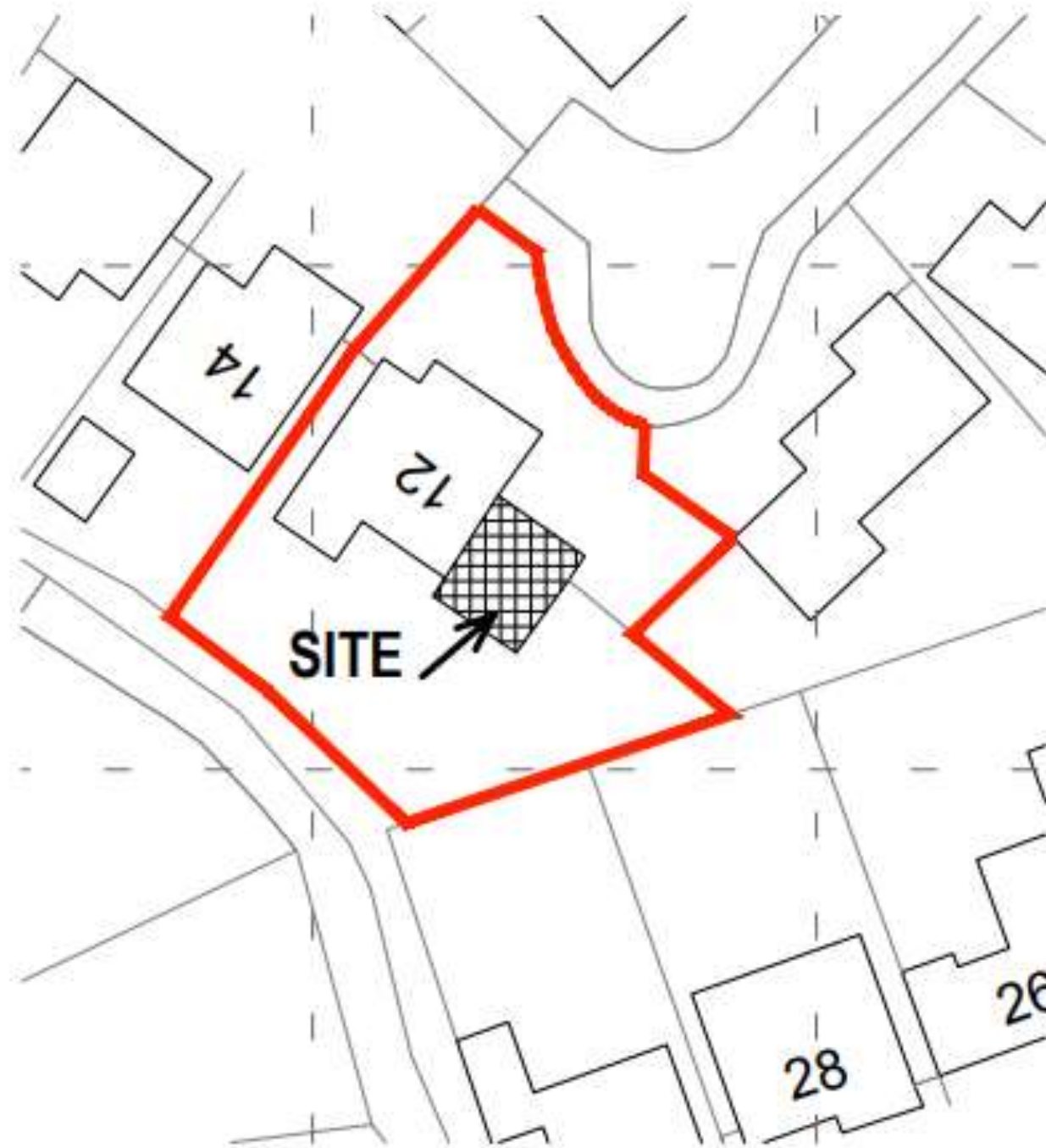
Retention of conversion of double garage into an additional bedroom with ensuite with no amendments to size.

Response Date: 23.03.21.

PA21/00082
Location Plan



PA21/00082
Block Plan



PA21/00082 - Before & After Pictures

Conversion of Double Garage into Bedroom with En-suite Before and After Pictures

Before



After



PA21/00082 – Completed Building Work Photos

Front of the property (NE: 39°)



Rear of the property (SW: 215°)



PA21/00082 – Photos of completed building work



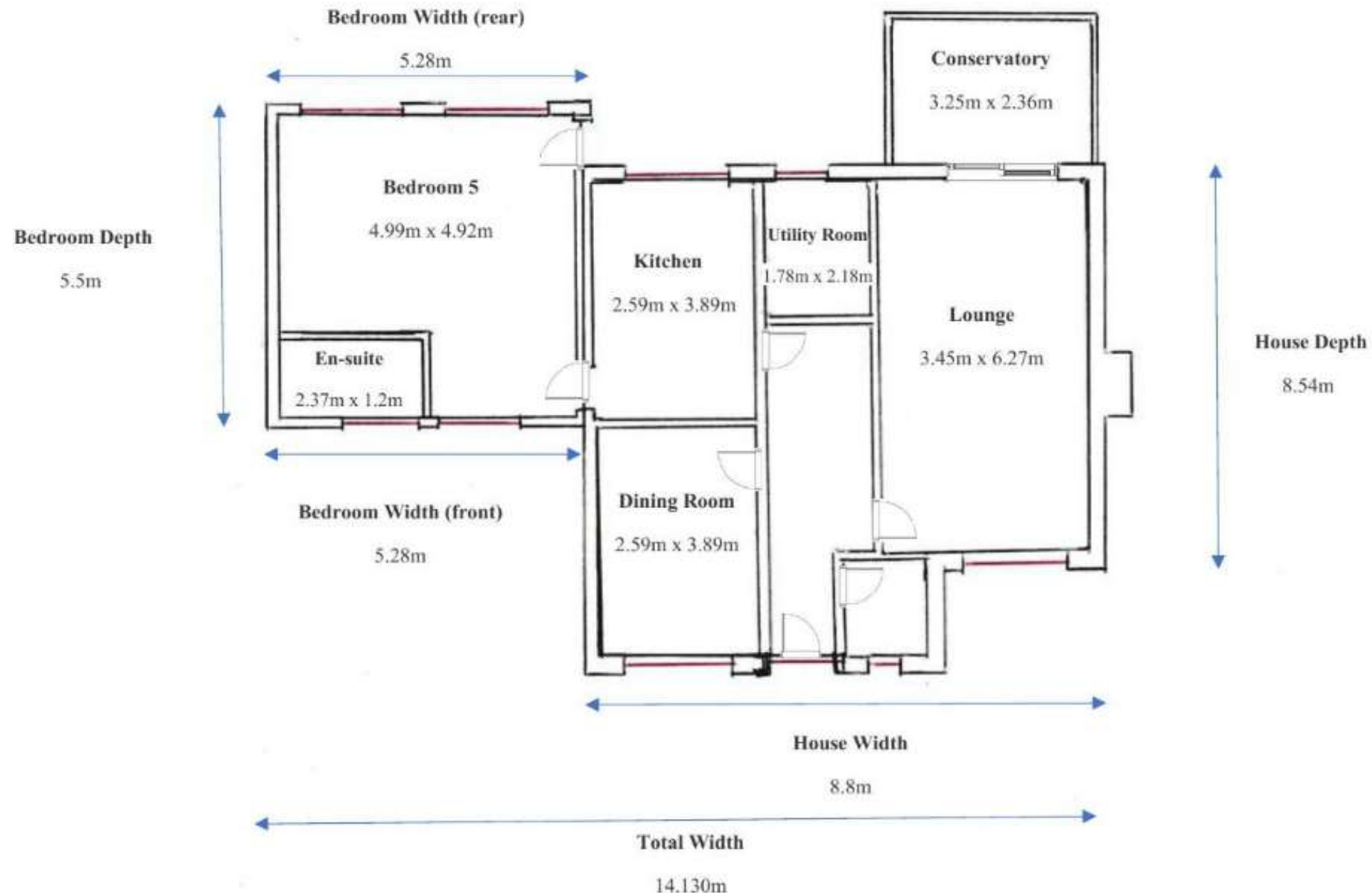
- North-East (39°) facing wall of the property
- Garage doors replaced with brickwork and windows fitted
- Bricks and windows in keeping with the style of the estate
- Window “1350mm x 750mm”



- South-West (215°) facing wall of the property
- Lintels in place, ply wood to strengthen and windows fitted
- Windows in keeping with the style of the estate
- Windows “1700mm x 1100mm”

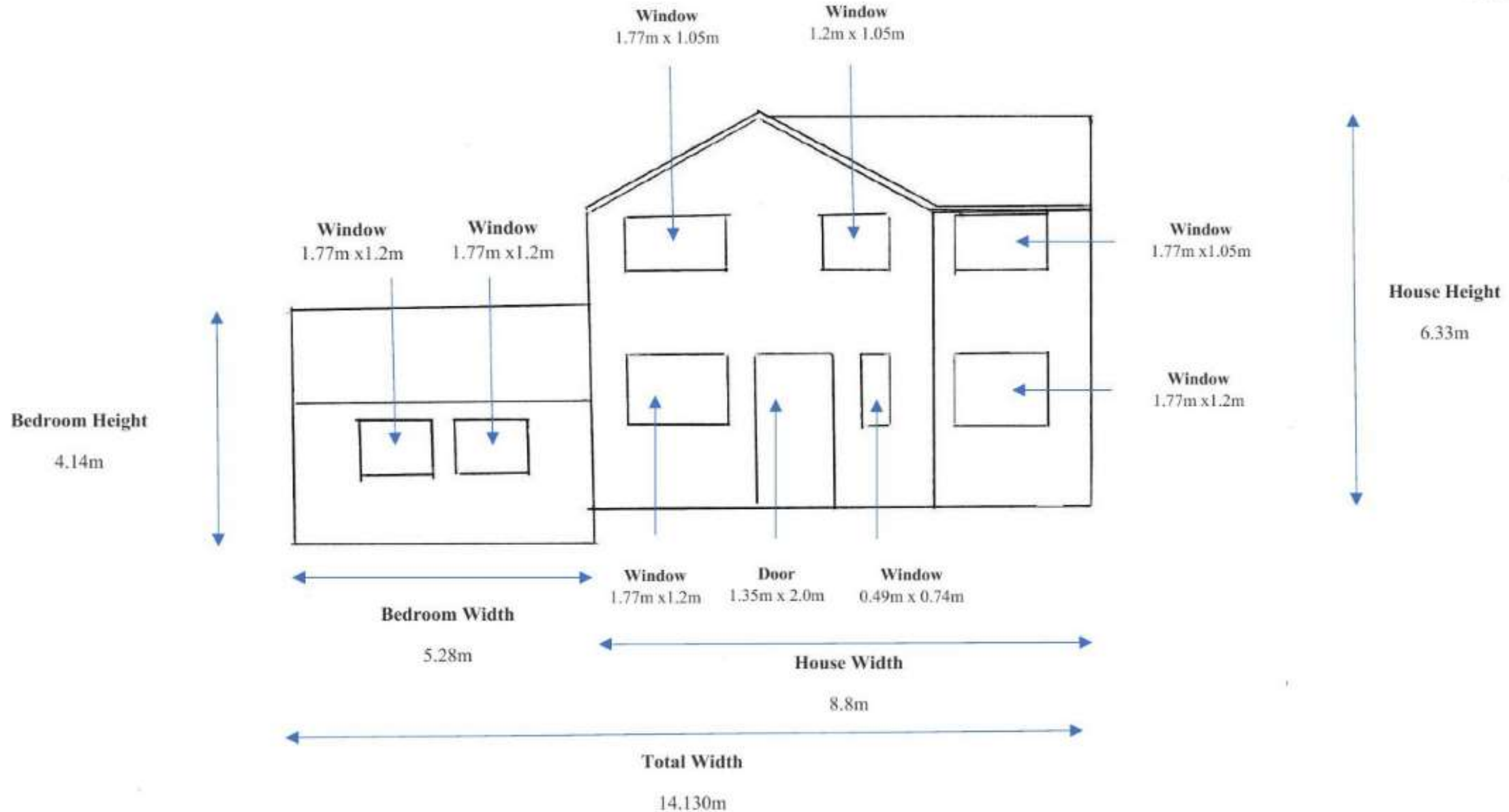
PA21/00082 - Floor Plan of completed project

Scale 1:100



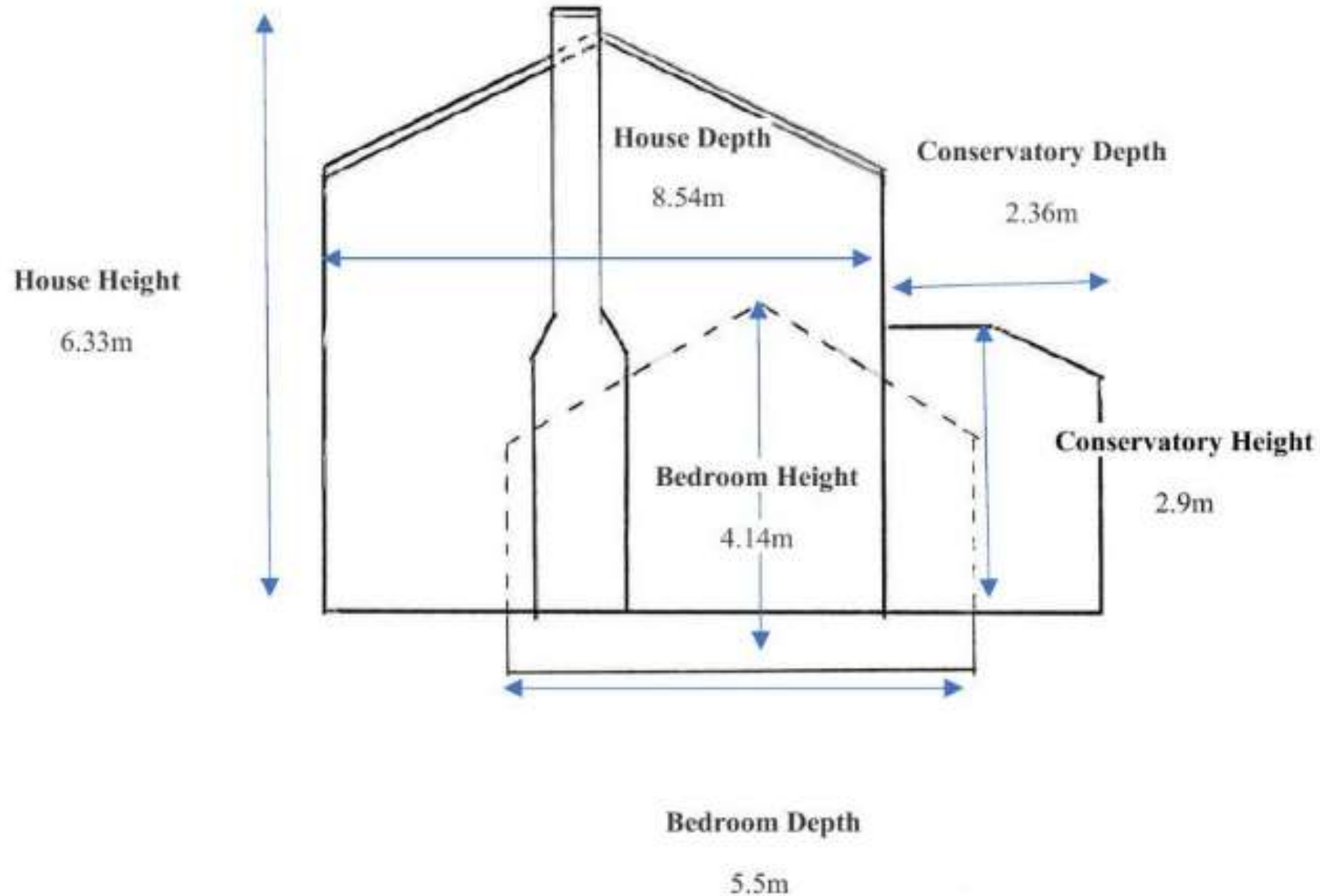
PA21/00082 – North East Elevation – Completed building work

Front of the property
(NE: 39°)
Scale 1:100



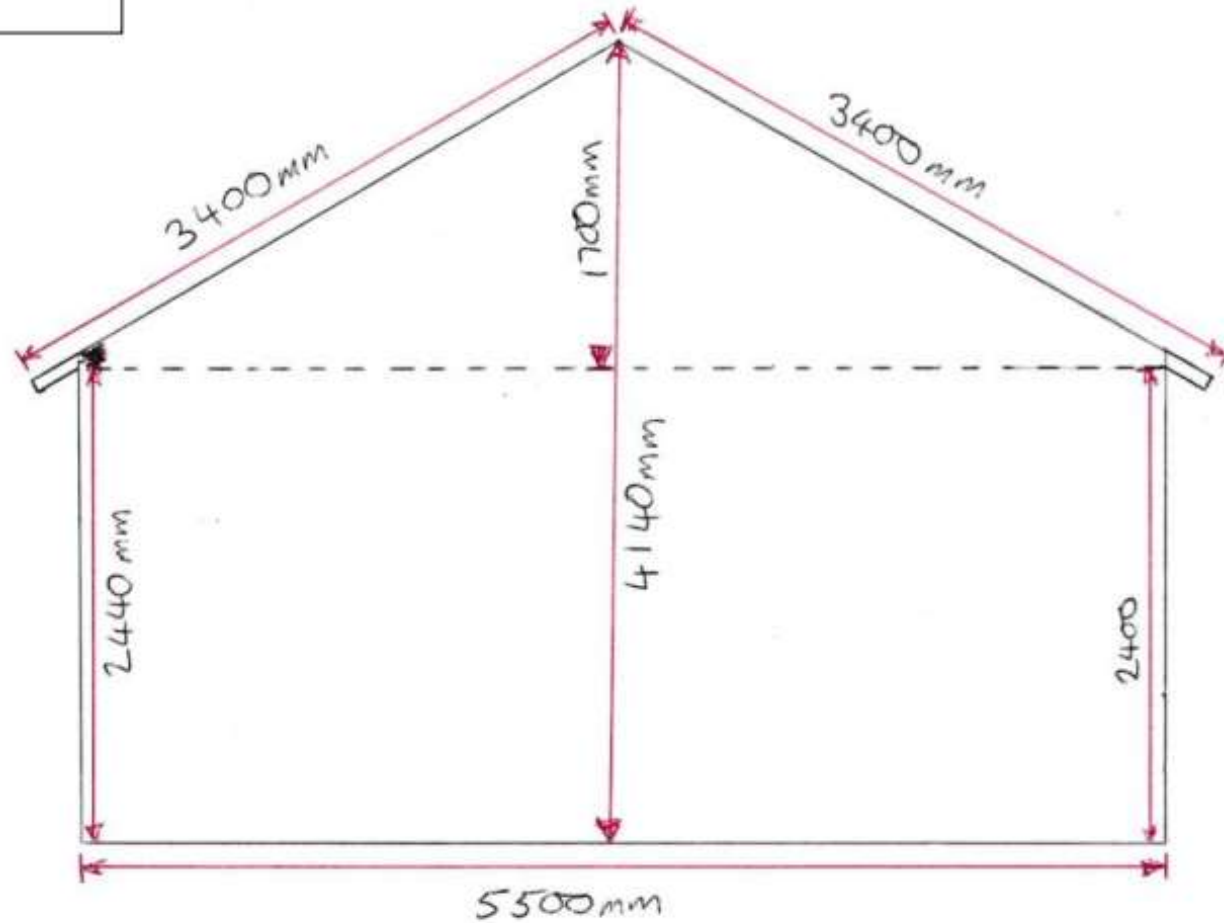
PA21/00082 – North West Elevation – Completed Building Work

Side of the property
(NW 309°)
Scale 1:100



Side profile of
Garage

*No changes under
proposal*

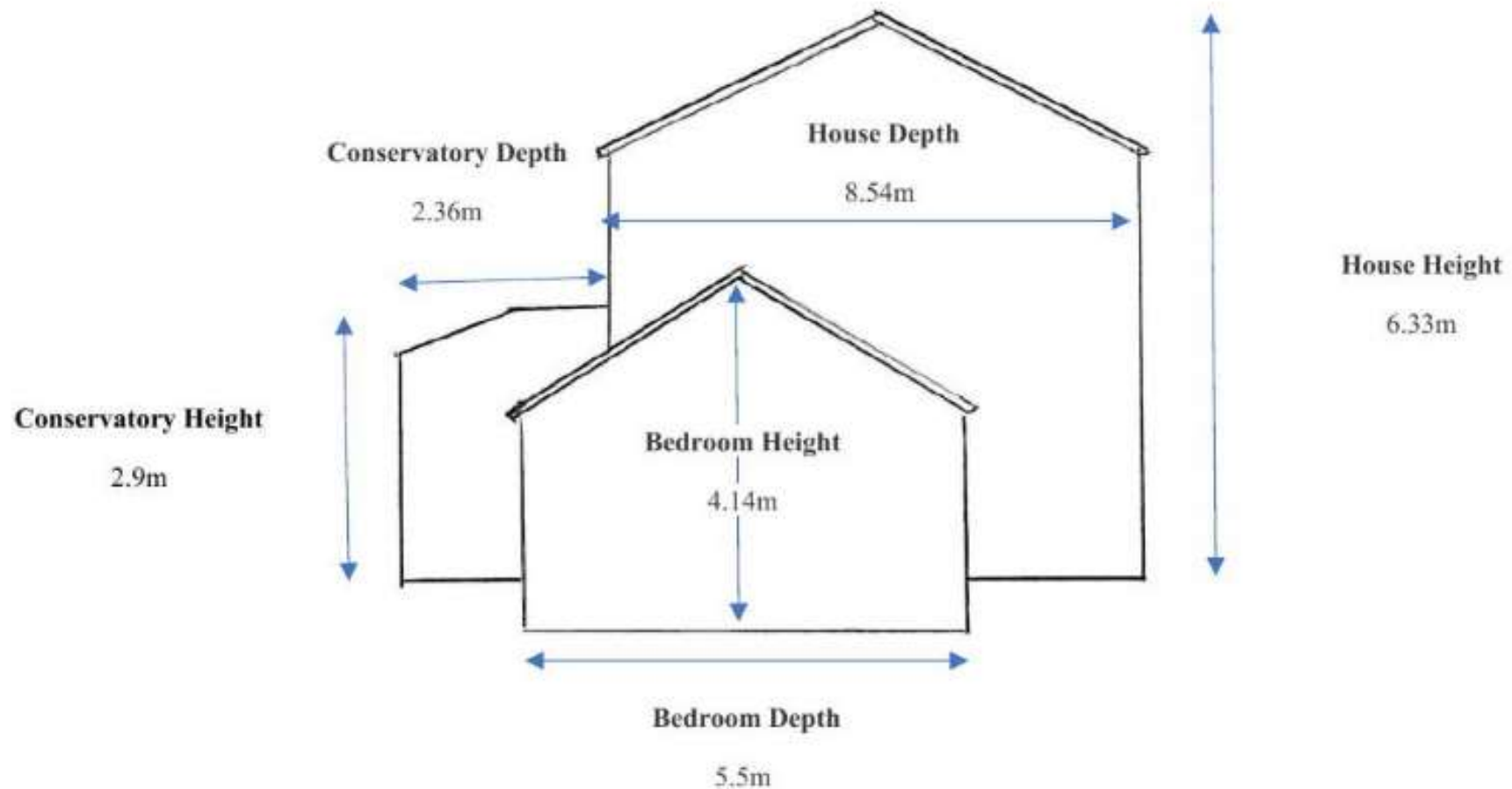


Scale 1:30

PA21/00082
South East
Elevation

PA-21/00082: 12 Gallacher Way
Conversion of Double Garage into Bedroom with En-suite
Drawings of Completed Building Work

Side of the property
(SE 129°)
Scale 1:100



PA21/00082
South West
Elevation

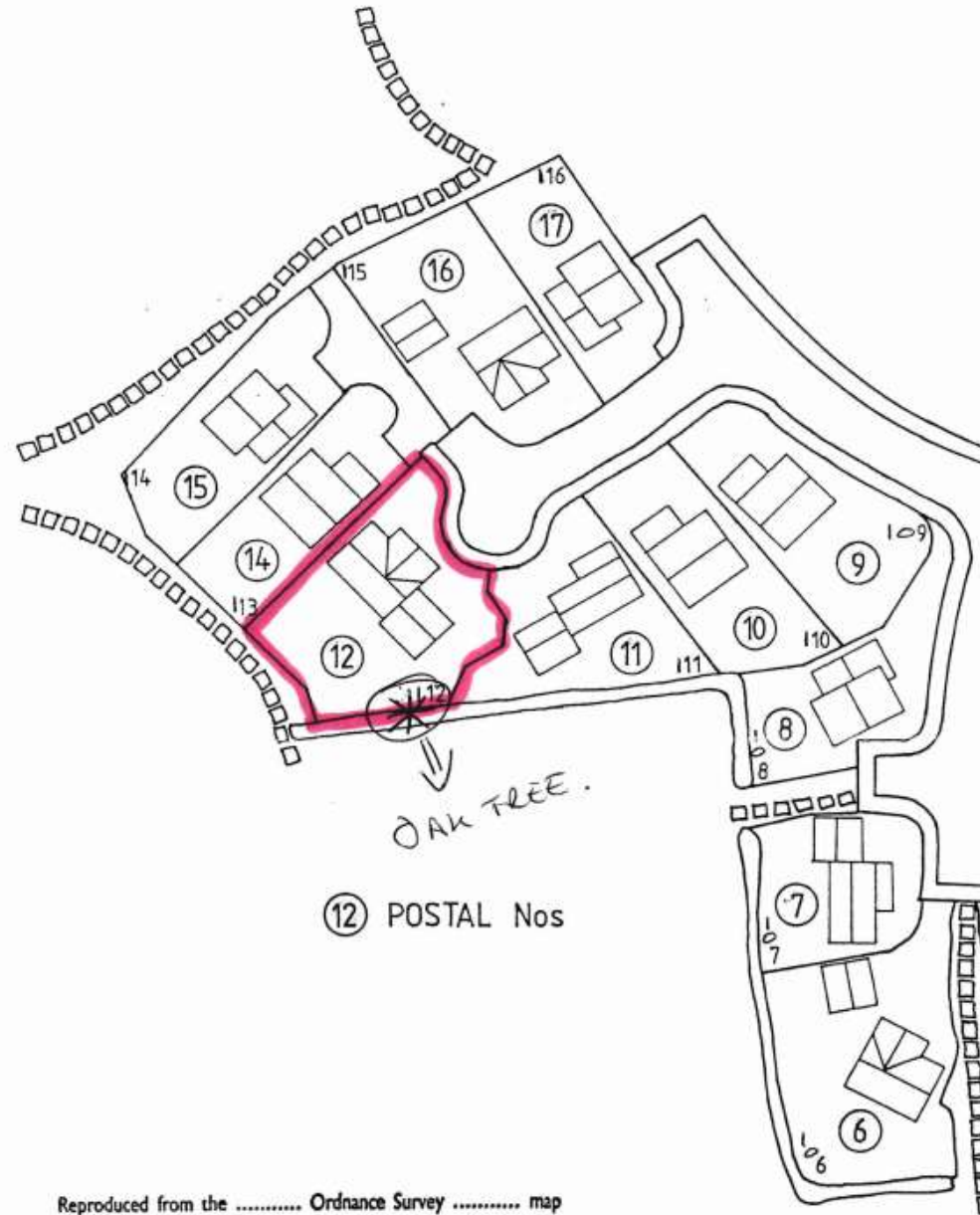
PA-21/00082: 12 Gallacher Way
Conversion of Double Garage into Bedroom with En-suite
Drawings of Completed Building Work

Rear of the property
(SW: 219°)
Scale 1:100



PA21/00082
Trees & Hedges
Location

(7) TREES + HEDGES.



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Public Objection – 16.03.21.

Overlooking and loss of privacy if the Oak Tree on the boundary between our properties is removed. If the tree is preserved and remains in place then we have no objections to the Planning Application.

Planning Applications

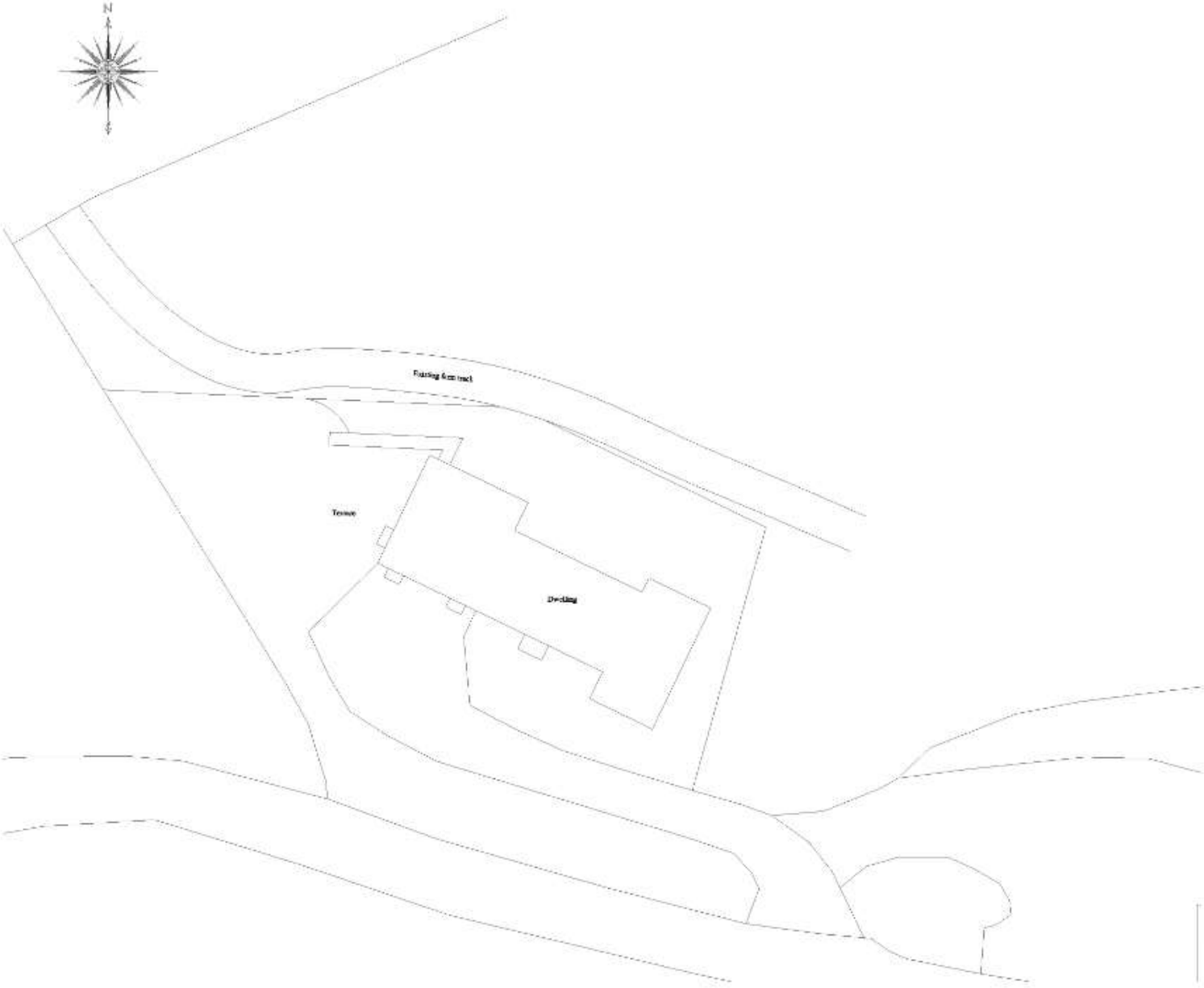
8c

PA21/00980 – Longlands Bungalow Longlands Lane

Proposed Extension.

Response Date: 30.03.21.

PA21/00980
Block Plan



BLOCK PLAN

A 2014 2020 - (working schedule)

MR. AND MRS HODGE
LONGLANDS BUNGALOW
SALTASH
PL12 4QQ

PROPOSED EXTENSION

PROPOSED BLOCK PLAN



ANDREW THOMAS
ARCHITECTS
101-103
CORNWALL
PL12 4QQ
TEL: 01752 201111
FAX: 01752 201111
WWW.ANTARCHITECTS.CO.UK

TOP: 101-103
CORNWALL
PL12 4QQ
TEL: 01752 201111
FAX: 01752 201111
WWW.ANTARCHITECTS.CO.UK

SCALE
1:200

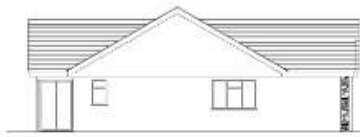
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3670/8A

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PA21/00980

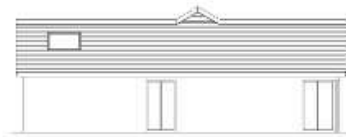
Location &
Block Plan
& Existing
Floor Plan &
Elevations



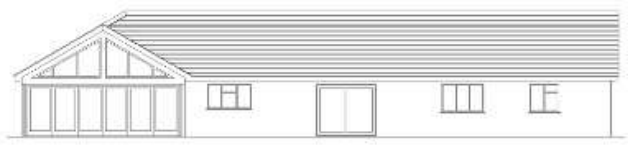
WEST



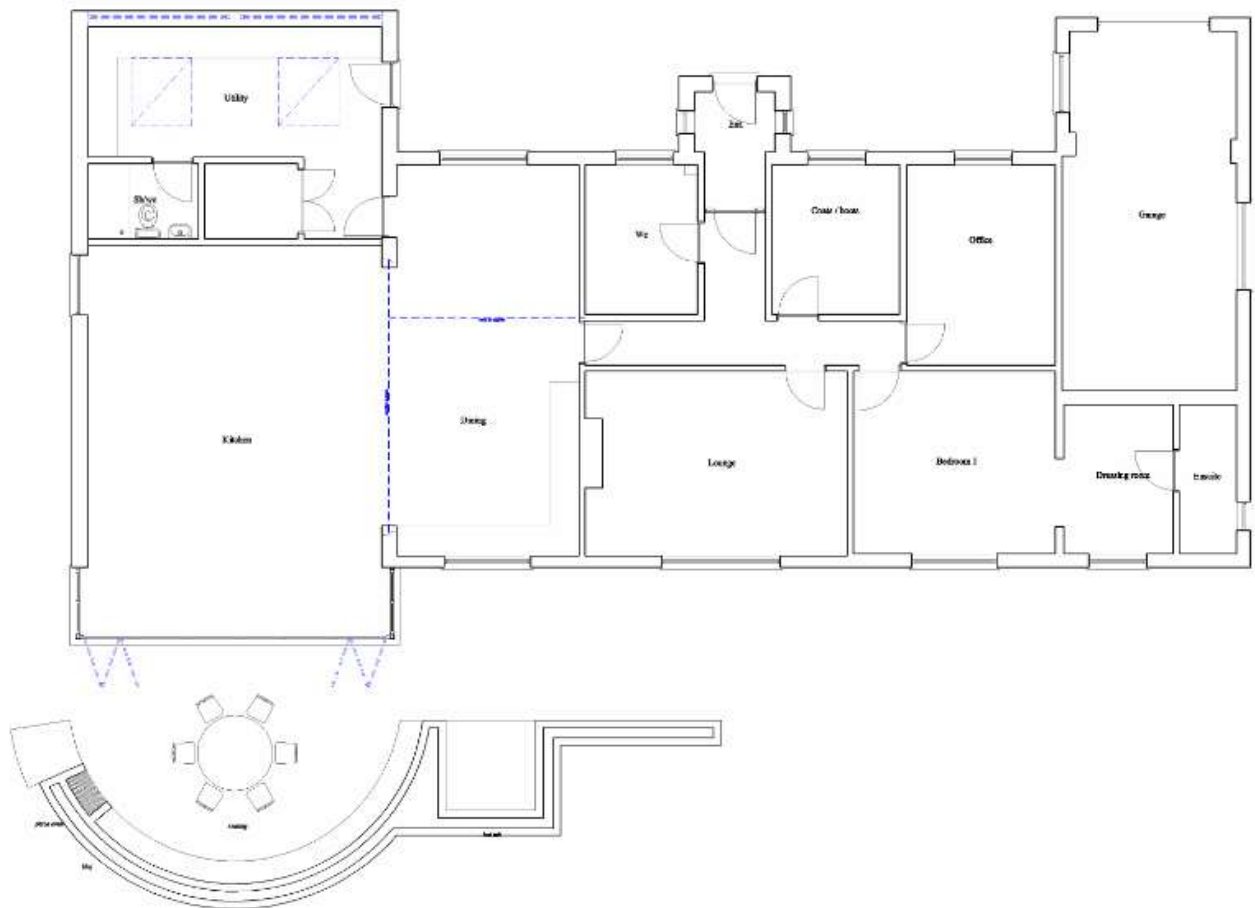
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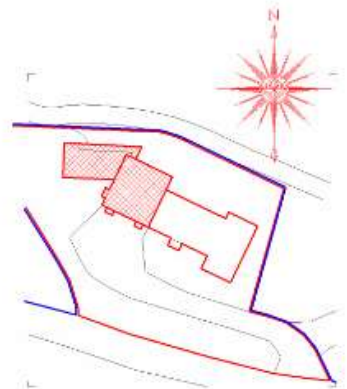
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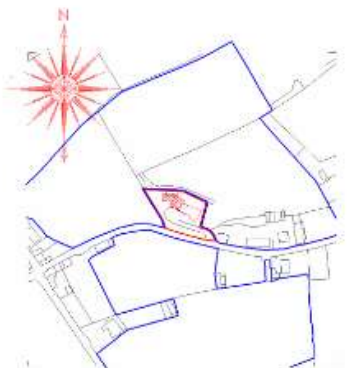
NORTH



FLOOR PLAN



BLOCK PLAN (1:500)
Ordnance Survey licence number 100012866



LOCATION PLAN (1:2500)
Ordnance Survey licence number 100012866

MR. AND MRS HODGE
LONGLANDS BUNGALOW
SALTASH
PL12 4QQ

PROPOSED EXTENSION

EXISTING



ANDREW THOMAS
ARCHITECTS
100012866
PL12 4QQ
SALTASH
ANDREW THOMAS
ARCHITECTS
100012866
PL12 4QQ
SALTASH

SCALE 1:50 1:100	DATE MAY 20	3670/7
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Scale 1:50 1:100
1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m 19m 20m 21m 22m 23m 24m 25m 26m 27m 28m 29m 30m 31m 32m 33m 34m 35m 36m 37m 38m 39m 40m 41m 42m 43m 44m 45m 46m 47m 48m 49m 50m 51m 52m 53m 54m 55m 56m 57m 58m 59m 60m 61m 62m 63m 64m 65m 66m 67m 68m 69m 70m 71m 72m 73m 74m 75m 76m 77m 78m 79m 80m 81m 82m 83m 84m 85m 86m 87m 88m 89m 90m 91m 92m 93m 94m 95m 96m 97m 98m 99m 100m 101m 102m 103m 104m 105m 106m 107m 108m 109m 110m 111m 112m 113m 114m 115m 116m 117m 118m 119m 120m 121m 122m 123m 124m 125m 126m 127m 128m 129m 130m 131m 132m 133m 134m 135m 136m 137m 138m 139m 140m 141m 142m 143m 144m 145m 146m 147m 148m 149m 150m 151m 152m 153m 154m 155m 156m 157m 158m 159m 160m 161m 162m 163m 164m 165m 166m 167m 168m 169m 170m 171m 172m 173m 174m 175m 176m 177m 178m 179m 180m 181m 182m 183m 184m 185m 186m 187m 188m 189m 190m 191m 192m 193m 194m 195m 196m 197m 198m 199m 200m 201m 202m 203m 204m 205m 206m 207m 208m 209m 210m 211m 212m 213m 214m 215m 216m 217m 218m 219m 220m 221m 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PA21/00980

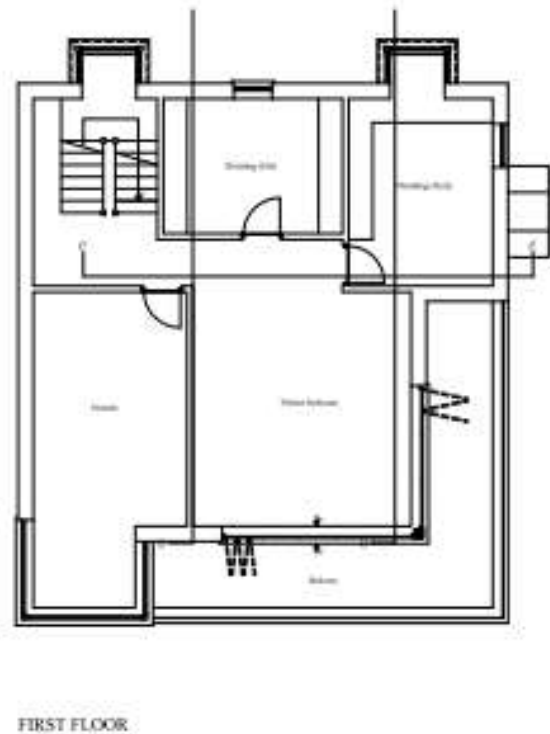
Proposed

First Floor

Plan & East &

North

Elevations



MR. AND MRS HODGE

LONGLANDS BUNGALOW

SALTASH

PL12 4QQ

PROPOSED EXTENSION

PROPOSED

1:50

1:100

MAY 20

3670/11D

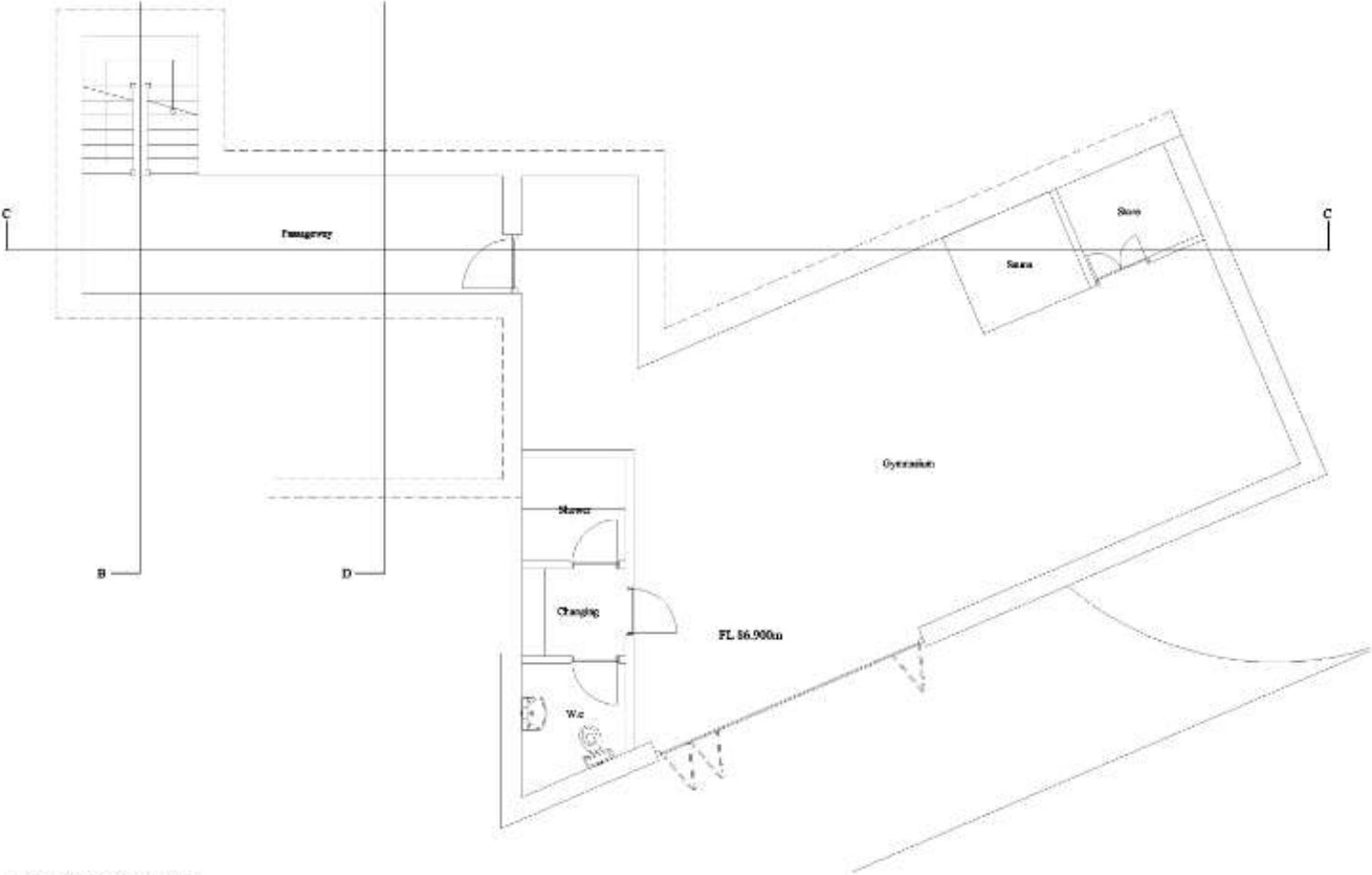
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GROUND FLOOR

PA21/00980

Proposed Floor

Basement Plan



BASEMENT PLAN

11 19th January 2021 - drawing amended
A 2nd July 2020 - drawing amended

CLIENT MR. AND MRS HODGE
LONGLANDS BUNGALOW
SALTASH
PL12 4QQ

PROPOSED EXTENSION

PROPOSED

ANDREW THOMAS
ARCHITECTURAL DESIGN

THE OLD CHURCH
CHURCH ROAD
BROOKLYN
LONDON
E16 3AB

CALL 0208 2881111
FAX 0208 2881111
E-MAIL: JAMES@ATDESIGN.CO.UK
WWW: ATDESIGN.CO.UK

SCALE 1:50

MAY 20

3670/9B

Checkers have checked all dimensions on site. Only digital dimensions are to be used for this. All dimensions must be reported to the Surveying Officer before proceeding.
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0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000 1010 1020 1030 1040 1050 1060 1070 1080 1090 1100 1110 1120 1130 1140 1150 1160 1170 1180 1190 1200 1210 1220 1230 1240 1250 1260 1270 1280 1290 1300 1310 1320 1330 1340 1350 1360 1370 1380 1390 1400 1410 1420 1430 1440 1450 1460 1470 1480 1490 1500 1510 1520 1530 1540 1550 1560 1570 1580 1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 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Planning Applications

8d

Tree Applications:

Planning Applications

8d

PA20/11518 – Coombe Barn Babis Lane St Stephens

Proposal to fell T1 and T2.

Response Date: Extension to 19.03.21.

5. Identification of Tree(s) and Description of Works

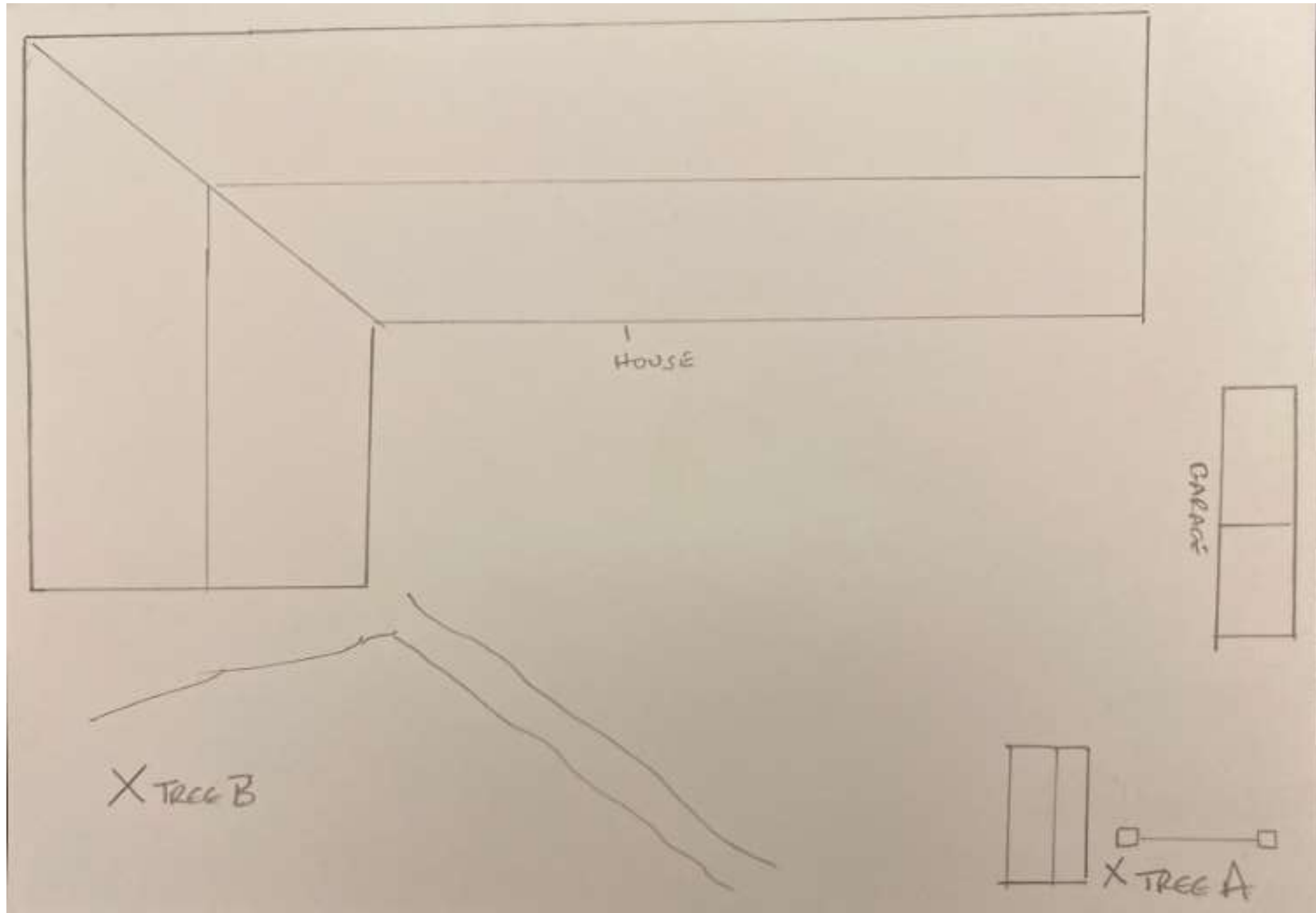
Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in same position.

ASH T1 By the front left hand gate. fell because of rot at base and ash dieback
Ash T2 by the house fell because of crack in limb and ash dieback
both trees have been looked at by council tree officer and have had his agreement

PA20/11518
Sketch Plan



Planning Applications

8d

PA21/01008 – 14 Ashton Way Saltash PL12 6JE

Proposed crown lift and reduction T1. And proposal to fell T2.

Response Date: Extension to 19.03.21.

PA21/01008
Excerpt from
Application Form

5. Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see help for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan); and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in same position.

various works

PA21/01008 - Photo showing planned works



PA21/01008

Work Specification

Version No:	1	Document ref:	EM-106-FOR1	Date:	13/09/19
Owner:	Lisa Samworth	Control Status:	Uncontrolled When Printed	Status:	Issued

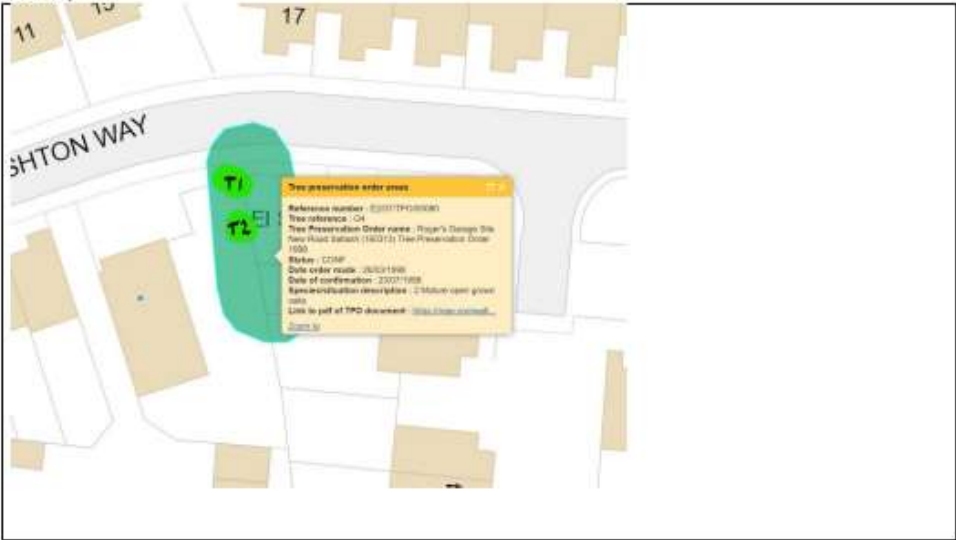


Work specification

Case: 7183
Application Type:
Client: Mark Redfern
Tree location: 14 Ashton Way
Post Code: PL12 6SE

Work Specification:
T1 Oak: Crown lift and reduction by 2-2.5 m and then again to 5.2m over the road and sever the ivy.
T2: To be felled due to being twin stemmed with lots of load bearing weight, if it were to fail then it would strike the houses either side. It is suppressed by T1 which is why it is growing that way.

Site Map



Photos.

Not included

Planning Applications

8e

Tree Notifications: None.

Agenda Item

9

Consideration of Licence Applications: None.

Agenda Item 10a

Correspondence:

**St Austell China Clay Restoration and Tipping
Supplementary Planning Document Consultation.**

Agenda items

11-13

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.

To consider any items referred from the main part of the agenda.

Public Bodies (Admission to Meetings) Act 1960:

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

Agenda item 14-16

To consider urgent non-financial items at the discretion of the Chairman.

Press and social media releases.

Date of next meeting: Tuesday 20th April 2021 at 6.30 p.m.