

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 18th April 2023 at 6.30 pm

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

ALSO PRESENT: 62 Members of the Public, H Frank (Cornwall Council), R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: J Brady, R Bickford, M Griffiths, S Martin, J Peggs and B Stoyel.

1/23/24 HEALTH AND SAFETY ANNOUNCEMENTS.

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

2/23/24 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
Bullock	PA23/01973	Non- Pecuniary	Friend of owner	Yes
Lennox- Boyd	PA23/02089	Non- Pecuniary	Friend	Yes
Lennox- Boyd	PA23/01616	Non- Pecuniary	Friend	Yes
Lennox- Boyd	PA23/02354	Non- Pecuniary	Friend	Yes
Samuels B	PA23/02470	Non- Pecuniary	Business neighbour	Yes
Samuels P	PA23/02470	Non- Pecuniary	Business neighbour	Yes

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

None.

Councillor Miller joined the meeting.

3/23/24 **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

The Chairman informed Members that there are 9 requests to speak in relation to Agenda Item 7c – Applications for consideration:

PA23/02089 in support of Land Adjoining Duck Lane Trematon Saltash PL12 4RT.

PA23/02089 in objection to Land Adjoining Duck Lane Trematon Saltash PL12 4RT.

PA23/01693 in objection to Rowan House 4 Lower Port View St Stephens PL12 4BY.

By raise of hands, Members confirmed the public statements are to be received under Agenda item 7c – Applications for consideration.

4/23/24 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 21ST MARCH 2023 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 Dent and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 21st March 2023 were confirmed as a true and correct record.

5/23/24 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

6/23/24

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:

It was proposed by Councillor B Samuels, seconded by Councillor Foster and **RESOLVED** to suspend Standing Orders 2(f) and 2(g) with regard to PA23/02089 in order to allow an extended period of time for public questions. An equal amount of 18 minutes each in total to be allotted to those speaking in support and in objection to the application.

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

A representative of GRC Planning and Development Consultants spoke in support of PA23/02089.

Six members of the public spoke on behalf of residents in objection to PA23/02089.

PA23/02089

Mr Dean Scantlebury D S Developments (SW) Ltd – **Land Adjoining Duck Lane Trematon Saltash PL12 4RT**

Application for Rural Exception Site comprising of four detached open market bungalows (1 x 4-bed with double garage, 3 x 3-bed with integral garage) and two detached affordable bungalows (2 x 3-bed, 1 x social rent and 1 x shared ownership) and two semi-detached bungalows (2 x 2-bed, 2 x social rent) along with parking spaces, access road, landscaping and open space area (re-submission of withdrawn Application No. PA22/07188).

Ward: Trematon

Date received: 23/03/23

Response date: 21/04/23

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

1. STC should not be considering rural exception sites as the Town Council is an urban council.
2. Doesn't meet criteria of Rural Exception Site including aspects such as:
 - Market sales within Rural Exception Sites are to enable the site to be viable, but here it seems to be the major reason for the development in finance terms.
 - The valuations used in the proposal are about ten times the accepted values expected for Rural Exception Sites
 - Several justifications mentioned in the application which are not supported by evidence.
 - Not a good mix of affordable sizes. The affordable properties are smaller in nature, so therefore the development is not being led by a need for affordable housing.
 - The need for housing in this locality has not been demonstrated by the local community.
 - Defined as community led and councils and social housing association.
3. Other matters of concern:
 - Drainage issues – sewage/water.
 - Transport issues.
 - Highway issues: traffic generation, vehicular access, highway safety.
 - Layout and density of building design, visual appearance.
 - Noise and disturbance resulting from use.
 - Overlooking and loss of privacy.
 - Local Planning Policy and policies in the Development Plan.
 - Adverse impact on nature conservation interests & biodiversity opportunities.
 - Effect on trees.
 - Effect on listed buildings.

It was proposed by Councillor B Samuels, seconded by Councillor Foster and **RESOLVED** to reinstate Standing Orders 2(f) and 2(g).

The Chairman announced a 5 minute break at 7.20 p.m.

The Chairman reconvened the meeting at 7.25 p.m.

PA23/01616

Pearce Fine Homes Limited – **Land South of Luces Tenement Broad Lane Trematon PL12 4RU**

Reserved Matters application for appearance, layout and scale following outline consent PA20/00782 dated 19.06.20.

Ward: Trematon

Date received: 23/03/23

Response date: 21/04/23

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

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

PA23/01619

Mr M Pascoe – **Land West of The Ferns Carkeel PL12 6NR**

The construction of a single dwelling house.

Ward: Trematon

Date received: 06/04/23

Response date: 27/4/23

It was proposed by Councillor P Samuels, seconded by Councillor Bullock and resolved to **RECOMMEND REFUSAL** on the basis of:

1. Vehicular access
2. Overdevelopment of the area.

A member of the public spoke for three minutes in objection to PA23/01693.

PA23/01693

M&C Care Ltd – **Rowan House 4 Lower Port View St Stephens Saltash PL12 4BY**

Two storey extension to existing care home.

Ward: Essa

Date received: 17/03/23

Response date: 21/04/23

It was proposed by Councillor Bullock, seconded by Councillor Foster and resolved to **RECOMMEND REFUSAL** due to:

1. Overdevelopment of the site.
2. Not in keeping with the street scene.

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

PA23/01973

Miss Helen Lucas Saltash Bandits Ltd – **132-134 Fore Street Saltash PL12 6JR**

Retrospective application for the Change of Use of premises at 132-134 Fore Street Saltash, from Shop to Restaurant.

Ward: Tamar

Date received: 12/04/23

Response date: 03/05/23

It was proposed by Councillor Dent, seconded by Councillor Foster and resolved to **RECOMMEND APPROVAL** subject to:

1. A noise and ventilation assessment.
2. A necessary health and safety amelioration to take place.

Councillor Bullock was invited and returned to the meeting.

PA23/01989

Mr Adam E – **4 Jubilee Cottages St Stephens Hill St Stephens Saltash PL12 4AW**

Retrospective: Erection of obscure glazing and raising of parapet wall to allow for external balcony.

Ward: Essa

Date received: 31/03/23

Response date: 21/04/23

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

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

PA23/02354

Mr & Mrs Ryan James – **32 Hobbs Crescent Saltash PL12 4JJ**

Upward extension to provide new first floor accommodation.

Ward: Tamar

Date received: 24/03/23

Response date: 21/04/23

It was proposed by Councillor B Samuels, seconded by Councillor Foster and resolved to **RECOMMEND REFUSAL** on the basis of:

1. Not in keeping with the street scene.
2. Overdevelopment of the plot.

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

PA23/02385

Saltash Town Council – **Saltash Library Callington Road Saltash PL12 6DX**

Replacement of existing curtain walling, windows and doors with new units, internal refurbishment to remove existing reception and office spaces to provide an open plan multi-use functional space, upgrade of existing WC facilities and provision of an accessible WC, associated works to replace finishes and renew internal decoration.

Ward: Essa

Date received: 04/04/23

Response date: 25/04/23

It was **RESOLVED** to note.

PA23/02386

Saltash Town Council – **Saltash Library Callington Road Saltash PL12 6DX**

Listed building consent for the replacement of existing curtain walling, windows and doors with new units, internal refurbishment to remove existing reception and office spaces to provide an open plan multi-use functional space, upgrade of existing WC facilities and provision of an accessible WC, associated works to replace finishes and renew internal decoration.

Ward: Essa

Date received: 04/04/23

Response date: 25/04/23

It was **RESOLVED** to note.

Councillors B Samuels and P Samuels both declared an interest in the next agenda item and left the meeting.

Vice-Chairman, Councillor Dent in the Chair.

PA23/02470

Mr Graeme Rose – **Unit 3 Burley Court Pillmere Drive Saltash PL12 6FH**

Advertisement consent for 4 no. fascia signs, 1 no. projecting sign and 1 no. LED digital display screen located internally within the store.

Ward: Tamar

Date received: 04/04/23

Response date: 25/04/23

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

Councillors B Samuels and P Samuels were invited and returned to the meeting.

The Chairman, Councillor B Samuels in the Chair.

PA23/02509

Mrs Anna Gibbs – **11 Castlemead Close Saltash PL12 4LF**
Proposed single storey front extension.

Ward: Essa

Date received: 29/03/23

Response date: 21/04/23

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

PA23/02534

Mr & Mrs Canham – **4 Tower Court Lower Burraton Saltash PL12 4SD**

Proposed two-storey rear extension and conversion of integral garage.

Ward: Trematon

Date received: 28/03/23

Response date: 21/04/23

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

PA23/02582

Lindsey East – **Wearde End Cottage 3 Wearde Quay Wearde Road St Stephens Saltash PL12 4AT**

Application for Non-Material Amendment to PA22/06957 namely 1) Roof dormers. 2) Conservatory plinth walls.

Ward: Essa

Date received: 12/04/23

Response date: 26/04/23

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

7/23/24

TO REVIEW THE PROCESS OF RECEIVING PLYMOUTH CITY COUNCIL PLANNING APPLICATIONS AND CONSIDER ANY ACTIONS.

It was proposed by Councillor B Samuels, seconded by Councillor Lennox-Boyd and **RESOLVED** to continue to circulate the Plymouth City Council Planning Applications, but there is no longer a requirement for the applications to be reviewed or comments passed by the Planning and General Administrator.

8/23/24

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.

9/23/24 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

10/23/24 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

11/23/24 **TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

None.

12/23/24 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

DATE OF NEXT MEETING

Tuesday 16 May 2023 at 6.30 pm

Rising at: 8.20 pm

Signed: _____
Chairman

Dated: _____