

## SALTASH TOWN COUNCIL

### Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 20th December 2022 at 6.30 pm

**PRESENT:** Councillors: R Bickford, R Bullock, M Griffiths, S Miller, J Peggs, B Samuels (Chairman), P Samuels and D Yates.

**ALSO PRESENT:** 5 Members of the Public, R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

**APOLOGIES:** L Challen, J Dent (Vice-Chairman), J Foster, S Gillies, S Lennox-Boyd, S Martin and B Stoyel.

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#### **99/22/23 HEALTH AND SAFETY ANNOUNCEMENTS.**

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

#### **100/22/23 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.

<b>Councillor</b>	<b>Agenda Item</b>	<b>Pecuniary/ Non-Pecuniary</b>	<b>Reason</b>	<b>Left Meeting</b>
Yates	PA22/08741	Non-Pecuniary	Neighbour	Remained in meeting as per dispensation granted
B Samuels	PA22/08821	Non-Pecuniary	Knows landlord of applicant	Remained in meeting as per dispensation granted
P Samuels	PA22/08821	Non-Pecuniary	Knows applicant	Remained in meeting as per dispensation granted

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

The following dispensations were requested for members to remain in the meeting during the discussion of certain Planning Applications, in relation to their declarations of interest, as without the dispensation the number of persons unable to participate in the transaction of business would be so great as to impede the transaction of the business due to the meeting becoming inquorate.

The Assistant Town Clerk read out each dispensation request with the following resolutions.

1. PA22/08741 – Councillor Yates

It was proposed by Councillor Yates, seconded by Councillor Peggs and **RESOLVED** to grant a dispensation for Councillor Yates to remain in the meeting during the discussion and vote regarding PA22/08741. Councillor Yates did not take part in the discussion or vote.

2. PA22/08821 – Councillor B Samuels

It was proposed by Councillor B Samuels, seconded by Councillor Bullock and **RESOLVED** to grant a dispensation for Councillor B Samuels to remain in the meeting during the discussion and vote regarding PA22/08821. Councillor B Samuels did not take part in the discussion or vote.

3. PA22/08821 – Councillor P Samuels

It was proposed by Councillor P Samuels, seconded by Councillor Bickford and **RESOLVED** to grant a dispensation for Councillor P Samuels to remain in the meeting during the discussion and vote regarding PA22/08821. Councillor P Samuels did not take part in the discussion or vote.

**101/22/23**     **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

The Chairman informed members that a request to speak had been received in relation to Agenda Item 7c – Applications for consideration:

PA22/08821 in support of Unit 1 Burley Court, Pillmere Drive, Saltash, PL12 6XB.

By a raise of hands, members **RESOLVED** to receive the public statement under Agenda item 7c – Applications for consideration.

**102/22/23** **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 15TH NOVEMBER 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 B Samuels, seconded by Councillor P Samuels and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 15<sup>th</sup> November 2022 were confirmed as a true and correct record.

**103/22/23** **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

**104/22/23** **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 Yates declared an interest in the next agenda item, but remained in the room to prevent the meeting becoming inquorate, as per the granted dispensation. Councillor Yates did not take part in the discussion or vote.

**PA22/08741**

Mr & Mrs S Rogers – **Higher Castle Farm Castle Hill Forder Saltash**

Erection of storage shed for small tractor, sit on mower for applicants private use.

**Ward: Trematon**

Date received: 23/11/22

Response date: 21/12/22

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

The Chairman informed Members that due to the absence of the Vice-Chairman, she wished to appoint a Vice-Chairman for the purpose of this meeting only.

It was proposed by Councillor B Samuels, seconded by Councillor P Samuels and **RESOLVED** to appoint Councillor Yates as Vice-Chairman for this meeting only.

Councillor Yates in the Chair.

Councillors B Samuels and P Samuels each declared an interest in the next agenda item, but remained in the room to prevent the meeting becoming inquorate, as per the granted dispensations. Councillors B Samuels and P Samuels did not take part in the discussion or vote.

**PA22/08821**

Majestic Wine Warehouses Ltd – **Unit 1 Burley Court Pillmere Drive Saltash PL12 6XB**

Change of use of premises from lawful use as car showroom to a retail shop (Use Class E(a)).

**Ward: Tamar**

Date received: 02/12/22

Response date: 23/12/22

A member of the public spoke in support of PA22/08821.

It was proposed by Councillor Peggs, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** but would comment as follows:

1. To request that Cornwall Council consider the possibility of a contribution from the site as a whole by way of S106 monies due to the effect on existing business premises in the town centre.
2. To note the comment from Site Allocations DPD with regard to B1, B2 and B8 uses.

Councillor B Samuels in the Chair.

**PA22/08984**

Mr Nigel Eaton – **20 Castlemead Drive Saltash PL12 4LG**

Ground floor extension to add dining space. First floor extension to add an additional bedroom and en suite.

**Ward: Essa**

Date received: 10/11/22

Response date: 21/12/22

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

**PA22/09542**

Debbie George – **120 North Road Saltash PL12 6BQ**

Single storey extension and garage to rear of property.

**Ward: Tamar**

Date received: 18/11/22

Response date: 21/12/22

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

**PA22/09558**

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

Proposed extension and extended garden alterations.

**Ward: Trematon**

Date received: 16/11/22

Response date: 21/12/22

Councillor Miller requested that Members be permitted to ask questions of the applicant present in the public gallery. The Chair and Members approved the request.

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

**PA22/09560**

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

Listed Building Consent for a proposed extension and extended garden alterations.

**Ward: Trematon**

Date received: 16/11/22

Response date: 21/12/22

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

**PA22/09842**

Mr D Bennetts – **Land East of 62 St Stephens Road Saltash**

Erection of 1 detached dwelling (re-submission of Application No.PA22/05543) – amended plans.

**Ward: Essa**

Date received: 17/11/22

Response date: 23/12/22

The Chairman informed Members of an email received from the Cornwall Council Planning Officer.

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

**PA22/09878**

Mr Martin Knipe – **Land North West of Dartana Forder Cornwall PL12 4QR**

Outline Planning Permission for the demolition of existing buildings and erection of a dwelling, with all matters reserved except access.

**Ward: Trematon**

Date received: 25/11/22

Response date: 23/12/22

It was proposed by Councillor Miller, seconded by Councillor P Samuels and resolved to **RECOMMEND REFUSAL** due to:

1. Outside the development area.
2. Objections as cited by Natural England, but in particular, that the proposed development falls within the 'zone of influence' for designated sites such as the Plymouth Sound and Estuaries Special Area of Conservation & Tamar Estuaries Complex Special Protection Area. Natural England anticipates that new residential development within this zone is 'likely to have a significant effect', due to the risk of increased recreational pressure that could be caused by that development and therefore such development will require an appropriate assessment.

Councillor Yates left the meeting.

Councillor Yates returned to the meeting.

**PA22/09978**

Miss Elise Wilkes-Brand – **Land North of 64 St Stephens Road Warfelton Crescent Saltash**

Construction of one new residential dwelling.

**Ward: Essa**

Date received: 18/11/22

Response date: 23/12/22

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

**PA22/10122**

Mr & Mrs M Parfitt – **88 St Stephens Road Saltash PL12 4BL**

Ground floor extension to provide kitchen/dining room and garage. 2no dormers at first floor.

**Ward: Essa**

Date received: 18/11/22

Response date: 23/12/22

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

**PA22/10672**

Mr Matthew Aire – **4 Ashburgh Parc Latchbrook Saltash PL12 4XZ**

Single storey front and rear extensions with partial garage conversion.

**Ward: Trematon**

Date received: 05/12/22

Response date: 26/12/22

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

d. Tree Applications:

**PA22/09277**

Mr Robin Cole – **China Fleet Country Club Ltd Pill Lane North Pill Saltash PL12 6LJ**

Works to a tree subject to a Tree Preservation Order (TPO), works include the minor reduction pruning of a multi-stem Oak tree (as indicated in the annotated photo, proposed works 01).

**Ward: Tamar**

Date received: 30/11/22

Response date: 21/12/22

The Chairman informed Members of The Cornwall Council Tree Officer's Report and an email received from the Cornwall Council Planning Officer.

It was proposed by Councillor P Samuels, seconded by Councillor Peggs and resolved to **RECOMMEND APPROVAL** subject to the pruning being no greater than that indicated in the Cornwall Council Tree Officer's photographs.

**105/22/23 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.

**106/22/23 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.



**107/22/23 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

**108/22/23 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

The Chairman informed members of an email received from a resident and a subsequent response to the Town Council from Cornwall Council Planning, with regard to an unfinished development at Churchtown Drive. The Chairman requested that the Assistant Town Clerk circulate the relevant information to all Members.

**109/22/23 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 January 2023 at 6.30 pm

Rising at: 7.43 pm

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

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