

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 16th November 2021 at 6.30 pm

PRESENT: Councillors: R Bullock, G Challen, J Dent (Vice-Chairman), S Gillies, S Lennox-Boyd, S Martin, S Miller, B Samuels (Chairman), P Samuels and D Yates.

ALSO PRESENT: C Cook (Locum Town Clerk) and F Morris (Planning and General Administrator)

APOLOGIES: R Bickford, L Challen, M Griffiths, S Lennox-Boyd (late arrival), J Peggs, P Samuels (late arrival), and G Taylor.

100/21/22 HEALTH AND SAFETY ANNOUNCEMENTS

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

101/21/22 DECLARATIONS OF INTEREST:

- a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.

Councillor	Agenda Item	Pecuniary/ Non-Pecuniary	Reason	Left Meeting
G Challen	PA21/09128	Non-Pecuniary	Friend	Yes
S Martin	PA21/09885	Non-Pecuniary	Acquaintance	Yes
R Bullock	PA21/09909	Non-Pecuniary	Friend	Yes
S Lennox-Boyd	PA21/10120	Non-Pecuniary	Applicant is Councillor's Architect	Yes
S Lennox-Boyd	PA21/10148	Non-Pecuniary	Applicant is Councillor's Architect	Yes
G Challen	PA21/10220	Non-Pecuniary	Friend	Yes

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

None.

102/21/22 QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.

None.

103/21/22 TO RECEIVE AND APPROVE THE MINUTES FROM THE EXTRAORDINARY PLANNING AND LICENSING COMMITTEE HELD ON 5TH OCTOBER 2021 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 R Bullock and **RESOLVED** that the minutes of the Extraordinary Planning and Licensing Committee held on 5th October 2021 were confirmed as a true and correct record.

104/21/22 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

None.

105/21/22 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:

PA20/11505

R & S Murrain & Young – **Longlands Burrell Lodge Road From Longlands To Castle Hill St Stephens PL12 4QH**

Change of use and conversion for barns to dwelling and studio and associated works.

Ward: Trematon

Date received: 27/10/21

Response date: 19/11/21

It was proposed by Councillor Yates, seconded by Councillor Miller and resolved to **RECOMMEND REFUSAL** on the grounds of Section 12 of the Saltash Neighbourhood Plan being an additional consideration to refusal and not suitable under Policy 7 of the Cornwall Local Plan as per the pre-application.

PA21/07306

Mr & Mrs Thompson – **Smallacombe Carkeel Saltash Cornwall PL12 6NW**

Construction of new steel frame stable block finished with timber cladding.

Ward: Trematon

Date received: 27/10/21

Response date: 19/11/21

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

Councillor Challen declared an interest in the next agenda item and left the meeting.

PA21/09128

Mr M Sully – **436 New Road Saltash PL12 6HW**

Demolition of existing garage and single storey rear extension, proposed rear single storey extension.

Ward: Tamar

Date received: 13/10/21

Response date: 19/11/21

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

Councillor Challen was invited and returned to the meeting.

PA21/09161

Mrs Nenia Gartland – **5 Wesley Lane Saltash PL12 6TT**

Change of use from dwelling to tattoo studio and office.

Ward: Essa

Date received: 20/10/21

Response date: 19/11/21

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

PA21/09446

Mr Jeffrey Harrison – **Tor Linhay Barn The Annexe Tor Hill Saltash PL12 4QG**

Installation of 2 Air Source Heat pumps. Removal of 2 old oil storage tanks.

Ward: Trematon

Date received: 21/10/21

Response date: 19/11/21.

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

PA21/09447

Mr Jeffrey Harrison – **Tor Linhay Barn The Annexe Tor Hill Saltash PL12 4QG**

Listed Building Consent for the installation of 2 Air Source Heat pumps. Removal of 2 old oil storage tanks.

Ward: Trematon

Date received: 21/10/21

Response date: 19/11/21.

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

Councillors S Lennox-Boyd and P Samuels joined the meeting during the discussion of the next agenda item.

PA21/09449

Liz Waugh – **Riverside Cottage Forder Saltash PL12 4QR**

Removal of section of boundary wall and formation of new parking bay.

Ward: Trematon

Date received: 13/10/21

Response date: 19/11/21

It was proposed by Councillor Yates, seconded by Councillor Miller and resolved to **RECOMMEND REFUSAL** on the grounds of the destruction of the appearance of the entire area and the amenity value being in a conservation area. The Consultee comments from Historic Environment Planning dated 04.11.21. in connection with the adverse effects caused by the proposal to remove the boundary wall of the cottage being an additional consideration to refusal.

PA21/09450

Liz Waugh – **Riverside Cottage Forder Saltash PL12 4QR**

Listed Building Consent for removal of section of boundary wall and formation of new parking bay.

Ward: Trematon

Date received: 13/10/21

Response date: 19/11/21

It was proposed by Councillor Yates, seconded by Councillor Miller and resolved to **RECOMMEND REFUSAL** on the grounds of the destruction of the appearance of the entire area and the amenity value being in a conservation area. The Consultee comments from Historic Environment Planning dated 04.11.21. in connection with the adverse effects caused by the proposal to remove the boundary wall of the cottage being an additional consideration to refusal.

PA21/09780

Richard Cawston – **River House 7 The Moorings Babis Lane St Stephens Saltash PL12 4FG**

Single storey extension.

Ward: Essa

Date received: 19/10/21

Response date: 19/11/21

It was proposed by Councillor Bullock, seconded by Councillor Lennox-Boyd and resolved to **RECOMMEND APPROVAL** subject to the applicant meeting the requirements of South West Water Services and conditions relating to the water main.

Councillor Martin declared an interest in the next agenda item and left the meeting.

PA21/09885

Mr & Mrs S Olney – **157 St Stephens Road Saltash PL12 4NH**

Construction of two storey rear extension to dwelling to provide entrance lobby, study, bathroom and utility.

Ward: Essa

Date received: 14/10/21

Response date: 19/11/21

It was proposed by Councillor Lennox-Boyd, seconded by Councillor Dent and resolved to **RECOMMEND REFUSAL on the grounds of:**

1. Not in keeping with the street scene.
2. Overdevelopment.
3. The concerns of neighbours to be taken into consideration as follows:
 - a. 159 Original Cottage Section Back Room Daylight.
 - b. Back Room North Window as Emergency Exit.
 - c. Ability to Service portion of Cottage North Wall Blocked.
 - d. Access to Cottage North Side Protected by Covenant.
 - e. Natural Clearance of Caustic Fumes and Particulate 2.5 accumulating as a result of Neighbourhood Burning of Wet/Dry Logs from various sources.
 - f. Approval for Partial Demolition of Existing Works and Construction of New Works should only be granted once findings of critical Site Survey and Proposals are made known.
 - g. Intrusion on privacy.
 - h. Maintained appearance of historical properties.
 - i. Appearance.

Councillor Martin was invited and returned to the meeting.

PA21/09907

Mr Andrew Bevan – **2 Biscombe Gardens Saltash PL12 6EG**

To clad the outside of the property.

Ward: Tamar

Date received: 20/10/21

Response date: 19/11/21

It was proposed by Councillor Challen, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL subject to the Fire Officer confirming the following in accordance with fire regulations:**

1. The cladding is a suitable product for this particular building.
2. The cladding is fit for purpose for this specific location, bearing in mind the effect on neighbouring properties.

Councillor Bullock declared an interest in the next agenda item and left the meeting.

PA21/09909

Mr & Mrs Graham & Valerie Thomas – **4 Station Court Culver Road Saltash PL12 4DR**

Construction of 6 residential apartments, together with car parking and associated site works without compliance with Condition 3 of decision notice E2/05/00899/FUL dated 07.10.2005

Ward: Essa

Date received: 21/10/21

Response date: 19/11/21

It was proposed by Councillor Yates, seconded by Councillor Miller and resolved to **RECOMMEND REFUSAL**. The window panels to be reinstated with obscure glazing and fixed shut as per Condition 3 of decision notice E2/05/00899/FUL dated 07.10.2005.

Councillor Bullock was invited and returned to the meeting.

PA21/10008

Janine Haigh – **1 Smiths Way Latchbrook PL12 4TP**

Single storey rear extension, garage conversion and internal access into loft space.

Ward: Trematon

Date received: 28/10/21

Response date: 19/11/21

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

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

PA21/10120

Mr William Ben – **12 Essa Road Saltash PL12 4ED**

Conversion of leftover unit into two dwellings.

Ward: Essa

Date received: 01/11/21

Response date: 22/11/21

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

Councillor Challen left the meeting and did not participate in PA21/10148.

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

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

PA21/10148

Mr Martin Knipe – **Land At Dartana Forder Saltash**

Permission in principle for erection of a single storey sunken dwelling and use of existing access.

Ward: Trematon

Date received: 05/11/21

Response date: 19/11/21

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

1. A lack of sufficient detailed information.
2. The absence of an Environmental Report.
3. The location which borders on a sensitive area and is outside the planning boundary as defined in the latest Neighbourhood Development Plan.

Councillors Challen and Lennox-Boyd were invited and returned to the meeting.

Councillor Challen declared an interest in the next agenda item and left the meeting.

PA21/10220

Mr & Mrs P Brandon – **23 Deer Park Saltash PL12 6HE**

Single-storey rear extension. Loft conversion to provide additional bedroom with access to flat roof balcony at rear and balcony to front.

Ward: Tamar

Date received: 15/10/21

Response date: 19/11/21

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

Councillor Challen was invited and returned to the meeting.

d. Tree applications:

PA21/07837

Mrs Keren Rogers – **Lime Tree House Fairmead Road Saltash PL12 4JH**

Works to a Lime tree subject to a TPO – to reduce height by 2m from its current height of 18m approximately, to lift canopy by 1.5m and to cut back to the boundary wall with Oaklands House.

Ward: Tamar

Date received: 30/09/21

Response date: 18/11/21

The Chairman informed Members of Saltash Town Council's and Cornwall Council's Tree Wardens' reports.

It was proposed by Councillor Gilles, seconded by Councillor Lennox-Boyd and resolved to **RECOMMEND REFUSAL** in line with the recommendations of both the Cornwall Council Tree Officer's Report and the Saltash Town Council Tree Warden's Report.

PA21/10284

Kelly Crompton Guinness – **Lewis Mews New Road Saltash PL12 6AX**

T12 Ulmus Spp (Elm Species) – fell due to die back and decay.

Ward: Tamar

Date received: 21/10/21

Response date: 19/11/21

The Chairman informed Members of Cornwall Council's and Saltash Town Council's Tree Wardens' Reports.

It was proposed by Councillor P Samuels, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** for removing the tree as per the Cornwall Council and Saltash Town Council Tree Wardens' recommendations.

e. Tree notifications:

PA21/10291

Great Western Railway – **Saltash Station Albert Road Saltash PL12 4EB**

Tree Works to various tree species within a Conservation Area.

Ward: Essa

Date received: 14/10/21

Response date: 19/11/21

The Chairman informed Members of Cornwall Council's and Saltash Town Council's Tree Wardens' Reports.

It was resolved to note.

106/21/22 CONSIDERATION OF LICENCE APPLICATIONS:

None.

107/21/22 CORRESPONDENCE.

None.

108/21/22 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.

109/21/22 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA

None.

110/21/22 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

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

111/21/22 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.

None.

112/21/22 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 21 December 2021 at 6.30 pm

Rising at: 7.58 pm

Signed: _____
Chairman

Dated: _____