

## **SALTASH TOWN COUNCIL**

### **Minutes of a Meeting of Saltash Town Council held in The Guildhall on Tuesday 15<sup>th</sup> April 2014 at 5.30pm**

**PRESENT:** Councillors: D Yates (Chairman), R Austin, J Brady, Mrs G Challen, Mrs J Dent, Ms G Donovan, Mrs. H Frank, M Gee, Mrs. S Hooper MBE, A Killeya, J Shepherd

**ALSO PRESENT:** 14 Members of the public, 1 Member of the press, Mr D Porter – CEG, Mr N Thompson – CEG, Mrs C Righton – CEG, R Lane - Town Clerk.

**APOLOGIES:** Councillors: R Bickford, G Ellison, D Holley W Phillips, L Russell

### **HEALTH AND SAFETY ANNOUNCEMENTS**

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

### **27/14/15 DECLARATIONS OF INTEREST**

- a. Declarations from Members of any registerable (5A of the Interim 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
None			

### **28/14/15 QUESTIONS FROM THE PUBLIC**

1. A resident spoke with regard to a recently installed venting system to the rear of the Oriental Buffet in Fore Street and the impact of vented odours being released onto neighbouring properties.

He asked if the council had received a retrospective planning application for the kitchen extension and vent and if not if a planning application was received would the council vote against it.

Councillor Killeya replied that a retrospective planning application had not been received and the council would consider any application received on merit without any pre-determination.

It was **RESOLVED** that the Town Clerk report the issue to Environmental Health and inform the Planning Department.

2. A resident spoke in opposition to PA14/10767

It was **RESOLVED** to note.

## **29/14/15      PLANNING**

- a. It was noted 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. It was noted 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 officers' 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:

### **PA13/10767**

M Samson – **10 Rashleigh Avenue**

Erection semi detached dwelling and double garage.

**Ward: South**

Date received: 31.03.2014

It was resolved to **RECOMMEND**:

1. Request a public site meeting with Planning East Cornwall Councillors in order to fully appreciate resident's concerns particularly with regard to traffic, parking on road, highway safety and light, such a site meeting to take place outside working hours.
2. If Cornwall Council is not amenable to such a meeting then recommend refusal on the same grounds.
3. In addition we request a minor amendment to bring the garage roof design into keeping with the rest of the area.

**PA14/02447**

CEG Land Promotions Ltd, WH Bond & Son Ltd, Bond Holdings Ltd –  
**Land at Broadmoor Farm, Stoketon**

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 (Use Class C3); care home up to 80 beds or sheltered housing up to 50 units, or combination thereof (Use classes C2/C3); up to 6 hectares of employment land (Use classes B1/B2/B8); 1 neighbourhood centre approximately one hectare, including uses in use classes A1/A2/A3/A4/A5 (up to 1000 sqm, including convenience store up to 400 sqm), B1a, C3, D1/D2, with associated car parking, landscaping works (including a village square) and public realm; one commercial centre approximately 0.5 hectares (including uses in use classes A1/A2/A3/A4/A5 (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).

**Ward: North**

Date received: 21.03.2014 (Deferred from 03.04.2014)

It was resolved to **RECOMMEND** that the council's response of the 3rd April 2014 be confirmed subject to additional comments included as follows:

STC notes that this application is premature in that it is not in accord with the current local plan. However because STC has fully considered and decided upon Broadmoor Farm as it's preferred site it is happy to make recommendation in this case.

**Recommendations**

Subject to all necessary conditions and reservations to ensure that any future reserved matters application includes:

1. The full 6 hectares employment land and all necessary extra provision to a minimum of directly created job per residential unit.
2. Full consideration of the detailed access arrangements in particular the Roods Cross Junction.
3. A suitable commuted sum for all future necessary improvements to access arrangements in particular the eastern access roundabout to cover a period of at least 5 years from final completion of the development.
4. Suitable commuted sums for all other relevant ongoing costs arising from the development including but not limited to green spaces, primary and secondary education contribution and allotment provision.
5. A suitable master plan with full timetable for development to ensure that infrastructure is in place prior to other development.
6. Highways provision to be sufficiently integrated with other likely developments within Saltash and the surrounding areas.

With all provision in the reserved matters application relevant to the above points to be subject to independent evaluation to ensure that it is robust and evidence based.

Additionally our recommendations and comments are subject to having a further opportunity to make submissions when the Highway Agencies directive is due to be lifted.

It was further **RESOLVED** that the Chairman write to Councillor Biscoe Portfolio Holder for Transport and Waste to request STC Councillors be invited to the development meeting for the creation of a Highway Structure Plan and that the initiative receive Cornwall Council Officer support.

In addition to and separate to the above planning response please note STC request that any substantive meetings held between Cornwall Council Officers and Councillors, Developers and other Stakeholders with respect to this development should have notes taken and a copy sent to STC.

d. Tree Applications/Notifications:

i. Applications:

ii. Notifications:

**PA14/02879**

D Mugleston – **Gawen House, Forder**

Notification to fell a Larch Tree within a conservation area.

**Ward: West**

Date received: 04.04.2014

It was **RESOLVED** to note.

**30/14/15      PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 and having regard to the confidential nature of the business to be discussed, it was **RESOLVED** that the press/public be excluded from the meeting for the following item of business.

**31/14/15      CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None.

**32/14/15      PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

It was **RESOLVED** that the public and press be re-admitted to the Meeting.

**33/14/15      URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN**

**PA14/01188 Outline application for up to 25 dwellings with all Matters reserved apart from access. Churchtown Farm, Farm Lane, St Stephens.**

The Chairman informed members that notification had been received that the application will be reported to the Cornwall Council Planning Committee on 28<sup>th</sup> April 2014 at 2 pm at the Council Offices, Luxstowe House, Liskeard.

It was **RESOLVED** that Councillor Mrs G Challen will attend.

**Tesco Development**

Councillor Austin reported that development works are due to commence on 1<sup>st</sup> May 2014.

**34/14/15      PRESS RELEASES AND FUTURE ARTICLES REQUIRED**

None

**35/14/15      DATE OF NEXT MEETING**

Thursday 1<sup>st</sup> May 2014 at 7.00pm  
Thursday 8<sup>th</sup> May 2014 at 7.00pm  
(Mayor Choosing)  
Tuesday 20<sup>th</sup> May 2014 at 5.30pm (Planning)

**36/14/15    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.

Rising at 6.55 pm

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

Dated: \_\_\_\_\_ 1<sup>st</sup> May 2014 \_\_\_\_\_