

## **SALTASH TOWN COUNCIL**

### **Minutes of a Meeting of Saltash Town Council held in The Guildhall on Tuesday 21<sup>st</sup> October 2014 at 5.30pm**

**PRESENT:** Councillors: J Dent (Chairman), R Austin, J Brady, Mrs G Challen, Mrs. H Frank, M Gee, W Phillips, D Yates, M Coot, G Ellison, D Holley, J Shepherd.

**ALSO PRESENT:** 6 Members of the public, 1 member of the press, R Lane - Town Clerk.

**APOLOGIES:** Councillors: R Bickford, Mrs. S Hooper MBE, A Killea, L Russell.

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### **HEALTH AND SAFETY ANNOUNCEMENTS**

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

### **235/14/15 RECORDING OF MEETINGS – PLEASE NOTIFY THE CHAIRMAN IF YOU ARE INTENDING TO RECORD THIS MEETING**

### **236/14/15 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

<b>Councillor</b>	<b>Agenda Item</b>	<b>Pecuniary/Non Pecuniary</b>	<b>Reason</b>
Shepherd	PA14/09616	Non Pecuniary	Neighbour

### **237/14/15 QUESTIONS FROM THE PUBLIC**

None

### **238/14/15 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:

**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). – To consider additional information.

**Ward: North**

Date received: 29.09.2014

It was resolved to **RECOMMEND APPROVAL** subject to:

1. The junction at Roods Corner should be realigned to prioritise flow to Stoketon Cross and the road to Carkeel should be a subsidiary left turn. If possible Carkeel should be made "access only".
2. The scheme should incorporate on the east side of the road a footpath between the Botus Fleming junction within Carkeel village and the existing Waitrose mini roundabout.
3. If Roods Corner is not realigned ( 1, above) then a commuted sum should be sought for five years to enable improvements at the new proposed mini roundabout serving the east end of the Broadmoor farm development. These improvements would ideally include traffic lights to facilitate north south flows at peak hours.
4. A traffic regulation order should be sought to change the speed limit to 30 mph between the Waitrose mini roundabout and Carkeel village.
5. Within this order a change should be made to extend to Roods Corner the speed limit to 40 mph.
6. If the realignment at Roods Corner is not made then Saltash Town Council consider that negotiating the two new roundabouts at Stoketon Cross would be a barrier to drivers that would encourage them to continue to use the route through Carkeel . Saltash Town Council consider that this link road should go straight from Roods Corner onto the main Stoketon Cross roundabout.

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.

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.

**PA14/06896**

D Lake – **37 Clear View**

Demolish existing porch and construct raised decking, block existing external door, extend a window and replace a window with a French door.

**Ward: East**

Date received: 29.09.2014

It was resolved to **RECOMMEND REFUSAL** on the grounds of overlooking the amenity area of number 39.

**PA14/07786**

Mr and Mrs Heys - **35 Longview Road**

Alterations to roof to remove hipped ends and replace with gables to enlarge bedrooms and bathroom – resubmission of PA13/09411.

**Ward: North**

Date received: 06.10.2014

It was resolved to **RECOMMEND APPROVAL**

**PA14/08425**

S Kitt – **Bagmill Farm, Trevollard Lane, Trematon**

Proposed Mono Pitch Barn Extension.

**Ward: West**

Date received: 13.10.2014

It was resolved to **RECOMMEND APPROVAL**

**PA14/08583**

Miss S Morton – **83 North Road**

Proposed private parking and turning area (off road) to rear of dwelling.

**Ward: East**

Date received: 29.09.2014

It was resolved to **RECOMMEND REFUSAL** as highway safety for cars leaving the proposed parking area is too narrow, is not splayed and the turning area is too narrow.

**PA14/08671**

A Murton – **The Barn, Longlands Lane, St Stephens**

Certificate of lawfulness existing use: Domestic use of land adjoining 'The Barn' as well as ancillary garden structures.

**Ward: West**

Date received: 03.10.2014

It was resolved to **RECOMMEND APPROVAL**

**PA14/08726**

J Honey – **Jupiter Cottage, Antony Passage**

Change of use and extension to part of the existing building to form an additional dwelling, with new rear decked amenity space. (Boat store previously granted permission under PA12/04511).

**Ward: West**

Date received: 01.10.2014

It was resolved to **RECOMMEND REFUSAL** due to inadequate parking space and lack of amenity space.

**PA14/08736**

Mr and Mrs P Smith - **25 Culver Road**

Alteration to existing porch to form a pitched roof.

**Ward: East**

Date received: 08.10.2014

It was resolved to **RECOMMEND APPROVAL**

**PA14/08797**

Mr and Mrs Green – **51 Victoria Road**

Construction of garage with access from the road at the rear of the property.

**Ward: East**

Date received: 13.10.2014

It was resolved to **RECOMMEND APPROVAL** subject to the garage door operating envelope not impeding the pedestrian pavement.

Prior to the next application Councillor Shepherd declared an interest and left the meeting.

**PA14/09616**

A Jones – **6 Deer Park**

Removal of Condition 3 (obscure glazing SE elevation) of planning application PA14/01674 dated 8 April 2014 (resubmission of refused application PA14/04254).

**Ward: East**

Date received: 13.10.2014

It was resolved to **RECOMMEND APPROVAL** subject to the high fence with the obscure glass on top remaining in place.

Councillor Shepherd was invited and returned to the meeting.

d. Tree applications/notifications:

- i. Applications
- ii. Notifications

e. Notice of appeals:

**PA14/04135** – Land adj 15 Essa Road PL12 4ED

**PA14/04701** – Building 3 Longlands Bungalow, St Stephens

It was **RESOLVED** to note.

**239/14/15      PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, it was **RESOLVED** that the public and press leave the meeting because of the confidential nature of the business to be transacted.

**240/14/15      CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None

**241/14/15      PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

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

**242/14/15      URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN**

The Chairman announced that Councillor Coot had volunteered to serve on the Services Committee.

It was **RESOLVED** to note.

**243/14/15      PRESS RELEASES AND FUTURE ARTICLES REQUIRED**

None

**244/14/15      DATE OF NEXT MEETING**

Thursday 6<sup>th</sup> November 2014 at 7.00pm  
Tuesday 18<sup>th</sup> November 2014 (Planning) at 5.30pm

**245/14/15    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: \_\_\_\_\_