



Saltash Town Council

Konsel An Dre Essa



The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX
Telephone: 01752 844846
www.saltash.gov.uk

14th February 2018

Dear Councillor,

I write to summon you to a meeting of **Saltash Town Council** to be held at the Guildhall on **Tuesday 20th February 2018 at 6.15pm**

Planning applications can be viewed by Members of the Council **immediately** prior to the meeting or by arrangement with the Town Clerk. Please note that the applications may also be seen on the Cornwall Council's website www.cornwall.gov.uk.

Members of the public may view planning applications during normal working hours of 9.30 am – 4.30 pm daily at the Guildhall or at Saltash Library on Saturday mornings. Any member of the public wishing to speak during the meeting must complete a slip and hand to the Town Clerk prior to the meeting.

Yours sincerely,

R Lane
Town Clerk

To:

Saltash North	Saltash South	Saltash East	Saltash West
J Brady	S Lennox-Boyd	R Bickford	G Challen
C Cook	A Pinckney	M Parker	J Dent
W Phillips	S Thorn	J Rance	S Miller
G Taylor	C Warrington	P Samuels	D Yates

Agenda

1. Health and safety announcements
2. Recording of meetings – please notify the Chairman if you are intending to record this meeting

Please note: All meetings are open to the public and could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed we cannot guarantee this especially if you are speaking or taking an active role.

3. Apologies
4. 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. To receive any declarations from Members of Matters of Public Interest regarding matters to be considered at this meeting
 - c. To consider dispensations required
 - d. To Note ongoing dispensations:
 - i. for Councillor Rance to act as Chairman of the Saltash Team for Youth and commissioning of Youth Work.
 - ii. 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.
5. Questions from the public
6. 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:

PA17/07469

T Carew-Pole - **Old Churchtown Farm, Farm Lane, St Stephens PL12 4AR**

Outline planning permission with some matters reserved for 16 properties with four affordable homes Individual self-build property to be reserved. **Amended plans.**

Ward: West

Date received: 10.01.2018

Pursuant to FTC 23.01.2018 Minute no. 497/17/1/b

It was **RESOLVED** to **RECOMMEND DEFERAL** for clarification of **what is being proposed and that up to date consultee comments be provided.**

<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OU78V8FGHG300>

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

Date received: 31.01.2018

<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OZ7C6HFGJKI00>

To **NOTE** correspondence from Quora received 6th February 2018

At FTC 05.12.2017

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.

PA18/00859

Mr and Mrs D Harrison - 2 Mote Park PL12 4JX

Front extension to enlarge the living room. Rear and side extensions to enlarge the kitchen, rebuild the garage and provide a W.C., utility room and computer room.

Ward: West

Date received: 30.01.2018

<http://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

PA18/01103

Mr and Mrs R Venn - **17 Albert Road PL12 4EB**

Demolition of single-storey rear lean-to and construction of two storey extension, first floor balcony and changes to fenestration.

Ward: East

Date received: 07.02.2018

<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P3GYPRFGLUK00>

- d. Tree applications/notifications:
 - i. Applications
 - ii. Notifications

- 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:

PA17/09842

Mr and Mrs G Wood - **Churchtown Farm, St Stephens PL12 4AR**

Change of use of 2no. agricultural barns; Barn 1 to residential dwelling with extensions and Barn 2 to three offices

Ward: West

Date received: 29.11.2017

At the Town Council Meeting on 11th January 2018 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	5 votes
Accept the Officer's position	4 votes
Abstain	3 votes

THEREFORE THE COUNCIL HAS VOTED TO STICK WITH OUR ORIGINAL POSITION OF APPROVAL AND REQUEST A CALL-IN.

PA17/11261

L Clark - **Lynher House Antony Passage St Stephens PL12 4QT**

Proposed alterations to existing internal walls, doors and windows. Proposed addition of new doors, windows and balconies. Proposed new bridge to garden and new porch.

Ward: West

Date received: 18.12.2017

At the Town Council Meeting on 23rd January 2018 it was resolved to RECOMMEND REFUSAL.

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

Stick with our original position and request call-in	7 votes
Accept the Officer's position	5 votes
Abstain	0 votes

THEREFORE THE COUNCIL HAS VOTED TO STICK WITH OUR ORIGINAL POSITION OF REFUSAL AND REQUEST A CALL-IN.

7. Licence applications
 - a. Consideration of licence applications
 - b. Stop-By, 10 Fore Street – Application for Variation of Premises Licence Decision notice from Cornwall Council
8. To approve the minutes of the Station Property Subcommittee held on Tuesday 13th February 2018
9. Correspondence:
J Rowell Cornwall Council re WCA 436
Pursuant to FTC 11.01.2018 Minute no. 454/17/18a

TO CONSIDER MATTERS ARISING FROM THE MINUTES

- a. WCA 436 – The Cornwall Council (Addition of Footpaths at Babis Lane and Town Quay in the Parish of Saltash) Modification Order 2017 Response from J Rowell, Countryside Access Records Officer.

It was **RESOLVED** to accept the Officers report.

10. 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.
11. To consider any items referred from the main part of the agenda
12. Public Bodies (Admission to Meetings) Act 1960
To resolve that the public and press be re-admitted to the meeting.
13. To consider urgent non-financial items at the discretion of the Chairman
14. Press releases

15. Date of next meeting: Thursday 1st March 2018 upon the rising of the Annual Meeting with Parishioners (6.00pm)

16. Common Seal:

To Order that the Common Seal of the Council be affixed to all Deeds and Documents necessary to give effect to the foregoing Acts and Proceedings.