

Agenda No. 6c**By email**

Saltash Town Council
 Clerk To Saltash Town Council
 The Guildhall
 12 Lower Fore Street
 Saltash
 PL12 6JX

Your ref:

My ref: PA17/07469
Date: 30 January 2018

Dear Sir/Madam

Application number: PA17/07469
Proposal: Outline application for 17 properties [12 No. self build properties with 5 No. affordable homes]. Individual self build property design to be reserved.
Location: Old Churchtown Farm Farm Lane St Stephens Saltash Cornwall PL12 4AR
Applicant: Mr T Carew- Pole

I have received a revised application form and plans in respect of the above application, details of which are available for you to view and submit comments through the "Consultee Access Site". You can access the application on which we are inviting your comments using the following link:
<http://planning.cornwall.gov.uk/online-applications>

The application can be retrieved by entering the reference quoted above and then clicking on the "Search" button. Details can then be found by clicking on the "Documents" tab and then selecting "View Associated Documents". If possible we would prefer that comments are submitted online by selecting the "submit comments" icon and completing the online form which will immediately update our database and ensure that your comments are made available to the public. If you do not wish to submit comments online, any views you may have on the application should be emailed to the East Area Team at planning@cornwall.gov.uk quoting reference number PA17/07469 by 20 February 2018.

If the proposal is minor and non controversial then it may be decided under delegated authority. If you have any questions or concerns then please contact Mark Evans on 01208 265715.

The documents should normally be available to view within 24 hours of receiving this notification.

In accordance with Section 47 of the Copyright, Design and Patents Act 1988 Cornwall Council, as the Local Planning Authority, gives permission for Town and Parish Councils to reproduce planning applications if they are to be used in any format at their meetings (projecting paperless plans or hard copy).

Mark Evans – Tel. 01208 265715

Planning and Sustainable Development Service
 Cornwall Council
 Chy Trevail Beacon Technology Park Bodmin Cornwall PL31 2FR
planning@cornwall.gov.uk
 Tel: 0300 1234 151 www.cornwall.gov.uk

CONCP

From: Evans Mark, Principal Development Officer.
To: Guildhall
Date: 08.02.18.

Subject: Planning Application for comment PA17/07469 / EAST - Old Churchtown Farm Farm Lane St Stephens Saltash

In answer to your question, the plans your members are being asked to consider are those that are on the Council's website dated 9th January which show Outline application for **17** properties [**12** No. self build properties with **5** No. affordable homes]. The number affordable units were increased to better reflect the level of need in the locality and the plans include a linkage through to the main estate to potentially ease refuse collection, access to emergency vehicles, but moreover to ensure that the affordable units are integrated into the wider estate rather than being isolated away from them in an enclave.

The affordable houses would not be required by the S106 to be self-build. This is not something we can require by policy.

In terms of the consultees, these have all been reconsulted, but I do not envisage any significantly different comments resulting from this as the changes have been made in consultation with the Highways Officer and the Affordable Housing Officer.

Let me know if there was anything that I have missed.

Kind regards

Mark Evans
Principal Development Officer

Strategic Development Management Team
Planning & Sustainable Development
Cornwall Council



Mr Ray Lane
 Clerk To Saltash Town Council
 The Guildhall
 12 Lower Fore Street
 Saltash
 PL12 6JX

Your ref:
My ref: PA17/10721
Date: 31 January 2018

Dear Mr Lane

Application PA17/10721
Proposal 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).
Location Former Sanford Suzuki Garage Saltash Industrial Estate Gilston Road Carkeel
Applicant Quora (Saltash) Ltd
Grid Ref 241399 / 59995

The above-mentioned application has been received by the Planning and Sustainable Development Service and is available for you to view and submit comments through the "Consultee Access Site".

1. You can access the application on which we are inviting your comments using the following link: <http://planning.cornwall.gov.uk/online-applications>
2. Retrieve the application by entering the reference quoted above and then clicking the "Search" button.
3. Details can then be found by clicking the "Documents" tab and then selecting "View Associated Documents".
4. If possible we would prefer that comments are submitted online by registering then selecting the "submit comments" icon and completing the online form which will immediately update our database and ensure that your comments are made available to the public.

If your response is likely to be longer than the equivalent of one side of A4 paper, please also submit a short executive summary of your comments.

If you are unable to submit comments online, any views you may have on the application should emailed to planning@cornwall.gov.uk quoting reference number PA17/10721 by 21 February 2018.

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Kind regards

Gemma Dunn
 Principal Development Officer

G Dunn – Tel. 01726 223558

Planning and Sustainable Development Service
 Cornwall Council
 Pydar House Pydar Street Truro Cornwall TR1 1XU
planning@cornwall.gov.uk
 Tel: 0300 1234 151 www.cornwall.gov.uk



RECEIVED - 8 FEB 2018

31ST January 2018

RECEIVED - 9 FEB 2018

MR Ray Lane, Town Clerk
Saltash Town Council
The Guildhall
Lower Fore Street
Saltash
Cornwall
PL12 6JX

Dear Mr Lane,

CALLINGTON ROAD, SALTASH - QUORA

Thank you for your email of the 25th of January. We can confirm that we would be very happy to continue the ongoing arrangement you mention. We can organize this to be undertaken as soon as possible.

May we take this opportunity to reiterate how important it is for us to work with the local community and hopefully the town council and local members.

In several respects we do feel as if we have unfortunately got off on the wrong foot with the town council. This was very much not our intention. We pride ourselves in working closely with local communities and over the years have been involved in many well supported local initiatives.

We were disappointed that the town council resolved to object to our proposals as originally submitted. As you will be aware this is a very difficult site to bring forward and we are finally balanced in terms of delivering the highest quality scheme also ensuring wider benefits, whilst making sure it remains viable.

As you know we own the site and do remain both fully committed to the proposals, and to working with the local community as far as is possible.

To this end we had hoped to explore all issues and any concerns prior to the town council formally considering the proposals. We do however understand that protocols prevented this.

However, we do wish to try and respond as positively as possible to the matters raised by the town council and to hopefully address concerns and create a positive and long term working relationship.

To this end, we had requested that our highways consultant, in conjunction with officers and our architect, comprehensively review the scheme from a traffic and queuing perspective. We are pleased to say that we have been able

20 Red Lion Road, West Bromwich, Birmingham, B72 6RD - 0121 9981 1453
The Fire, 87 London Road, Newark, NG24 1RZ - 01636 671 372
The Office, Chalkhouse Wharf, Beacon Road, Ditching, E Sussex, BN9 8AB - 01273 846 858

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to amend the scheme internally to create a much more acceptable position. This has created a queue length three times that originally proposal and has resulted in further reconfiguration to address the concerns raised. This new layout is now fully supported by officers.

Although this did take some persuading of tenants to accept the changes, we do agree with the town council that these changes were both appropriate and beneficial to the scheme and feel that the proposals are much improved as a result. We would like to thank you for your input in this respect and we do sincerely hope that these changes do resolve your concerns.

We have also taken on board your comments regarding landscaping. We have instructed our landscape consultants to create enhancements to the scheme and have indicated to officers that we would also be very happy to accept a comprehensive landscaping condition, which could involve input locally if you wished.

Finally there is the matter of the S.106 contribution to be used towards town centre enhancements and any other initiatives which are locally promoted and desired.

We are aware of the figure previously agreed by Tesco. As we have hopefully shown via our supporting documentation, our scheme will have a considerably lower impact than that of the Tesco scheme by virtue of the type of retailers and overall much lower turnover.

We do however fully accept our responsibilities and have tried to take a very fair and positive position. We have been asked to review certain sensitivities regarding the figures. Whilst we do firmly believe that the amount previously put forward was a fair reflection of the overall affects of the proposal, we have gone back and reworked matters as far as we are able.

We must ensure that the scheme remains viable and deliverable of course or else no development or contribution can exist. However, we have been able to allocate more monies to the S.106 and have offered £258,000 towards town centre enhancements which is a 30% increase over the previously calculated figure.

Finally, we do believe that the proposals will regenerate the derelict site and deliver circa 165 local jobs also. On this final point we would be willing to look at local initiatives to focus jobs locally, including trades and sub contractors during the construction phase.

We hope that the above modifications are seen as a positive move forward and an illustration of our desire to work with the town council moving forward so that all interested parties will benefit from this development

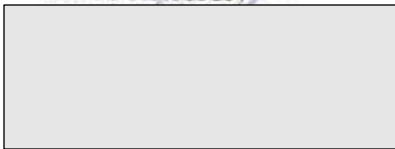
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If you feel it is appropriate now that the application is in the process of being considered further, we would be delighted to come and meet with you to further discuss any points above or other local initiatives where we may assist. In the meantime we will organize the clear up as requested.

Please do contact us again on any points arising.

Kind regards

Yours sincerely



For Quora (Saltash) Ltd

cc E Kemsley, Peacock and Smith



Mr Ray Lane
 Clerk To Saltash Town Council
 The Guildhall
 12 Lower Fore Street
 Saltash
 PL12 6JX

Your ref:
My ref: PA18/00859
Date: 30 January 2018

Dear Mr Lane

Application PA18/00859
Proposal 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.
Location 2 Mote Park Saltash Cornwall PL12 4JX
Applicant Mr And Mrs D Harrison
Grid Ref 241189 / 59368

The above-mentioned application has been received by the Planning and Sustainable Development Service and is available for you to view and submit comments through the "Consultee Access Site".

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If your response is likely to be longer than the equivalent of one side of A4 paper, please also submit a short executive summary of your comments.

If you are unable to submit comments online, any views you may have on the application should be emailed to planninghouseholder@cornwall.gov.uk quoting reference number PA18/00859 by 20 February 2018.

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Kind regards

Sarah Stevens
Development Officer
Planning and Sustainable Development Service

Sarah Stevens – Tel. 01579 341439

Planning and Sustainable Development Service
 Cornwall Council
 Chy Trevail Beacon Technology Park Bodmin Cornwall PL31 2FR
planninghouseholder@cornwall.gov.uk
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Mr Ray Lane
 Clerk To Saltash Town Council
 The Guildhall
 12 Lower Fore Street
 Saltash
 PL12 6JX

Your ref:
My ref: PA18/01103
Date: 7 February 2018

Dear Mr Lane

Application PA18/01103
Proposal Demolition of single-storey rear lean-to and construction of two storey extension, first floor balcony and changes to fenestration
Location 17 Albert Road Saltash PL12 4EB
Applicant Mr And Mrs R Venn
Grid Ref 243143 / 58768

The above-mentioned application has been received by the Planning and Sustainable Development Service and is available for you to view and submit comments through the "Consultee Access Site".

1. You can access the application on which we are inviting your comments using the following link: <http://planning.cornwall.gov.uk/online-applications>
2. Retrieve the application by entering the reference quoted above and then clicking the "Search" button.
3. Details can then be found by clicking the "Documents" tab and then selecting "View Associated Documents".
4. If possible we would prefer that comments are submitted online by registering then selecting the "submit comments" icon and completing the online form which will immediately update our database and ensure that your comments are made available to the public.

If your response is likely to be longer than the equivalent of one side of A4 paper, please also submit a short executive summary of your comments.

If you are unable to submit comments online, any views you may have on the application should be emailed to planninghouseholder@cornwall.gov.uk quoting reference number PA18/01103 by 28 February 2018.

In accordance with Section 47 of the Copyright, Design and Patents Act 1988 Cornwall Council, as the Local Planning Authority, gives permission for Town and Parish Councils to reproduce planning applications if they are to be used in any format at their meetings (projecting paperless plans or hard copy).

Kind regards

Sarah Stevens
Development Officer
Planning and Sustainable Development Service
Email: planninghouseholder@cornwall.gov.uk

S Stevens : Tel. 01579 341439

Planning and Sustainable Development Service
 Cornwall Council
 Chy Trevail Beacon Technology Park Bodmin Cornwall PL31 2FR
planninghouseholder@cornwall.gov.uk
 Tel: 0300 1234 151 www.cornwall.gov.uk

Agenda No. 7b

Saltash Town Council
The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX

Your ref:
My ref: Stop By
Date: 30 January 2018

01 FEB 2018

Dear Saltash Town Council

Licensing Act 2003 – Application for Variation of Premises Licence

Stop-By, 10 Fore St, Saltash

I refer to your representation in relation to the application for variation of premises licence in respect of the above.

I would confirm that the Council's Licensing Act sub-committee considered the application on 07 August 2013. I have attached, in order to confirm the decision, an extract from the draft minutes. A full copy of the published minutes will be available in due course on request.

I would inform you that where a person who made a relevant representation desires to contend (a) that the licence ought not to have been granted, or (b) that, on granting the licence, the licensing authority ought to have imposed different or additional conditions, or to have taken a step mentioned in subsection (4) (b) or (c) of section 18 of the Act then there is a right of appeal.

Such appeal must be made to the magistrates' court for the petty sessions area in which the premises concerned are situated and must be commenced by notice of appeal given by the appellant to the justices' chief executive for the magistrates' court within the period of 21 days beginning with the day on which the appellant was notified by the licensing authority of the decision appealed against.

Please contact the Licensing Service should you have any queries.

Yours sincerely

Kathryn Woodfinden
Licensing Officer
Public Health and Protection
Tel: 01208 893212
Email: kwoodfinden@cornwall.gov.uk



Cornwall Council, Wadebridge One Stop Shop,
Higher Trenant Road, Wadebridge PL27 6TW
Tel: 0300 1234 100 www.cornwall.gov.uk

It was moved by Councillor Fitter, seconded by Councillor Evans and

RESOLVED That arising from consideration of the report, the evidence and submissions from all parties and having regard to the Statutory Guidance, the Council's Policy and the Licensing Act 2003 the application for variation of the premises licence for Stop By, 10 Fore Street, Saltash, PL12 6JL be granted subject to the amended conditions and permitted hours proposed by the Police and agreed by the applicant at the hearing.

Members in reaching their decision considered the report, all the representations, relevant provisions of the Licensing Act 2003 and the delegated legislation made thereunder, the guidance given to licensing authorities by the Government and the Council's own statement of licensing policy.

The application was to extend the hours for late night refreshment (indoors only) Monday to Saturday 16:00 to 01:30 and on Sundays 14:00 to 01:30 and to remove non-standard timings. The Application also wanted the following hours in respect of the hours that the premises would be open to the public Monday to Saturday 16:00 hours to 01:30 and Sunday 14:00 hours to 01:30.

The application received representations from the police. The police were concerned that the applicant failed to comply with the conditions on his current premises licence including failures to provide the police with CCTV evidence, the premises being open and serving customers after its terminal hour and a failure to have a summary of the premises licence at the premises. Indeed, the police were considering a review of the current premises licence. The police also had concerns regarding public safety due to the lack of control of persons queuing inside and outside the premises without the support of SIA qualified staff on Fridays and Saturdays and the prevention of public nuisance issues with the longer hours attracting intoxicated customers using the premises causing noise.

Photographs were produced showing that the hours on the door of the premises were in excess of permitted hours.

The police suggested amended hours and a set of conditions concerning the training of staff, the provision of an incident book, door supervision should the hours applied for be granted, CCTV, adequate supervision of queues, notices at exits to leave the area quietly and seating to be provided at all times the premises are in operation.

Members concluded that there were crime and disorder, public safety and the prevention of public nuisance issues at the premises. To grant this application in the terms applied for would undermine the provision of crime and disorder, public safety and prevention of public nuisance objectives.

However, after hearing from the Police and the applicant at the hearing they were satisfied that they could grant the variation for the following hours:

Late night refreshment (indoors only) and the hours the premises are open to the public

Monday – Thursday 16:00 to midnight

Sunday 14:00 to midnight

Friday 16:00 to 00:30

Saturday 14:00 to 00:30

Standard timings to be removed.

Members decided that the licence should contain all the conditions proposed by the police (and the hours were put forward by the Police) apart from the condition relating to door supervision. Existing conditions to be removed. Members heard from the Police that as the terminal hours were substantially cut back from the original application the risk of crime and disorder diminished accordingly. Indeed the Police were in agreement that there was no need for such a condition.

The conditions were necessary to promote all four licensing objectives.

The application was granted accordingly.

The meeting ended at 11.50 am.

Agenda No. 8

Draft Minutes of the Station Property Subcommittee held 13.02.2018. - Please refer to the website once approved.

Agenda No. 9a

Mayor Jean Dent
Saltash Town Council
The Guildhall
12 Lower Fore Street
Saltash
Cornwall
PL12 6JX

Your ref:
Our ref: WCA/CAT/JR/WCA/436
Please ask Jon Rowell
for: Countryside Access
Records Officer
Date: 5th February 2018

08 FEB 2018

Dear Mayor Dent,

Wildlife and Countryside Act 1981 – Section 53

The Cornwall Council (Addition of Footpaths at Babis Lane and Town Quay in the Parish of Saltash) Modification Order 2017

I refer to your letter objecting to the proposed changes to the Definitive Map and Statement outlined on the above Order.

Following receipt of your formal objection to the making of an Order to add public footpaths to the definitive map as described above Cornwall Council requests that you reconsider your points of objection on the following grounds:

1. Since making the Order Cornwall Council has not been provided with any evidence that would lead the authority to reconsider its original decision.
2. Furthermore, the Council stands by the conclusions drawn from evidence supplied by users and landowners. These are as follows:
 - That under Section 31 of the Highways Act 1980 a public footpath has been dedicated over clearly defined routes A-B, C-E and D-F on the Order map on the basis that there has been sufficient use on foot, as of right, over an uninterrupted period of 20 years without force, secrecy, or permission, while landowners have produced no evidence to show that they took any action to prevent rights accruing;
 - That a public footpath has not been established over route B-C, because the way is not of a physical character that can give rise to the presumption of dedication. The path claimed is subject to temporary and permanent obstructions. The way lies below the mean high water mark, so is covered by water making it inaccessible for long periods at high tide and crosses land over which the topography is constantly changing. For these reasons there is no clearly defined route that can be followed on the ground to demonstrate that users have passed and repassed on the same way and not wandered at large over the whole foreshore;



Cornwall Council, Countryside Access Team,
Pydar House, Pydar Street, Truro,
Cornwall TR1 1XU

Tel: 0300 1234 202 www.cornwall.gov.uk

- By terminating at the foreshore, the footpaths to be added to the definitive map provide the public with routes to points of interest in their own right.

Guidance provided by the Government makes it clear that the only relevant grounds for representations or objections are those that are based on evidence of the existence or non-existence of public rights. Representations or objections to a definitive map modification order adding or upgrading a way to the map which concern privacy, suitability, desirability, damage to the environment, the safety of users or landowners, are not considered to be relevant to the question of public rights of way exist.

The right of objection to an order is a statutory right, but it should be exercised in a reasonable manner. For an objection to override an otherwise valid claim, an objector must show that the landowner had no intention of dedicating the land, and had taken steps to prevent the accrual of public rights. There are various means of doing this, such as: lodging a declaration with the Council of negative intention to dedicate land under Section 31(6) of the Highways Act 1980; physical restraint in the form of locked gates, fences or barriers; verbal restraint; stopping of users of the way; erection of notices denying that public rights of way exist; allowing access by permission only; or by any other means to prevent public rights from accruing. The grounds for your objection to the Order as presently stated do not contain information which challenges the existing evidence that dedication of a restricted byway has occurred.

If you decide to withdraw your objection in light of the above comments, please let me know in writing within 28 days from the date of this letter. If I do not hear from you within that time, I'll understand that you wish to pursue your objection and the Order will be referred to the Planning Inspectorate who on behalf of the Secretary of State for Environment, Food and Rural Affairs will appoint an independent inspector to consider the matter. This is normally by way of holding a Hearing or Public Inquiry. At this hearing or inquiry Cornwall Council will present evidence in support of the Order it has made and it is expected that you will appear to substantiate the grounds for your objection.

In general, the parties to hearings or inquiries into rights of way orders are expected to meet their own expenses. However, I should inform you that the legislation entitles parties to recover their reasonable costs where it is found that there has been unreasonable behaviour on the part of another party. The costs incurred can be considerable and it is expected that all parties seek to minimise these costs in so far as possible. The Planning Inspectorate provides information about costs when it gives notice of the intention to hold a hearing or inquiry.

I look forward to hearing from you.

Yours sincerely

Jon Rowell

Countryside Access Records Officer

Environment Service

Tel: 01872 326684

Email: jarowell@cornwall.gov.uk



Cornwall Council, Countryside Access Team,
Pydar House, Pydar Street, Truro,
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