

SALTASH TOWN COUNCIL

Minutes of a Meeting of Saltash Town Council held in The Guildhall on Tuesday 5th May 2015 at 5.30 p.m.

PRESENT: Councillors: J Dent (Chairman), R Austin, J Ellison, L Russell, J Shepherd, D Yates.

ALSO PRESENT: 1 Member of the public, R Lane - Town Clerk.

APOLOGIES: Councillors: R Bickford, J Brady, Mrs G Challen, M Coot, M Gee, Mrs. H Frank, D Holley, Mrs S Hooper MBE, A Killeya, W Phillips.

HEALTH AND SAFETY ANNOUNCEMENTS

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

35/15/16 RECORDING OF MEETINGS – PLEASE NOTIFY THE CHAIRMAN IF YOU ARE INTENDING TO RECORD THIS MEETING

36/15/16 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			

37/15/16 QUESTIONS FROM THE PUBLIC

A member of the public spoke in support of PA15/02395

38/15/16 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:

PA15/02395

Mrs Jane Paramore – **1 Smiths Way, Latchbrook**

New self-contained apartment providing independent living accommodation for a disabled member of the family which is ancillary to the main dwelling

Ward: West

Date received: 30.03.2015

Deferred from Town Council (Planning) Meeting on Tuesday 21st April 2015

It was resolved to **RECOMMEND APPROVAL SUBJECT TO CONDITIONS:**

- 1. That the apartment is not to be used by any persons other than the family**
- 2. That the apartment is not to be sold or rented separately from the main building.**

PA15/02334

Mr & Mrs Grenville Bamford – **1 Rowan Court, Latchbrook, PL12 4UN**

Loft conversion with dormer and velux windows

Ward: West

Date received: 20.04.15

It was resolved to **RECOMMEND APPROVAL**

PA15/03220

CTIL and Vodafone Ltd – **Trenoweth Barns, Elmgate, Saltash**

Alterations to the existing telecommunications installation comprising 4 no antennas, 4 no dish antennas and ancillary apparatus.

Ward: West

Date received: 22.04.15

It was resolved to **RECOMMEND APPROVAL**

PA15/03236

CTIL and Vodafone Ltd – **Mast at Broadmoor Farm off Dirty Lane Saltash**

Alterations to the existing telecommunication to support 6 no. antennas,

1 no. additional dish antenna and ancillary apparatus together with a Series of ground based equipment cabinets.

Ward: North

Date received: 22.04.15

It was resolved to **RECOMMEND APPROVAL**

PA15/03278

Janes Scholfield CTIL and Vodafone Ltd – **Land at Saltash United Football Club, Kimberly Stadium, Callington Road, Saltash**

Alterations to the existing telecommunications installations comprising 6 no. antennas, 4 no. dish antennas and ancillary apparatus.

Ward: East

Date received: 22.04.15

It was resolved to **RECOMMEND APPROVAL**

PA15/03015

Mr G Cox – **11 Vincent Way, St. Stephens, Cornwall. PL12 4EX**

Small infill extension to the front of the property, removing existing flat roof and incorporating new roof. Small infill extension to the rear of the property. Front and side extension to existing garage and remodelling the front garden area of the property to incorporate new car parking, dropped kerb and terraced area.

Ward: East

Date received: 23.04.15

It was resolved to **RECOMMEND APPROVAL**

a. Tree applications/notifications:

- i. Applications - None
- ii. Notifications- None

39/15/16 TO CONSIDER THE CORNWALL COUNCIL 1ST DRAFT TOWN CENTRE STRATEGY FOR SALTASH

Town centre strategy - Saltash

What is the role, function and place in retail hierarchy of Saltash?

Saltash is a relatively small town centre attracting a wide catchment from the surrounding towns and villages. It sits joint eighth in the retail hierarchy for Cornwall (alongside Liskeard and Hayle) based on the proportion of national retailers in the town.

The town centre is largely linear, occupying the heart of the older area of Saltash. There is a variety of retail unit sizes and a mix of chain and independent retailers. The vacancy rate in the centre is relatively low.

The town's proximity to Plymouth has a heavy influence on the retail offer of the town, which does not reflect the size of the town's population. Whilst the location of the town centre to the eastern side of town bounded to the north by the A38 and Saltash Tunnel approach and steep topography to the east limits future expansion of the town centre mainly to infill sites. Supermarket provision is predominantly outside of the town centre area

This assessment covers a 5 year period, but will be reviewed alongside the Cornwall Local Plan.

Which issues are raised by the Local Plan or the Neighbourhood Plan?

Neighbourhood Plan:

A Neighbourhood Plan is being prepared for Saltash, but information relating to retail approach of the plan was not available at the time of preparation.

Local Plan/Town Framework:

- Policy 3 (Role and Function of Places) identifies Saltash as suitable for retail development;
- The redevelopment of Fore Street should aim to achieve a shopping and leisure offer that meets the needs of the town;
- The regeneration of Alexandra Square and the Railway Station offer opportunities;
- The town centre should be enhanced by considering pedestrian priority and supporting public realm improvements.

What is the vision for the future of the town Centre?

Support will be given to retail uses within or on the edge of the town centre, with a view to helping to secure the regeneration of Fore Street, Alexandra Square and the Railway Station areas.

Opportunities to strengthen Saltash's town centre offer and provide new retail and leisure uses will be pursued with particular focus on appropriate design quality and heritage impacts being appropriately addressed. Some of the sites that could be suggested for redevelopment are currently used for parking provision and this needs to be addressed carefully to ensure a good balance of accessibility and facilities.

Potential growth in the plan period

The grant of planning permission for a convenience and comparison goods floorspace now means that there is a small capacity for additional comparison goods space of 954 square metres after 2024 and 1,012 square metres of convenience goods space after 2019. It is considered that this can be provided for

through redevelopment and infill development within and adjacent to the town centre.

Are there opportunities for redeveloping under-utilised spaces in the town centre?

Regeneration should be concentrated on Alexandra Square, Fore Street and the Railway Station areas. It is considered that infill proposals to improve the areas around Fore Street and Alexandra Square will provide for the retail capacity identified in the latter part of the plan period.

Should the centre be expanded to provide for additional uses or growth?

There is no requirement for the expansion of the town centre.

What are the implications of:

- Demographic change?

Changing attitudes to town centre shopping and expectations of the town centre environment, need to lead to a move away from a 'pure' shopping offer to a more experienced based offer with recreation and meeting places.

- Infrastructure delivery?

TBC

- Economic change?

TBC

In what timeframe should new retail floorspace be provided?

The draft Cornwall Retail Study (2015) suggests that due to existing planning permissions and completed building that there is only additional capacity for food retail space after 2019 and non-food retail space in after 2024.

	2014	2019	2024	2030
Food retail	-2081	-99	365	954
Non-food retail	-1084	441	719	1012

Please note that floorspace capacity estimates are cumulative and in square metres. They assume that all currently committed floorspace (i.e. space with a valid planning permission will be constructed in full).

Are any complementary strategies needed to enhance the town centre and help deliver the vision for its future?

- Support for regeneration proposals around Fore Street, Alexandra Square and the Railway Station;

- Funding for key environmental improvements to public realm would help to lift the appearance of the town centre;

How can parking provision be enhanced to encourage town centre vitality?

- To be discussed

Town centre health check: Note: data last updated 2013

- A1 retail comprised of 57.3% of the towns capacity followed by professional services at 13.7% and food and drink services at 11.2%.
- Proportion of vacant street level property: 7.4%

Analysis: Change to centre diversity in the period 2011/12 to 2012/13:

Convenience: The number of Convenience units have increased by 3 units, increasing the sectors centre capacity by 2.45% from 7.20% to 9.65% and remains healthily above the 2011/12 Cornwall average by 1.55%.

Comparison: Comparison uses also increased by 5 units from 37 to 42 units. Centre capacity consequently marginally increased by 3.51% from 33.33% to 36.84% but Comparison capacity remains significantly below the Cornwall average by 3.71%.

Service: Service uses have increased by 5 units from 47 to 52 units. representing an increase in centre capacity of 3.27% from 42.35% to 45.62%, comfortably above the Cornwall average by 4.53%;

Vacant: The proportion of vacant units have significantly decreased by 10 units and translates as an up take of over 52% on previously vacant premises. The centre capacity has consequently been reduced by 9.23% from 17.12% down to 7.89% placing the capacity comfortably below the Cornwall average by 1.23%.

Miscellaneous: Miscellaneous uses remained static as being unrepresented in the centre.

- **Commercial yields on non-domestic property** – TBC
- **Customer views and behaviour** – No recent surveys undertaken.
- **Retailer representation** - The number of major multiple retailers within Saltash town centre remains low and Saltash currently ranks eighth in Cornwall's retail hierarchy based on major national retail representation.
- **Commercial rents** - TBC
- **Pedestrian flows:**

Saltash, Fore St counted	2010	2011	2012	2013	Annual average
	3869	4992			4,431

Source: Cornwall Council Highways (May 2013)

- **Accessibility:**

Awaiting TCM input

- **Perception of safety/crime :**

Awaiting TCM input

- **State of town centre environmental quality :**

Surfacing and building maintenance within the town centre is generally good, but improvements to the public realm would create more attractive thoroughfares.

Councillor Yates reported that the Saltash Neighbourhood Plan Steering Group had provisionally considered the strategy at its last meeting.

It was **RESOLVED** that the strategy be referred to the Saltash Neighbourhood Plan Steering Group to be considered in context with the neighbourhood plan and that the group respond to Cornwall Council.

40/15/16 TO CONSIDER CORNWALL COUNCIL RURAL HIGHWAY INSPECTION AND MAINTENANCE INVESTIGATION INTO DEVELOPING WITH TOWN AND PARISH COUNCILS A VERSION OF A "LENGTHMANS' SCHEME"

23 April 2015

Highways and traffic update

Special highways and traffic edition covering:

- Rural highway inspection and maintenance
- DfT review of traffic signs

Communities and Devolution Bulletin

Useful information for
Town and Parish Councils

Rural Highway Inspection and Maintenance

Cornwall Council is investigating how it can develop, with town and parish councils, a version of a 'lengthmans scheme'.

Due to reductions in budget the Council has recently updated its Highway maintenance Manual so that we reduce planned maintenance visits from twice a year to one visit on the rural road network.

Whilst we will continue to undertake safety led inspections on a six monthly basis (and will deal quickly with any immediate **safety related issues**) we are keen to hear from local councils who would be willing to consider undertaking, as partners, maintenance works to the margins of the highway corridor (gullies, verges and signage etc).

If your council feels it would like to discuss this further please contact your [Community Link Officer](#) and they will take the discussion forward with the Highways Maintenance Team.

Traffic signs regulations: technical review

The Department for Transport has been working on a major overhaul of the regulatory framework for the Traffic Signs Regulations and General Directions (TSRGD) to reduce sign clutter and cost.

If you would like to input to this review, along with traffic sign professionals, local authorities, and the traffic sign industry, please follow the link to more information and their response form: [Traffic signs regulations: technical review](#)

Please note the review closes on 30 April

Best wishes,

Bert Biscoe

Cornwall Council

Cabinet Member for Transport

Get in touch

Please note our new Email:

communities.devolution@cornwall.gov.uk



Members considered the proposal to be a good idea and a worthwhile scheme.

It was **RESOLVED** that Cornwall Council be requested to submit detailed and costed proposals.

- 41/15/16** **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.
- 42/15/16** **CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None
- 43/15/16** **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**
It was **RESOLVED** that the public and press be re-admitted to the meeting.
- 44/15/16** **URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN**

None
- 45/15/16** **PRESS RELEASES AND FUTURE ARTICLES REQUIRED**

None
- 46/15/16** **DATE OF NEXT MEETING**

Tuesday 19th May 2015 at 7.00 p.m.
- 47/15/16** **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 6.15 pm

Signed: _____
Chairman

Dated: _____