

## **SALTASH TOWN COUNCIL**

### **Minutes of a Meeting of Saltash Town Council held in The Guildhall on 21<sup>st</sup> February 2008 at 7:00pm**

**PRESENT:** Councillors R Austin (Chairman), R Bickford, N Challen, P Clements, G Ellison, M Gee, D Holley, Mrs S Hooper MBE, A Killea, Mrs F Knight, Mrs S Lennox-Boyd, C Oakes, B Reid, C Riches (for part of meeting), P Stephens, D Yates

**ALSO PRESENT** County Councillors Mrs B McTaggart and B Preston  
Mr L Bradley (Chairman, Gateway Community Interest Company)  
Sgt A Dunstan  
Rev I Souter (Mayor's Chaplain)  
Mrs M Small (Town Clerk)  
Mrs A-J Thomas (Administration Officer)

**APOLOGIES:** County Councillor Mrs J Mepsted

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### **PRAYERS**

Prayers were offered by the Mayor's Chaplain.

### **CHAIRMAN'S REPORT**

Councillor Austin reported that he had attended Saltash Sailing Club to present prizes to the Cadets. He had also attended the 100<sup>th</sup> birthday celebrations for Winifred Phillips. He had accepted a petition regarding the Sainsbury's application which had now been sent to Caradon District Council and he had also chaired the public meeting, which was well attended by over 420 residents.

He had attended a number of events at the Music, Speech and Drama Festival which had attracted 1030 entrants and commented on the superb quality of the musicians at the Gala Concert. He had also visited the residents of Greenwich Place who were presenting a cheque for £600 to St Luke's Hospice. The Deputy Mayor, Councillor Mrs Knight, had attended the Liskeard Civic Service.

He attended the first Saltash Business League Breakfast which was well attended. He also attended an evening being held for Edward Jacobs who was celebrating 25 years of teaching at Burraton School. The production of "A Christmas Carol" by the Saltash Anglican Methodist Players had been much enjoyed.

Councillor Austin thanked Councillor Holley and the Town Clerk for all their hard work organising the Showcase Event held on 16<sup>th</sup> February which was very successful.

**(Councillor Riches arrived)**

### **POLICE REPORT**

Sergeant Dunstan reported that there had been 103 recorded crimes since the last meeting as compared with 164 for the last year. There had been 14 thefts from motor vehicles and he reminded the public to ensure no valuables were left on show when leaving their vehicles.

There were 18 reports of damage to cars. He reported that two individuals had recently been arrested for entering vehicles and enquiries were currently continuing.

A new Neighbourhood Beat Manager, Rachel Short, had recently taken up her post. She has been transferred from Plymouth and Saltash will be one of her areas of responsibility.

Both the CATS scheme and the football project are going well and attendance is good. The dance project has moved to the Wesley on Tuesday evenings.

Councillor Riches asked how the crime figures for Saltash compare to the rest of the County and Sergeant Dunstan reported that they compare favourably – crime across the County is generally down.

Councillor Ellison asked if there had been any complaints from residents in Dartmoor View regarding damage to vehicles as the lighting was poor in the area. Sergeant Dunstan will investigate this and report back at the next meeting.

Councillor Mrs Hooper asked that Police visit Chapel Field as there were a large number of young people gathering and there was some inappropriate behaviour.

Councillor Holley thanked the Police for their work with young people. He asked if the Police have considered making the town centre an alcohol free zone. Sergeant Dunstan replied that it had been considered but current legislation gives them much the same powers in requesting that people leave the area for a period of time and it is not considered necessary at this time.

Councillor Holley asked who was responsible for closing roads and re-routing traffic in the event of a major incident e.g. on the A38. Sergeant Dunstan replied that if the incident was between Saltash and the Trerulefoot junction the local Police would be responsible initially and then the Highways Agency.

Councillor Ellison asked if the PCSOs could walk through Longstone Park as part of their beat now that the new play equipment was in place. Councillor Austin reported that the District Council was planning enhanced lighting in the area and would be distributing flyers asking for the public to keep an eye on the area.

### **SALTASH GATEWAY COMMUNITY INTEREST COMPANY (CIC)**

Mr Bradley apologised to Councillors for a representative of the CIC not attending the last meeting. He assured Councillors that this would not happen again.

A brief for February was received from Mr Evans. It was noted that a new Project Co-ordinator, Kara Ord, had been appointed and would be working on a job share basis with Mr Evans. They will be reviewing all projects.

It was noted that the new office would be open from April and the CIC will be seeking the transfer of the building from the District Council to the CIC and would welcome feedback from the Town Council on this proposal.

The Fore Street Regeneration Project is underway and the Broadmoor Farm Executive Group has been set up. A new project to develop a Health Strategy for Saltash is being considered and the scope of the project to develop the Waterside is being identified. Projects relating to tourism and transport are making good progress.

It was hoped that the Memorandum of Understanding could be signed at a convenient opportunity and in response to a question from Councillor Killea, the Town Clerk reported that while the MOU had been accepted in principle, there were still some outstanding queries.

### **COUNTY COUNCIL REPORT**

County Councillor Preston reported that the County Council had set the budget this week and there would be a 4.9% rise in Council Tax which was the lowest of all the Shire counties. There was a lot of cost involved in the acquisition of Newquay airport. The budget allowed for the continuing provision of affordable housing, adult social care, maintaining the fire and rescue services. A process was about to start looking at the provision of retained fire services in the area.

Landfill tax had increased from £11 to £29 million – a 164% increase. Recycling is increasing. There had been a meeting regarding One Cornwall and County Councillor Preston will send an update to all Councillors shortly.

Hayleigh Rayner from Saltash.net Community School has been elected deputy member for South East Cornwall.

A presentation was made at Livewire to Sally Renfree and Adam Williamson who were given a Princess Diana Award for their outreach work in the community.

A number of County wide events were due to take place promoting recycling and reducing waste in the County.

Work is due to start on the A374 between Trerulefoot and Torpoint aiming to improve safety on the road, especially for motorcyclists. The aim was also to educate users of the road.

An initiative called “Love Food, Hate Waste” was being promoted and County Councillor Preston was trying to get them to May Fair or the Regatta.

Yellow lining has now been completed in Belle Vue Road but the proposals for flat topped humps in Lynher Drive has been abandoned because of the opposition of the residents.

Councillor Austin asked if the issue of car access and parking could be looked at by the new flats in St Stephens Road. County Councillor Preston will investigate and report back.

Councillor Riches asked what percentage of rubbish was recycled compared to national figures. County Councillor Preston will report back at the next meeting.

Councillor Mrs Hooper asked County Councillor Mrs McTaggart what can be done about the speeding problems in Taylor Road and also about the problems being caused by parking around Plough Green. County Councillor Mrs McTaggart reported that she had already spoken to Sergeant Dunstan about Plough Green and will investigate the Taylor Road problems.

Councillor Yates asked what progress is being made in restricting the heavy goods vehicles through Trematon. County Councillor Preston reported that as it appeared that signage was being ignored, better signage or restricting access was being considered. He will report back

at the next meeting. County Councillor M McTaggart said that he would also investigate the matter. He advised Councillors that on May 5<sup>th</sup> 2008 the new Community Enforcement Officers would be starting work.

### **DISTRICT COUNCIL REPORT**

Councillor Killeya reported that the District Council had been reviewing the Regional Spatial Strategy report had been published last month. The following items have been identified with regard to Saltash:-

- (a) From 2006 – 2026 there will be 1000 houses to be built in the Plymouth urban area and this leaves 300 – 400 in one development at Saltash
- (b) Plymouth was placed as the second city in the region.
- (c) Development needs infrastructure – improved links Plymouth/Saltash/Torpoint, including the waterfront
- (d) Priority given to congestion charging in Plymouth

The new Unitary Authority will have only one planning framework for the whole of the County. Councillor Killeya is to be the Caradon representative when policy is being developed.

Officers from the District Council had attended the recent inquiry regarding the incinerator proposed for Ernesettle and were awaiting the report from the inspector.

Councillor Killeya had attended a meeting on Boundary Reviews with Councillor Riches and reported that the Town Council need to submit their view with supporting evidence. The matter will be discussed at a meeting of the Town Council on 12<sup>th</sup> March 2008.

Parking charges will be discussed at the meeting of the District Council next week but it was being recommended that the 10p charge for one hour be continued.

Councillor Killeya reported that it was possible to request by email aerial photographs from Google Earth from the Planning Department and they would provide a link or the Town Council can do it themselves.

Councillor Gee asked if the reference in the Regional Spatial Strategy for Saltash/Torpoint waterfront links related to water taxis.

Councillor Holley asked if the Regional Spatial Strategy being reviewed was a first draft. Councillor Killeya stated that it was not but that the final document was expected in the next few months.

Councillor Holley asked if the outstanding housing to be built was likely to be in Saltash as there is a lack of land available in the Torpoint area and Councillor Killeya confirmed that this was likely.

### **QUESTIONS**

Mrs T Syass asked a question regarding the Fore Street Regeneration Project. Councillor Holley explained the Saltash Gateway Community Interest Company (CIC) process regarding this project and Councillor Ellison suggested that as this was a CIC led project she might like to attend one of the monthly CIC meetings.

185/07/08

**DECLARATIONS OF INTEREST**

Councillor Austin declared a personal interest in items as a Director of the Company. He also declared a personal interest in Planning Application No 08/00062/FUL as the applicant is known to him.

Councillor Bickford declared a personal interest in CIC items as a Director of the Company.

Councillor Ellison declared a prejudicial interest in Planning Application No 08/00157/FUL as the applicant is a friend of the family and will leave the meeting during discussion of the item.

Councillor Holley declared a prejudicial interest in Planning Application No 08/00061/FUL as he has previously done some work for the applicant. He will speak on the application and then leave the meeting. He also declared a personal interest in Planning Application No 08/00157/FUL as he knows the applicant.

Councillor Mrs Hooper declared a prejudicial interest in the item on the Festival Fund discussed at the meeting on 17<sup>th</sup> January 2008 as she is Chairman of the organisation making the application, but remained in the meeting.

Councillor Killea declared a personal interest in Planning Application No 07/01808/OUT as a member of CIC who have submitted comments on the application although he was not involved in the submission and also a personal interest in Minute No. 195/07/08 as a member of CIC.

Councillor Mrs Lennox-Boyd declared a personal interest in Planning Application No 07/01808/OUT as she is President of Saltash United Football Club.

Councillor Reid declared a prejudicial interest in Planning Application No 08/00042/FUL as he has helped the applicant with the development of the plan and will leave the meeting for this item.

Councillors Stephens and Mrs Knight declared a personal interest in Planning Application No 07/01808/OUT as Chairman and member respectively of the May Fair Committee who has used the land in the past.

186/07/08

**MINUTES**

It was **RESOLVED** that the Minutes of the Meetings held on 17<sup>th</sup> January 2008 and 5<sup>th</sup> February 2008 be confirmed and signed as a correct record.

187/07/08

**MATTERS ARISING**

174/07/08      Councillor Holley asked what the reply from the District Council had been regarding the recommendation made for a site meeting on Application No 07/01761/TRECON. Councillor Austin reported that the District Council felt that nothing was to be gained from having a site meeting.

Councillors Austin, Bickford and Riches reported that they had attended the AGM of the Cornwall Association of Local Councils at which there had been an interesting discussion about moving forward to the Unitary Council and the role of Parish and Town Councils. In the afternoon there were workshops on policing communities – from what was said, Saltash has a very good record of dialogue with the Police and youth organisations. Another workshop was about standards in public life – Councillors were put into groups to assess what action they would take in a given situation and again Saltash came through strongly.

Councillor Riches reported on the Inquiry into the proposed waste incinerator at Ernesettle. In the Plymouth Local Development Framework there is provision to be made for an incinerator to be sited within Plymouth. Six sites were originally identified. Councillor Riches had just returned from a fact finding visit to Southampton with the Inspector. Councillor Ellison said that they were given a fair hearing at the inquiry.

## 188/07/08 FINANCE

(a) The following receipts in January 2008 were noted:

	£
Guildhall Hire	366.20
Burial Board	825.00
Allotments	260.00

(b) The following payments in January 2008 were noted:

	£	p	£	p	Remarks
	Gross		Excl	VAT	
Caradon District Council	41.12				Garage rent
H3G	15.00				Mobile phone
Caradon District Council	611.00				Rates
A Brinton	40.00				Window cleaner
Hine Bros	4142.00				Grounds maintenance
Cornwall County Council	399.52				Superannuation
Cornwall County Council	3407.25				Superannuation
CALC	30.00				Seminar
Caradon District Council	687.99		585.52		Watering
Cormac	141.00		120.00		Christmas road closure
Bash Street Theatre	380.00				Christmas event
Crown Copiers Ltd	104.43		88.87		Copier
Excel	164.50		140.00		Headed paper
Eclipse Internet	23.95		20.38		Broadband
Cornish Farm Produce	79.00				Christmas trees
SWW	88.79				Water GH & allotments
Petty cash	250.00				Petty cash
Caradon District Council	222.08				Sacks
Saltash Music & Drama	1000.00				Community Chest Grant
Staff salaries	5140.04				Staff salaries

(a) It was noted that District Councillors voted upon the information before them at this meeting but in the light of subsequent information received at the District Council, Councillors may vote differently at that meeting.

(b) Applications for consideration:

**Date received    Application no.    Details of application**

11.01.2008      07/01808/OUT      Sainsbury's Supermarkets Ltd – **Kimberley Stadium, Callington Road** - outline application for the construction of A1 food store including customer parking and petrol filling station and other associated works. **It was unanimously RESOLVED to RECOMMEND REFUSAL on grounds of traffic, environment, economic and other reasons as detailed in pages 1943 to 1944**

**(Councillor Killea stated that his comments do not represent a determination of the application merely his concerns and he will consider the matter afresh at District Council)**

**(Councillor Reid left the room)**

06.02.2008      07/01721/FUL      Mr S Ivins – **22 Greenfinch Crescent** – construction of single storey lean-to extension to dwelling. **It was RESOLVED by 15 in favour with one abstention (Councillor Reid) to RECOMMEND approval subject to no neighbour objection and adequate provision for drainage.**

**(Councillor Reid returned during discussion)**

**(Councillor Bickford left the room)**

07.02.2008      08/00061/FUL      JSK Property - **building to rear of 15 Fore Street** – conversion of and extension to existing building to provide a one bedroom dwelling. **One letter of objection was reported. It was RESOLVED by 15 in favour with one abstention (Councillor**

Holley) to **RECOMMEND REFUSAL** (i) access through a narrow corridor off Fore Street (ii) over-development of a small back yard plot (iii) the affect on the amenity value of the neighbour who will be seriously overlooked. It was noted that the extension is at the rear of No. 11 Fore Street not No. 15.

(Councillor Holley spoke on this application but left the room before the discussion and vote, having previously declared a prejudicial interest)

07.02.2008 08/00062/FUL Mr and Mrs M Sweeten - **11 Hillside Avenue** - construction of dormer extension on three elevations, balcony to rear elevation and excavation of land to rear of dwelling for the construction of double garage. Alterations to vehicular access to highway. **It was RESOLVED by 15 in favour with one abstention (Councillor Austin) to RECOMMEND approval subject to no neighbour objection and adequate provision for drainage.**

(Councillor Austin declared as personal interest as the applicant is known to him)

07.02.2008 08/00127/FUL Mr R Warne - **9 Liskeard Road** - construction of single storey extension and garage. **It was unanimously RESOLVED to RECOMMEND approval subject to no neighbour objection and adequate provision for drainage.**

07.02.08 08/00157/FUL Mr W Hagon – **7 Drakefield Drive** – Construction of extension to rear elevation to include balcony and parking to front. **It was RESOLVED by 15 in favour with one abstention (Councillor Ellison) to RECOMMEND APPROVAL subject to no neighbour objection and adequate provision for drainage.**



(Councillor Ellison left the room for this item having declared a prejudicial interest)

11.02.2008 08/00042/FUL Mr A Robertson – **31 Coombe Road** – Construction of dwelling and formation of new pedestrian access to highway (demolition of existing dwelling) **It was RESOLVED by 15 in favour with one abstention (Councillor Reid) to RECOMMEND APPROVAL subject to no neighbour objection and adequate provision for drainage.**

(Councillor Reid left the room for this item having declared a prejudicial interest)

11.02.2008 08/01326/FUL Mr D Jones – **16 Gallagher Way** – Removal of existing conservatory and construction of extension to provide family room. **It was unanimously RESOLVED to RECOMMEND approval subject to no neighbour objection and adequate provision for drainage.**

- (c) It was noted that a Tree Preservation Order has been placed on 12 individual trees at Beech House Residential Home
- (d) The Town Clerk reported that there were no decisions taken by Caradon District Council where the decisions reached were contrary to the recommendations made at the Town Council meeting.

**190/07/08      CORRESPONDENCE**

- (a) Consultation was received from Cornwall County Council on the extension of 20 mph speed limit at Salt Mill including two additional speed cushions either side of the pedestrian crossing. It was **RESOLVED** to support the proposal.
- (b) A letter was reported from Mr S Warne, Head of Cornwall College informing the Town Council that he would leave the college at Easter and his replacement, Nasrin Farahami would take up her post from 1<sup>st</sup> February. It was **RESOLVED** that the information be noted.
- (c) A letter was reported from JobCentre Plus stating that the Job Centre at Saltash would close on February 29<sup>th</sup> 2008. It was **RESOLVED** that the information be noted.

**191/07/08      INDUSTRY, COMMERCE, TRANSPORTATION AND TOURISM COMMITTEE**

It was **RESOLVED** that the Minutes of the Industry, Commerce, Transportation and Tourism Committee held on 28<sup>th</sup> January 2008 be confirmed and signed as a correct record, subject to the addition of Councillor Mrs Lennox-Boyd in the list of those present, and the recommendations contained therein be endorsed.

**192/07/08      BURIAL BOARD COMMITTEE**

It was **RESOLVED** that the notes of the meeting of the Burial Board are noted subject to amending the date of the meeting to Monday 28<sup>th</sup> January 2008 and Councillor Yates is added to the list of those also present.

**193/07/08      POLICY AND RESOURCES COMMITTEE**

It was **RESOLVED** that:-

- (a) further to Minute No 122/07/08, Councillors Reid and Killeya will represent the Town Council at the Fore Street Regeneration meeting.
- (b) further to Minute No 123/07/08, Councillor Gee will represent the Town Council at the meeting to discuss partial allocation of the Lidl 106 money.
- (c) subject to the foregoing, the Minutes of the meeting of the Policy and Resources Committee held on 5<sup>th</sup> February 2008 be confirmed and signed as a correct record.

**194/07/08      CIVIC AMENITIES COMMITTEE**

With reference to Minute No 120/07/08 Councillor Holley asked if the sub-committee for the Christmas event had met. Councillor Ellison replied that they were due to meet on 27<sup>th</sup> March 2008.

With reference to Minute No 131/07/08 Councillor Mrs Hooper reminded Councillors that County Highways would need to be consulted as the roundabout was on a County Road. The Town Clerk stated that this will be done.

It was **RESOLVED** that the Minutes of the meeting of the Civic Amenities Committee held on the 6<sup>th</sup> February 2008 be confirmed and signed as a correct record subject to Councillors Oakes, Riches and Stephens being added to the list of those present,

**195/07/08      GATEWAY COMMUNITY INTEREST COMPANY(CIC)**

- (a) Councillor Austin reported that Peter Thistlewaite had attended the last meeting of the CIC. He is a member of the local Primary Care Trust and drew the CIC's attention to concerns about St Barnabas Hospital not being fully utilised. A meeting is to be arranged to discuss this and it was felt that the Town Council should be

represented. It was **RESOLVED** that Councillors Mrs Knight and Mrs Hooper represent the Town Council.

- (b) Councillor Holley commented that as the CIC were working for the town he did not feel it appropriate that they were charged for hire of rooms in the Guildhall. It was **RESOLVED** that this is discussed by the Policy and Resources Committee.
- (c) Councillor Clements expressed concern that the CIC was hoping to gain ownership of the CAB building in which they now had an office. He hoped that this would not jeopardise the continued occupation by CAB and Councillor Ellison assured him that this had been discussed and CAB would be able to remain in the building.

**196/07/08      MAYOR ELECT**

It was proposed by Councillor Austin, seconded by Councillor Riches and **RESOLVED** by 15 in favour with 1 abstention (Councillor Holley) that Councillor Holley be nominated Mayor Elect for the ensuing year.

**197/07/08      DEPUTY MAYOR ELECT**

Councillor Austin proposed and Councillor Killea seconded that Councillor Mrs Knight be nominated Deputy Mayor Elect for the ensuing year. Councillor Gee proposed and Councillor Bickford seconded that Councillor Mrs Hooper be nominated Deputy Mayor Elect.

On being put to the vote, it was **RESOLVED** by 8 votes in favour, 6 against and 1 abstention (Councillor Holley) that Councillor Mrs Hooper be elected Deputy Mayor Elect for the ensuing year.

**198/07/08      PRESS RELEASES**

It was **RESOLVED** that the following press releases are issued:

- (i) The names of the Mayor and Deputy Mayor Elect.
- (ii) A press release congratulating the Police on their work in the community with local youth and the continuing reduction in crime figures.
- (iii) That over 100 evidence forms regarding the registration of Warfelton Field as a Town Green have been received and the closing date for the receipt of applications is 29<sup>th</sup> February 2008.

**199/07/08      COMMON SEAL**

It was **RESOLVED** that the Common Seal of the Council be affixed to all Deeds and Documents necessary to give effect to the foregoing Acts and Proceedings.

**Re: Sainsbury Planning Application 07/01808/OUT**

**Recommend Refusal for the following reasons:-**

**Traffic**

- There are two schools next door to this site. It will be much more dangerous for pedestrians to manoeuvre this area. This will mean many more vehicles being used for school runs instead of walking in.
- There is a health centre, library, leisure centre and old people's home next door also. Again safety would be an issue.
- Increased traffic would be astronomic. Shoppers from all surrounding areas would be driving in and out of Saltash.
- Heavy goods vehicles would be travelling in and out of this store 24 hours a day, 7 days a week. The constant running of refrigerated vehicle engines and reversing warning signals in a residential area would mean constant noise for local residents.
- Concerns over parking issues and difficult access to the site.
- Increased traffic congestion caused as a result causing environmental problems as well as holding up more regular, daily commuters to schools etc.

**Environmental**

- The fumes from a petrol station would be 24 hours a day 7 days a week for all residents alongside of this development.
- Most of the play area currently used by local youths would disappear putting more children on street corners.
- The only area to hold fairs or other large visiting attractions would no longer be there for the community.
- It is regularly used by Saltash United Juniors who have 200 youngsters from 6 – 18 years who cannot play their matches on astro-turf.
- It is used regularly by Saltash Town Football Club who are at the start of a renewed 30 year lease.
- The loss of this amenity space would cause enormous anguish to everyone in our town but especially for the local residents.
- Loss of pitch – where will local clubs play.
- Saltash currently has less green area per population than recommended by Government Guidelines. A joint survey by Caradon DC and Sport England showed a shortfall of pitches in Saltash and stated that 12.5 acres (5 -7 ) more pitches were needed here. This data was incorporated in Caradon's Local Plan.

- Saltash United Juniors has provided football for youngsters from the ages of 6 – 18 years on Warfelton Green since 1974 and is probably the largest youth organisation in the town with approximately 200 members.
- A deserted car park area would draw boy racers and teenagers causing trouble and would be a magnet for anti-social behaviour.
- Where does St Stephens Borough AFC fit into these plans as a club who have been playing on Warfelton for 10 years and would also need relocating with the loss of Warfelton.
- Increased risk of health problems, especially respiratory for local residents.
- There is a need for a full environmental impact assessment.

#### **Economic**

- As almost all customers of Fore Street would have to pass this store to shop in the street, there is no chance that the town centre would survive this. It would be the death of the town.
- commercial sites only minutes from the town that would be much more suitable.
- Detrimental effect on the retail businesses in the town centre and outskirts.
- Huge local unemployment and home loss would occur.
- Two similar applications for this site were refused within the last 10 years.

#### **Other**

- It was always planned to build a second phase on the side of the Leisure Centre and this area is now included in this application.
- The sequential analysis of sites is flawed. Planning Policy Guidelines PPS6 calls for developers to be flexible and innovative in order to fully explore the possibility of fitting developments onto more central sites. Flexibility should be demonstrated in terms of format, design and scale of development proposals. Sainsburys have not fulfilled these planning guidelines and they should meet with the Town Council, Gateway Community Interest Company and the Rural Development Agency to look at more innovative schemes that could form the basis for a town centre regeneration and fulfil the planning guidelines.