

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 26th April 2022 at 6.30 pm

PRESENT: Councillors: R Bullock, J Foster, S Gillies, S Lennox-Boyd, S Martin, S Miller, B Stoyel and D Yates.

ALSO PRESENT: 21 Members of the Public, S Burrows (Acting Town Clerk) and F Morris (Planning and General Administrator)

APOLOGIES: R Bickford, G Challen, J Dent (Vice-Chairman), M Griffiths, J Peggs, B Samuels (Chairman) and P Samuels.



1/22/23 TO APPOINT A CHAIRMAN

The Acting Town Clerk informed Members that due to the absence of the Chairman and the Vice-Chairman, it was required to appoint a Chairman for the purpose of this meeting only.

The Acting Town Clerk called for nominations.

Councillor Miller nominated Councillor Yates. There were no other nominations.

It was proposed by Councillor Miller, seconded by Councillor Martin and **RESOLVED** to appoint Councillor Yates as Chairman for this meeting only.

Members supported the above resolution by a majority vote.

Councillor Yates in the chair.

2/22/23 HEALTH AND SAFETY ANNOUNCEMENTS

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

3/22/23

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
Lennox-Boyd	PA22/01691	Non-Pecuniary	Customer & Friend	Yes
Lennox-Boyd	PA22/02259	Non-Pecuniary	Customer & Friend	Yes
Lennox-Boyd	PA22/03097	Non-Pecuniary	Customer & Friend	Yes
Gillies	PA22/03136	Non-Pecuniary	Known through work	Yes
Lennox-Boyd	PA22/03148	Non-Pecuniary	Customer & Friend	Yes
Lennox-Boyd	PA22/03153	Non-Pecuniary	Customer & Friend	Yes
Lennox-Boyd	PA22/03178	Non-Pecuniary	Customer & Friend	Yes

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

None.

4/22/23

QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.

The Chairman informed Members that three requests to speak had been received in relation to Agenda Item 7c – Applications for consideration:

PA22/01691 in objection to Ricksdale Cottages Road from Liskeard Road To Castle Hill Trematon Cornwall PL12 4RT.

PA22/02259 in objection to Land West Of Rickdale Cottages Trematon Cornwall PL12 4RT

PA22/03097 in objection to Eales Barn Carkeel Saltash PL12 6NR.

The Chairman confirmed the public statements are to be received under Agenda item 7c – Applications for consideration.

5/22/23 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 15TH MARCH 2022 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 Yates, seconded by Councillor Foster and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 15th March 2022 were confirmed as a true and correct record.

6/22/23 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

7/22/23 **PLANNING:**

- a. To note that Councillor Lennox-Boyd will vote upon the information before her at the meeting but in the light of subsequent information received at Cornwall Council, Councillor Lennox-Boyd may vote differently at that meeting.
- b. To note that if Councillor Lennox-Boyd wishes to recommend opposite to the Town Council's view she will contact the Town Council by email. Considering time constraints, the Town Council will then hold an online poll of Councillors to determine whether to accept the Officer's view or to ask for the application to be called into committee. The results of these polls will be read into the record at the next Town Council meeting. Members of the public may request, via the Clerk, to be copied into any correspondence.
- c. Applications for consideration:

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

After a discussion with the member of the public wishing to speak in objection to PA22/01691 and PA22/02259, the Chairman announced that PA22/02259 would be the first Planning Application to be considered under Agenda Item No. 7c to be followed by PA22/01691.

PA22/02259

Mr Andrew Stafford – **Land West Of Rickdale Cottages Trematon Cornwall PL12 4RT**

Proposed change of land usage, from Agricultural to occasional leisure use for the purpose of combat gaming activities (Laser Tag and Airsoft gaming).

Ward: Trematon

Date received: 28/03/22

Response date: 29/04/22

A member of the public spoke in objection to PA22/02259.

It was proposed by Councillor Miller, seconded by Councillor Stoyel and resolved to **RECOMMEND REFUSAL** on the grounds of:

1. Unsuitable location for gaming activities due to being in an area of outstanding natural beauty.
2. Proposed site too close to neighbouring dwellings resulting in noise and disturbance.
3. Highway issues, in particular traffic generation, vehicular access and highway safety.
4. Reference in the proposal to 'occasional leisure use' is unspecific.

PA22/01691

Mr Roger Legg R.A. and M. Legg and Sons – **Ricksdale Cottages Road from Liskeard Road To Castle Hill Trematon Cornwall PL12 4RT**

Construction of a storage shed and creation of access track.

Ward: Trematon

Date received: 23/03/22

Response date: 29/04/22

A member of the public spoke for three minutes in objection to PA22/01691.

It was proposed by Councillor Stoyel, seconded by Councillor Foster and resolved to **RECOMMEND REFUSAL** on the grounds of:

1. The shed is situated in the wrong place and should be nearer to the access point.
2. A replacement road is not required due to the prior existence of a useful track.
3. The siting of the shed and the proposed lengthy hard track neither enhance nor conserve the existing character of the site to the detriment of the wider AONB landscape within this location.

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

The Chairman announced that PA22/03097 would be the next Planning Application to be considered under Agenda Item No. 7c.

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

PA22/03097

Mr Tim Atkinson – **Eales Barn Carkeel Saltash PL12 6NR**

Proposed extension to existing barn. New terraced swimming pool and garden within existing garden area.

Ward: Trematon

Date received: 13/04/22

Response date: 04/05/22

A member of the public spoke in objection to PA22/03097.

It was proposed by Councillor Miller, seconded by Councillor Martin and resolved to **RECOMMEND REFUSAL** on the grounds of:

1. The previous planning response from Saltash Town Council to PA21/03391 dated 23rd July 2021 states that 'It was resolved to RECOMMEND APPROVAL subject to the condition that no boundary walls are removed and that this area cannot be used for future development. No development whatsoever is to be built on this land'.
2. Cornwall Council's Grant of Conditional Planning Permission PA21/03391 dated 22nd December 2021 supported the above response within the conditions of that Planning Permission.
3. The applicant is now requesting planning permission via PA22/03097 for a proposal which has already been refused via Cornwall Council's Grant of Conditional Planning Permission PA21/03391.

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

PA21/11848

Mr & Mrs Kearney - **1 Chapman Court Latchbrook PL12 4TT**

First floor front extension and two storey rear extension.

Ward: Trematon

Date received: 20/04/22

Response date: 29/04/22

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

PA22/02228

Mrs Ruth Stott – **12 Convent Close Saltash Cornwall PL12 6HA**
Two storey side extension for additional family accommodation.

Ward: Tamar

Date received: 17/03/22

Response date: 28/04/22

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

PA22/02279

Mr & Mrs Mike Leggett, Mike Leggett Building Plans Ltd – **35 St Georges Road Saltash PL12 6EH**

Removal of existing dormers, formation of hips to gables and formation of front and rear dormers.

Ward: Tamar

Date received: 10/03/22

Response date: 29/04/22

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

PA22/02331

N/A Greggs PLC – **1 Channon Road Saltash PL12 6LX**

One Fascia Sign and One Totem Sign

Ward: Tamar

Date received: 04/04/22

Response date: 29/04/22

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

PA22/02333

Greggs PLC – **Cloud Break Surf Moorlands Trading Estate Callington Road Saltash PL12 6LX**

External alterations to the building including plant, new bin store, car park alterations and associated works.

Ward: Tamar

Date received: 30/03/22

Response date: 29/04/22

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

PA22/02643

Mr D Watson – **41 Clear View Saltash PL12 6HD**

Two-storey side extension.

Ward: Tamar

Date received: 31/03/22

Response date: 29/04/22

It was proposed by Councillor Martin, seconded by Councillor Gillies and resolved to **RECOMMEND REFUSAL** due to:

1. Absence of sufficient information.
2. Overdevelopment of the site and lack of amenity space.
3. Overlooking of neighbouring property.
4. Not compatible with the ground layout.
5. Potential for construction issues.
6. Lack of amenity space.

PA22/02762

Mr Wayne Greenidge – **31 Dartmoor View Saltash PL12 6WF**

Two storey extension to rear elevation to form enlarged lounge, kitchen and dining room on ground floor and extended bedrooms on first floor.

Ward: Tamar

Date received: 08/04/22

Response date: 29/04/22

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

PA22/03007

Mr & Mrs James – **Spindrift Westbourne Terrace Saltash PL12 6BX**

Proposed extension to rear dormer including external balcony.

Ward: Tamar

Date received: 31/03/22

Response date: 29/04/22

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

PA22/03049

Mrs A & Mr L Rangelov – **14 Hillside Avenue Saltash PL12 6HF**
Alterations to roof to allow for rooms in roof with a rear dormer.

Ward: Tamar

Date received: 11/04/22

Response date: 02/05/22

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

PA22/03099

Mr & Mrs D Harrison – **2 Mote Park Saltash PL12 4JX**
Single-storey front extension to provide entrance porch.

Ward: Tamar

Date received: 05/04/22

Response date: 29/04/22

It was proposed by Councillor Foster, seconded by Councillor Gillies and resolved to **RECOMMEND REFUSAL** on the grounds of:

1. The proposal is too large for the site.
2. Overdevelopment of the site.
3. Out of character with the site.
4. Wrong side of the building line.

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

The Chairman announced a 2 minute break at 20:08

The Chairman reconvened the meeting at 20:10

PA22/03136 –

Mr D I Barrett Tamar Fresh Ltd – **Land At Pillmere Drive Saltash**
Change of use of part of existing B8 warehouse building to use as fish and chip shop A5 hot food and take away.

Ward: Tamar

Date received: 07/04/22.

Response date: 28/04/22.

It was proposed by Councillor Foster, seconded by Councillor Stoyel and resolved to **RECOMMEND REFUSAL** on the grounds of:

1. Highway issues, including traffic generation, vehicular access, highway safety;
2. Particularly parking for customers and allocation for staff parking.

Councillor Gillies was invited and returned to the meeting.

PA22/03144

Ms Elizabeth Gay – **8 & 10 Hillside Road Saltash PL12 6EX**
Loft conversions with new dormer windows to the front elevation of both halves of adjacent semi-detached bungalows.

Ward: Tamar

Date received: 07/04/22

Response date: 28/04/22

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

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

PA22/03148

Mr Peter Gain – **Ince Castle Road From Elmgate Crossways To Greeps Elmgate Saltash PL12 4QZ**

Proposed Oak garden profiled balustrade, partially completed. With proposed dwarf local stone wall.

Ward: Trematon

Date received: 06/04/22

Response date: 29/04/22

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

PA22/03153

Peter Gain – **Ince Castle Road From Elmgate Crossways To Greeps Elmgate Saltash PL12 4QZ**

Erection of 2no. south garden Pavilions

Ward: Trematon

Date received: 06/04/22

Response date: 29/04/22

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

PA22/03178

Mr Peter Gain - **Ince Castle Road From Elmgate Crossways To Greeps Elmgate Saltash**

New growing garden layout and erection of new units – Main Glasshouse, Fruitcage, cold frames, garden walls, storage sheds, potting shed, Tennis Pavilion & existing Pool House refurbishment.

Ward: Trematon

Date received: 11/04/22

Response date: 02/05/22

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

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

PA22/03612

Mr & Mrs Kawolski – **341 New Road Saltash PL12 6HL**

Proposed garage/retaining wall and steps to provide off street parking. New floor area 17.5 s.q.m.

Ward: Tamar

Date received: 19/04/22

Response date: 10/05/22

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

d. Tree applications:

PA22/02959

Mr Matt Underwoo – **Land South of 6 Carkeel Barns Carkeel Cornwall PL12 6PR**

Application for tree works within TPO: A reduction of all lateral growth by 1m on the eastern side of the tree (G8) nearest the building.

Ward: Trematon

Date received: 04/04/22

Response date: 29/04/22

The Chairman informed Members of the Cornwall Council Tree Officer's Report.

It was proposed by Councillor Gillies, seconded by Councillor Foster and resolved to **RECOMMEND APPROVAL** in line with the Cornwall Council Tree Officer's Report and subject to the Cornwall Council Tree Officer keeping this work under review.

8/22/23 **CORNWALL COUNCIL - NAMING NEW DEVELOPMENT AND STREETS IN CORNWALL DOCUMENT: USE OF CORNISH LANGUAGE.**

It was **RESOLVED** to note.

9/22/23 **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.

10/22/23 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None.

11/22/23 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

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

12/22/23 **TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

None.

13/22/23 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

DATE OF NEXT MEETING

Tuesday 17 May 2022 at 6.30 pm

Rising at: 8.45 pm

Signed: _____
Chairman

Dated: _____