

## SALTASH TOWN COUNCIL

### Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 15th August 2023 at 6.30 pm

**PRESENT:** Councillors: R Bickford, J Brady (Vice-Chairman), R Bullock, J Dent, J Foster, S Gillies, S Miller, L Mortimore, J Peggs, B Samuels (Chairman), P Samuels, B Stoyel and D Yates.

**ALSO PRESENT:** 2 Members of the Public, R Lumley (Assistant Town Clerk) and F Morris (Planning and General Administrator).

**APOLOGIES:** M Griffiths and S Lennox-Boyd.

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#### **50/23/24 HEALTH AND SAFETY ANNOUNCEMENTS.**

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

#### **51/23/24 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.

| <b>Councillor</b> | <b>Agenda Item</b> | <b>Pecuniary/Non-Pecuniary</b> | <b>Reason</b>             | <b>Left Meeting</b> |
|-------------------|--------------------|--------------------------------|---------------------------|---------------------|
| <b>Samuels B</b>  | PA23/03544         | Non-Pecuniary                  | Applicant is my landlord. | Yes                 |
| <b>Samuels P</b>  | PA23/03544         | Non-Pecuniary                  | Applicant is my landlord. | Yes                 |
| <b>Gillies</b>    | PA23/03544         | Non-Pecuniary                  | Work connection.          | Yes                 |

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

None.

**52/23/24**      **QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF MEMBERS OF THE COUNCIL.**

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

PA23/03544 in support of Burley Court Pillmere Drive Saltash PL12 6FH.

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

**53/23/24**      **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 18TH JULY 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 Brady and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 18<sup>th</sup> July 2023 were confirmed as a true and correct record.

**54/23/24**      **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

None.

**55/23/24**      **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:

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

Vice-Chairman, Councillor Brady in the chair.

**PA23/03544**

Mr F W Rogers – **Burley Court Pillmere Drive Saltash PL12 6FH**  
Advertisement consent for a 10 metre high post with illuminated signs.

**Ward: Tamar**

Date received: 03/08/23

Response date: 24/08/23

The applicant spoke in support of PA23/03544.

It was proposed by Councillor Dent, seconded by Councillor Foster and resolved to **RECOMMEND APPROVAL** subject to consideration of the illumination levels and the impact these may cause on road users and neighbouring properties.

Members discussed the economic impact of Burley Court on retail establishments in Saltash Town Centre.

It was proposed by Councillor Bickford, seconded by Councillor Dent and **RESOLVED** to note that Cornwall Council Planning Department assess the overall impact of the entire retail development taking place at Burley Court, to consider whether this is having a detrimental impact on the Town Centre.

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

The Chairman, Councillor B Samuels in the chair.

**PA23/04762**

Mr S Davies – **Land South Of Tinkhams Farm House Carkeel PL12 6PH**

Erection of a detached dwelling and garage with a new vehicular access and associated parking and amenity areas.

**Ward: Trematon**

Date received: 20/07/23

Response date: 18/08/23

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

1. Highway safety.
2. Overdevelopment of the site.

**PA23/05260**

Town Clerk Saltash Town Council – **Saltash War Memorial Station Road Saltash**

Listed Building Consent: Installation of two concrete benches.

**Ward: Essa**

Date received: 24/07/23

Response date: 18/08/23

It was **RESOLVED** to note.

**PA23/05692**

C/o Agent CEG land promotions Ltd and WH Bond & Sons Limited and Bond Holdings Limited – **Land At Broadmoor Farm Stoketon Cornwall**

Application for Non-Material Amendment to PA14/02447 for Hybrid application comprising Outline permission for a mixed use residential-led development, including, preparatory works including demolition of existing farm buildings as necessary; up to 1000 residential units; care home up to 80 beds or sheltered housing up to 50 units, or combination thereof ; up to 6 hectares of employment land; 1 neighbourhood centre approximately one hectare, (up to 1000 sqm, including convenience store up to 400 sqm), with associated carparking, landscaping works (including a village square) and public realm; one commercial centre approximately 0.5 hectares (including convenience store up to 60 sqm), C1 (including hotel of up to 60 bedrooms), C3, D1/D2) with associated car parking, landscaping works (including a central space) and public realm; education facilities (including a minimum 1.3 hectare site for primary school); open space including parks, amenity green space, natural and semi-natural green spaces, outdoor sports provision, facilities for children and young people, allotments, community orchards and forest gardens; associated infrastructure works (undergrounding of overhead electrical power lines, internal access roads, footpaths/cycleways including a pedestrian bridge across the A38); and landscaping works (including surface water drainage and levelling/creation of earth bunds/mounds and detailed permission for the construction of a western access, comprising a roundabout and link road off the A38 and associated highways works, an eastern access comprising a roundabout off the A388; footpaths/cycleways, landscaping and associated engineering/infrastructure works, and improvements to the existing highway (including Carkeel/A38 and Avery Way/A388 roundabouts), namely 1) amendment to the red line shown on the approved site location plan A30947/032 under application PA14/02447.

**Ward: Trematon**

Date received: 03/08/23

Response date: 16/08/23

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

**PA23/05749**

**Mr Tom Watson National Grid – Land South of Luces Tenement  
Broad Lane Trematon Cornwall PL12 4RU**

Divert our existing overhead line at Luces Tenement, Trematon due to the site being redeveloped for 5 new dwellings. The overhead line diversion will move the existing line approximately 20 metres west of the development site onto the other side of an existing hedge line boundary. A plan has been submitted to you outlining the diversion. The proposed new location is highlighted in pink and the section to be dismantled highlighted in blue. In order to divert the overhead line it is proposed a new additional pole and stay will be required to support the overhead line and one of the existing poles numbered 45 FYA5 will require a stay attachment to balance the new pole. The works are on the edge of the Tamar AONB area and we have consulted thoroughly with the AONB officer about the proposed works. No new access tracks will be required to carry out our works and care shall be taken to cause as little disturbance or damage to the land as possible. There is a grouping of trees that will have to be felled to enable the diversion to take place however the developer of the neighbouring site has a landscaping and environmental plan which includes replanting the hedges during the construction of the new dwellings.

**Ward: Trematon**

Date received: 21/07/23

Response date: 18/08/23

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

**PA23/06052**

**Mr D Nimmo-Williams – Gwel An Woon 26 Bishops Close Saltash  
PL12 6HP**

Two Storey Side Extension.

**Ward: Tamar**

Date received: 26/07/23

Response date: 18/08/23

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

**PA23/06166**

**Mr William Trinick Antony Estate – Wearde Farm Wearde Road St  
Stephens Saltash PL12 4AS**

Listed building consent for change of use of part of a field to extend the garden of the adjoining house.

**Ward: Essa**

Date received: 09/08/23

Response date: 30/08/23

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

d. Tree Applications:

**PA23/05843**

Mrs Alison Pimlott – **31 Glebe Avenue Saltash PL12 6DN**

Works to trees under a tree preservation order (TPO) namely; Ash:  
reduce by 3m all round.

**Ward: Tamar**

Date received: 01/08/23

Response date: 22/08/23

The Chairman informed Members of the Saltash Town Council Voluntary Tree Wardens' Report.

It was proposed by Councillor Peggs, seconded by Councillor Foster and resolved to **RECOMMEND APPROVAL** subject to the agreement of the Cornwall Council Tree Officer.

**56/23/24** **TO RECEIVE A PUBLIC NOTICE RELATING TO THE FORMER PUBLIC CONVENIENCES, CALLINGTON ROAD, SALTASH AND CONSIDER ANY ACTIONS.**

It was **RESOLVED** to note.

**57/23/24** **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.

**58/23/24** **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

**59/23/24** **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

**60/23/24** **TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN.**

The Chairman reminded Members that a Planning Survey Poll is currently being circulated.

61/23/24 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

**DATE OF NEXT MEETING**

Tuesday 19 September 2023 at 6.30 pm

Rising at: 7.14 pm

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

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