

## SALTASH TOWN COUNCIL

### Minutes of a Meeting of Saltash Town Council held in The Guildhall on Tuesday 20<sup>th</sup> November 2018 at 6.15 p.m.

**PRESENT:** Councillors: J Brady - Chairman, G Challen – Vice Chairman, J Dent, S Lennox-Boyd, S Martin, S Miller, M Parker, W Phillips, A Pinckney, B Samuels, P Samuels, G Taylor and D Yates.

**ALSO PRESENT:** 2 members of the public, S Tamlin – Cornwall Councillor, Peter Ryland –Chairman of Saltash Chamber of Commerce, R Lane – Town Clerk, A Chick – Administration Officer.

**APOLOGIES:** Councillors: R Bickford, J Rance and G Taylor.

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### **HEALTH AND SAFETY ANNOUNCEMENTS**

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

**383/18/19** **RECORDING OF MEETINGS – PLEASE NOTIFY THE CHAIRMAN IF YOU ARE INTENDING TO RECORD THIS MEETING**

None.

**384/18/19** **DECLARATIONS OF INTEREST**

- a. Declarations from Members of any registerable (5A of the 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:

<b>Councillor</b>	<b>Agenda Item</b>	<b>Pecuniary/Non-Pecuniary</b>	<b>Reason</b>
Challen	PA18/09366	Non-pecuniary	Friend of the applicant.
Challen	PA18/15725	Non-pecuniary	Friend of the applicant
Challen	PA18/09649	Non-pecuniary	Possible link with application PA18/15725
Martin	PA18/02791	Non-pecuniary	Friends with neighbours

Parker	PA18/09294	Non-pecuniary	Known to builder
B Samuels	PA18/09649	Non-pecuniary	Friends of the adjoining property
P Samuels	PA18/09649	Non-pecuniary	Acquainted with neighbour of proposed development

**385/18/19**     **QUESTIONS FROM THE PUBLIC**

None.

**386/18/19**     **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. To note 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 officer's 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:

Councillor Martin declared an interest in the next planning application and left the meeting.

**PA18/02791**

Mr Roger Barnett – **4 Coombe Road, St Stephens, Saltash PL12 4ER**

Demolition of existing bungalow and construction of new dwelling – AMENDED PLANS.

**Ward: East**

It was resolved to **RECOMMEND APPROVAL.**

Councillor Martin was invited and returned to the meeting.

Councillor Challen declared an interest in the next application and left the meeting.

**PA18/05725**

Mr John Richards – **9 Lower Port View, St Stephens, Saltash PL12 4BY**

Garage with office below – AMENDED PLANS.

**Ward: East**

It was resolved to **RECOMMEND APPROVAL** subject to the condition that it is not to be used as a separate dwelling along with the previous conditions and covenants on the previous planning approval E2/99/01004/FUL.

Councillor Challen was invited and returned to the meeting.

**PA18/09280**

Mr Gary Short – **1 Edwards Crescent, Latchbrook, Saltash PL12 4UG**

Rear second storey extension.

**Ward: West**

It was resolved to **RECOMMEND APPROVAL**.

Councillor Parker declared an interest in the next planning application and left the meeting.

**PA18/09294**

Mr Jonathan Sims, Sims Brothers (Plymouth) Ltd – **Land on the north side of 1 Castle View, St Stephens, Saltash PL12 4RD**

Construction of a dwelling including off-street parking and other associated works.

**Ward: West**

It was resolved to **RECOMMEND REFUSAL** as the application would, if granted, have a significant negative impact on the neighbourhood due to the:

- i. Overdevelopment of a very small site.
- ii. Impractical and cramped design which is out of keeping with the overall street scene, the character of the area and other buildings on the estate.
- iii. Significant overlooking of the surrounding properties because of the design of its upstairs windows and having its living area upstairs.

Councillor Parker was invited and returned to the meeting.

**PA18/09346**

Miss Kerry Turner – **10 Belle Vue Road, Saltash PL12 6ES**

Change of use from residential dwelling to C2 children's home.

**Ward: East**

It was resolved to **RECOMMEND APPROVAL**.

Councillor Challen declared an interest in the next planning application and left the meeting.

**PA18/09366**

Mrs Helen Jonas, Helen Jonas Tutoring – **1A St Stephens Road, Saltash PL12 4BG**

Application for change of use from A1 to A1, A2, D1. No alterations to building proposed.

**Ward: East**

It was resolved to **RECOMMEND APPROVAL**.

Councillor Challen was invited and returned to the meeting.

**PA18/09494**

Mr Tim Dymond – **Station Garage, 36 Culver Road, Saltash PL12 4DR**

Outline application for demolition of existing garage and replacement with residential development with all matters except access reserved.

**Ward: East**

It was resolved to **RECOMMEND REFUSAL** due to

1. The steepness of the entrance into the underground carpark/garage.
2. Access onto Culver Road.
3. Insufficient width of the side lane for parking and for other vehicles to pass.

**PA18/09572**

Mr and Mrs G Habens – **The Old Mill, Antony Passage, St Stephens, Saltash**

Demolition of existing double garage and construction of replacement building comprising double garage and store/study/hobby room.

**Ward: West**

It was resolved to **RECOMMEND APPROVAL** subject to the condition that it is not to be used as a separate dwelling.

Councillors B Samuels, P Samuels and Challen declared an interest in the next planning application and left the meeting.

**PA18/09649**

Longmeadow Properties Ltd – **Land north east of Tamar View Nurseries, Carkeel, Saltash PL12 6PH**

Residential development for 4 dwellings to include new vehicular/pedestrian access and other associated works. (Re-submission of application no PA17/08642 dated 02.11.17.).

**Ward: North**

It was unanimously resolved to **RECOMMEND REFUSAL** due to

1. The proposed development being in an Area of Outstanding Natural Beauty.
2. Highway safety ie lack of safe and suitable vehicular access on to the A388 and lack of a full safe footway.

Councillors B Samuels, P Samuels and Challen were invited and returned to the meeting.

**PA18/09689**

Mr and Mrs Richards – **Plot 4 Churchtown Drive, St Stephens, Saltash**

Reserved Matters application for construction of a detached dwelling on Plot 4 (Details following outline application no PA17/07469 dated 25.05.18).

**Ward: West**

It was resolved to **RECOMMEND APPROVAL** with the added comments:

- a. It should be confirmed that private drive and paths and front garden brick paviours will be permeable to reduce surface water flows.
- b. In view of ground contamination results there should be contamination testing at the location and depth of the nominated soakaway location for this site to estimate the potential drainage flow spread of contamination.

**PA18/09700**

Mr and Mrs Webber – **Plot 8 Churchtown Drive, St Stephens, Saltash**

Reserved Matters application for construction of a detached dwelling on Plot 8 (Details following outline application no PA17/07469 dated 25.05.18).

**Ward: West**

It was resolved to **RECOMMEND APPROVAL** with the added comments:

- a. It should be confirmed that private drive and paths and front garden brick paviours will be permeable to reduce surface water flows.
- b. In view of ground contamination results there should be contamination testing at the location and depth of the

nominated soakaway location for this site to estimate the potential drainage flow spread of contamination.

**PA18/10087**

Mr Carroll – **3 Yellow Tor Court, Lower Burraton, Saltash PL12 4SG**

Two storey extension.

**Ward: West**

It was resolved to **RECOMMEND APPROVAL**.

**PA18/10291**

Ms C Greet - **Barns north of Trehan Farm, St Stephens, Saltash**  
Conversion of the barn to provide a 3 bedroom dwelling.

**Ward: West**

It was resolved to **RECOMMEND APPROVAL**.

**PA18/10334**

Mr David Colton – **4 Smithfield Drive, Latchbrook, Saltash PL12 4TW**

Proposed alterations and new first floor extension.

**Ward: West**

Date received: 13.11.18

It was resolved to **RECOMMEND APPROVAL**.

d. Tree applications: None.

e. Tree notifications: None.

**387/18/19**     **CONSIDERATION OF LICENCE APPLICATIONS**

None.

**388/18/19**     **TOWN CENTRE SIGNAGE**

Quora have agreed to wholly fund the provision and erection of an unilluminated sign at the bottom of Fore Street opposite the top of the slip road from the A38.

It was **AGREED** that Mr Ryland will contact Eagle signs to produce an example of a sign *with the wording 'Welcome to Saltash – Gateway to Cornwall – Town Centre with an arrow underneath and to include STC and the Chamber of Commerce logos*. The example will then be sent to councillors for consideration and if no objections are received the Chamber of Commerce will progress the production and installation of the sign subject to confirmation of planning approval.

**389/18/19 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.

**390/18/19 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA**

None.

**391/18/19 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

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

**392/18/19 URGENT NON-FINANCIAL AT THE DISCRETION OF THE CHAIRMAN**

The Town Clerk has received a reminder to all councillors from Davinia Pritchard and Patrick James of Cornwall Council Planning inviting members to contact them to use their new service as outlined in minute 260/18/19 of the STC Planning meeting on the 18<sup>th</sup> September 2018.

**393/18/19 PRESS RELEASES**

None.

**394/18/19 DATE OF NEXT MEETING**

Thursday 6<sup>th</sup> December 2018 at 7:00 p.m.

**395/18/19 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: 7.30p.m.

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

Dated: \_\_\_\_\_