

SALTASH TOWN COUNCIL

Minutes of a Meeting of Saltash Town Council (Planning) held in The Guildhall on Tuesday 5th December 2017 at 6:00pm

PRESENT: Councillors: J Brady, R Bickford, G Challen, C Cook, J Dent (Chairman), S Lennox-Boyd, S Miller, M Parker, W Phillips, P Samuels, G Taylor, S Thorn, D Yates (ex-officio).

ALSO PRESENT: 17 Member of the Public, R Lane - Town Clerk, L Elliott – Administration Support, E Kemsley, Peacock & Smith.

APOLOGIES: Councillors: A Pinckney, J Rance.

HEALTH AND SAFETY ANNOUNCEMENTS

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

399/17/18 RECORDING OF MEETINGS – PLEASE NOTIFY THE CHAIRMAN IF YOU ARE INTENDING TO RECORD THIS MEETING

The Administration Support confirmed she intended to record the meeting.

400/17/18 DECLARATIONS OF INTEREST

- a. 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. Declarations from Members of Matters of Public Interest regarding matters to be considered at this meeting.
- c. Dispensations required.

Councillor	Agenda Item	Pecuniary/Non-Pecuniary	Reason
D Yates	PA17/10842	Non-Pecuniary	Applicant known to Councillor

- i to note an on-going dispensation for Councillor Rance to act as Chairman of the Saltash Team for Youth and commissioning of Youth Work.

It was **RESOLVED** to note.

- ii to note an on-going dispensation for Councillors Challen and Miller for Full Council and all associated Committees in relation to their roles as representatives of Saltash Town Council on the Chamber of Commerce.

It was **RESOLVED** to note.

401/17/18 QUESTIONS FROM THE PUBLIC

A member of the public spoke in opposition of **PA17/10580**.

A member of the public spoke in support of **PA/10580**.

A representative from Peacock & Smith spoke on behalf of the developers Quora in support of **PA17/10721, PA17/10722 and PA/10794**.

402/17/18 PLANNING

- a. To note that Cornwall Councillors will vote upon the information before them at this meeting but in the light of subsequent information received at Cornwall Council, Councillors may vote differently at that meeting.
- b. To note that in the event that the Cornwall Council officer wishes to recommend opposite to the Town Council's view they will contact the Town Council by email. In light of 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:

PA17/10181

J Braund – **16 The Gallops PL12 6WQ**

Rear extension and addition of external decking.

Ward: North

Date received: 17.11.2017

It was resolved to **RECOMMEND APPROVAL**

PA17/10580

Mr Murphy – **Crannog House, Barkers Hill, St Stephens PL12 4QB**

Construction of 2 no. new 3 bedroom dwellings.

Ward: West

Date received: 17.11.2017

It was resolved to **RECOMMEND REFUSAL**

PA17/10721

Quora (Saltash) Ltd – Former Sanford Suzuki Garage Saltash Industrial Estate Gilston Road Carkeel PL12 6LF

Redevelopment of the site to provide a mixed-use scheme comprising three A1 Retail units, restaurant with Drive Thru, coffee shop with drive through facility, with associated parking, access and landscaping arrangements. (Resubmission of application no. PA17/08468).

Ward: North

It was resolved to **RECOMMEND REFUSAL** due to:

The positioning of the McDonalds unit at the entrance to the site and the limited and potentially insufficient capacity for queuing customer vehicles was a major concern. This risked vehicles being unable to enter the proposed retail park leading to queuing along Gilston Road and potentially back onto Callington Road and even the roundabout.

This would cause major congestion and lead to major inconveniences to the numerous other businesses on the Estate.

This concern was borne out by the known experience of congestion at:

- **McDonalds at Coypool, Marsh Mills, Plymouth;**
- **Costa Coffee at Marsh Mills Retail Park; and**
- **McDonalds and Costa Coffee at Exeter Retail Park, Marsh Barton.**

McDonalds should either be relocated to Unit 1 or relocated further within the site or the internal road layout redesigned to absorb greater customer numbers or the whole scheme redesigned.

The proposed landscaping scheme for the proposed development was totally inadequate and did not mitigate the significant visual impact of the retail “sheds” from Carkeel roundabout, Callington Road or Gilston Road.

The prominent two storey structures will be a distraction to drivers on the difficult and extremely busy roundabout.

The tarmac desert which is the parking area is stark. Internal planting within the parking area is required as a mitigating measure.

The Callington Road frontage is a prominent entrance to the Town. The emerging Neighbourhood Plan intends to create an attractive and well landscaped “Boulevard” from Carkeel

roundabout into the Town Centre. This is critical in maintaining the viability of the Town Centre and also echoes a principal finding arising from the 2015 Resident's Survey relating to improving the Environment of the Town. The landscaping area needed to be larger, denser, and taller and set the standard for the "Boulevard."

The architectural design of the frontage to the units and external finishes chosen are poor and do not reflect the "Gateway" and "Crossroad" significance of the site nor the local vernacular.

PA17/10722

Quora (Saltash) Ltd – **Former Sanford Suzuki Garage Saltash Industrial Estate Gilston Road Carkeel PL12 6LF**

Advertisement consent to display one illuminated totem sign.

Ward: North

Date received: 24.11.2017

It was resolved to **RECOMMEND REFUSAL**

PA17/10794

Quora (Saltash) Ltd – **Former Sanford Suzuki Garage Saltash Industrial Estate Gilston Road Carkeel PL12 6LF**

Application for advertisement consent for various signage at the proposed Costa Drive Thru unit.

Ward: North

Date received: 23.11.2017

It was resolved to **RECOMMEND APPROVAL**

Councillor Yates declared an interest and left the meeting.

PA17/10842

Mr and Mrs J Reynolds - **11 Tannery Court St Stephens PL12 4XB**
Single storey rear extension to provide a family room, and addition of a new kitchen window.

Ward: West

Date received: 23.11.2017

It was resolved to **RECOMMEND APPROVAL**

Councillor Yates was invited and re-joined the meeting.

PA17/10843

A McKinley - **13 Valley Road PL12 4BT**

Proposed rear extension.

Ward: East

Date received: 17.11.2017

It was resolved to **RECOMMEND APPROVAL**

PA17/11145

D Abbott – **17 Pillmere Drive PL12 6XB**

Erection of single-storey side extension to dwelling.

Ward: North

Date received: 24.11.2017

It was resolved to **RECOMMEND APPROVAL**

PA17/11171

Mr and Mrs Richardson – **South Broadmoor, Elmgate PL12 4QX**

Construction of a new garage and driveway.

Ward: West

Date received: 29.11.2017

It was resolved to **RECOMMEND APPROVAL**

PA17/11172

Mr and Mrs Richardson – **South Broadmoor, Elmgate PL12 4QX**

Listed Building Consent for construction of a new garage and driveway.

Ward: West

Date received: 29.11.2017

It was resolved to **RECOMMEND APPROVAL**

d. Tree applications/notifications:

i. Applications

PA17/10562

M Taylor – **8 Riverside Cottages, Forder PL12 4QS**

Tree works to various trees within a conservation area.

Ward: West

Date received: 14.11.2017

It was **RESOLVED** to note.

ii. Notifications - None

e. Decisions taken by Cornwall Council where the decisions reached were contrary to the recommendations made at the Town Council meeting or a poll taken:

PA17/09023

R Barnett – **4 Coombe Road, St Stephens PL12 4ER**

Demolition of existing dwelling and construction of replacement dwelling.

Ward: East

Date received: 03.10.2017

At the Town Council on 17th October, 2017

It was resolved to **RECOMMEND APPROVAL**

Having held a Poll on this planning application the result is:

Stick with our original position and request call-in	4 votes
Accept the Officer's position	7 votes
Abstain	1 vote

Therefore, the Council has voted to accept the Officer's position and refuse the Planning Application.

It was **RESOLVED** to note.

403/17/18 CONSIDERATION OF LICENCE APPLICATIONS

Consideration of licence application:

Premises Name and Address: Stop By, 10 Fore Street, Saltash,
PL12 6JL
Applicant: TA Mahmood
Application number: LI17_007850
Variation: To extend hours for late night
refreshments until 1:30am, Monday –
Sunday.

It was resolved to **RECOMMEND REFUSAL** due to safety of the community and shortage of Police presence.

404/17/18 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

To resolve that pursuant to Section 1(2) of the Public Bodies (Admission to meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

405/17/18 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA

None.

406/17/18 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

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

407/17/18 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN

None.

408/17/18 PRESS RELEASES

None.

409/17/18 DATE OF NEXT MEETING

Thursday 11th January 2018 at 7:00pm

