

## SALTASH TOWN COUNCIL

### Minutes of a Meeting of The Planning and Licensing Committee held at The Guildhall on Tuesday 21<sup>st</sup> May 2019 at 6:30 p.m.

**PRESENT:** Councillors: G Challen, J Dent (Chairman), M Fox (Vice Chairman), S Lennox-Boyd, S Martin, S Miller, M Parker, J Peggs, W Phillips, B Samuels, P Samuels, D Yates.

**ALSO PRESENT:** 20 Members of the Public, Cornwall Councillor D Holley, R Lane Town Clerk, Jacquie Burge – Administration Officer.

**APOLOGIES:** Councillors: Bickford, Pinckney, Rance.

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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.

### **17/19/20 RECORDING OF MEETINGS - PLEASE NOTIFY THE CHAIRMAN IF YOU ARE INTENDING TO RECORD THIS MEETING**

The Administration Officer notified the Chairman that she would be recording the meeting.

### **18/19/20 DECLARATIONS OF INTEREST**

- a. To receive any 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. To receive any declarations from Members of Matters of Public Interest regarding matters to be considered at this meeting.

- c. To consider dispensations required.

<b>Councillor</b>	<b>Agenda Item</b>	<b>Pecuniary/Non-Pecuniary</b>	<b>Reason</b>
Challen	PA19/03200	Non-pecuniary	Member of flood forum
Lennox-Boyd	PA19/03200	Non-pecuniary	Same architect
Lennox-Boyd	PA19/03006	Non-pecuniary	Cornwall Council app (Did not vote)
Martin	PA19/03450	Non-pecuniary	Children attend this school (Did not vote)
Peggs	PA19/03450	Non-pecuniary	Husband is involved in survey
Phillips	8	Non-pecuniary	Advice given to applicant
B Samuels	PA19/03123	Non-pecuniary	Known to applicant
P Samuels	PA19/03123	Non-pecuniary	Acquaintance of applicant

**19/19/20**      **QUESTIONS FROM THE PUBLIC**

Two members of the public spoke to planning application PA19/03200 one in support for the application and one against.

**20/19/20**      **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED**

No Report.

**21/19/20**      **PLANNING**

- a. To note that Councillor Lennox-Boyd will vote upon the information before her at the meeting but in the light of subsequent information received at Cornwall Council, Councillor Lennox-Boyd may vote differently at that meeting.
- b. To note that if Councillor Lennox-Boyd wishes to recommend opposite to the Town Council's view she will contact the Town Council by email. Considering 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:

The Chairman announced that the next item of business to be received was planning application **PA19/03200**

Councillor Challen and Lennox-Boyd declared an interest in the next Planning Application and left the meeting.

**PA19/03200**

Mr Sam Murphy – **Long Orchard, Barkers Hill, St Stephens, Saltash, PL12 4QB**

Proposed single storey sunken dwelling within residential garden of Crannog House

**Ward: West**

Councillor Yates advised members that he attends the Forder Community and Conservation Committee meetings as an observer and is not a member.

A vote was taken:

4 For

4 Against

1 Abstention

Due to an equality of votes the Chairman took the casting vote refusing the application therefore it was resolved to **RECOMMEND REFUSAL on the grounds of:**

This application will greatly reduce the “green gap” between the boundaries of Saltash and Forder (as identified in the previous Cornwall and Caradon plans and the new Saltash Neighbourhood Development Plan) and reduce the effectiveness of the environmental corridor between them.

The required road access into the site comes off a very narrow lane which has considerable vehicular and pedestrian traffic and will create a serious traffic hazard during both construction and use.

The changes to the hedgerow to achieve safe access and visual arcs will cause significant and probably permanent damage to the hedgerow and trees within it. The existing access is for all practical purposes a nine-foot gate which will be unsafe for vehicular access onto such a narrow road.

Although the EA have accepted this application for the construction of a building in a flooding area there is no consideration of the downstream effects of reducing the water absorption capacity of the site (particularly because of the “sunken construction” of the building) which is likely to significantly increase peak flows (which

are already at capacity) downriver. This land is frequently saturated during heavy rain.

The likely effect of constructing gabions for site protection is considered to be destabilising of the riverbanks around and opposite them both during construction and future operation again producing significant local and downstream effects.

Councillor Challen and Lennox-Boyd were invited and returned to the meeting.

**PA19/01997**

Mr Jon Pettey - **157 Callington Road, Saltash, Cornwall, PL12 6JA**

Erection of garage of front of property

**Ward: North**

It was resolved to **RECOMMEND APPROVAL.**

**PA19/02594**

Mr Vahid Babolhavaeji – **15 Wesley Lane, Saltash, PL2 6TT**

Construction of a new dormer to match existing in height, scale, mass, form and material

**Ward: East**

Date Received: 16/04/2019

It was resolved to **RECOMMEND APPROVAL.**

**PA19/02808**

Mrs Samuels – **45 Old Ferry Road, Saltash, Cornwall, PL12 6BJ**

Front conservatory

**Ward: East**

It was resolved to **RECOMMEND REFUSAL due to the loss of the neighbour's amenity and light.**

**PA19/03006**

Cornwall Council - **Burraton Community Primary School, Langerwell Lane, Saltash, PL12 4LT**

New Single Storey SEN ARB Unit and associated accommodation, including an external canopies, overall associated external works and minor works to existing main school building.

**Ward: West**

It was resolved to **RECOMMEND APPROVAL.**

**PA19/03064**

Mr & Mrs D Kelly – **8 Deer Park, Saltash, Cornwall, PL12 6HE**  
Extensions to the house and construction of a garage.

**Ward: East**

It was resolved to **RECOMMEND REFUSAL** on the grounds of:

- a. **Out of character with the existing property.**
- b. **Out of keeping with the street scene.**

Councillors B Samuels and P Samuels declared an interest in the next Planning Application and left the meeting.

**PA19/03123**

Mr Simon Congdon, Congdon Potato Merchants – **Land at Five Acres, Roods Hill, Hatt, Saltash**

Use of a building for storage and distribution purposes

**Ward: North**

It was resolved to **RECOMMEND APPROVAL.**

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

**PA19/03174**

Mr and Mrs Richardson – **South Broadmoor, Elmgate, Saltash, PL12 4QX**

Construction of a new garage and driveway

**Ward: West**

Date Received: 12/04/2019

It was resolved to **RECOMMEND APPROVAL.**

**PA19/03175**

Mr and Mrs Richardson – **South Broadmoor, Elmgate, Saltash, PL12 4QX**

Listed Building Consent for construction of a new garage and driveway

**Ward: West**

It was resolved to **RECOMMEND APPROVAL.**

**PA19/03430**

Mr & Mrs Cockerill – **The Roost, 446 New Road, Saltash, PL12 6HW**

Conversion and extension of existing garage into dwelling without compliance with condition 5 of application no E2/02/01595/FUL dated 08/08/2005.

**Ward: North**

It was resolved to **RECOMMEND APPROVAL.**

**PA19/03432**

Mrs Mandy Cockerill – **The Roost, 446 New Road, Saltash, PL12 6HW**

Discharge of planning obligation dated 18/08/2005 in relation to application number E2/02/01595/FUL.

**Ward: North**

It was resolved to **RECOMMEND APPROVAL.**

**PA19/03434**

Mrs G H Munro – **2 Pollard Close, Two Hills Park, Latchbrook, Saltash, PL12 4UH**

Construction of a rear balcony

**Ward: West**

It was resolved to **RECOMMEND APPROVAL.**

Councillor Peggs declared an interest in the next Planning Application and left the meeting.

**PA19/03450**

St Stephens CP School - **St Stephens Primary School, Long Park Road, St Stephens, Saltash**

Single storey extension to form a new classroom.

**Ward: South**

It was resolved to **RECOMMEND APPROVAL.**

Councillor Peggs was invited and returned to the meeting.

**PA19/03494**

Mr & Mrs M Walsh – **22 Essa Road, Saltash, PL12 4ED**

Alterations and extension to dwelling to form single storey rear kitchen extension and loft conversion with associated works.

**Ward: East**

It was resolved to **RECOMMEND APPROVAL.**

- d. Tree applications: None.
- e. Tree notifications: None.

Councillor Phillips declared an interest in the next Licence Application and left the meeting.

**22/19/20**      **CONSIDERATION OF LICENCE APPLICATIONS**

**LI19-002834**

Foreign Muck – 137 Fore Street, Saltash, PL12 6AB

Application Type: Grant

Licensable Activities: Sale of alcohol, provision of regulated entertainment and provision of late-night refreshment.

**Ward: East**

It was to **RESOLVED** to note and that:

- a. The licensing hours are to comply with the existing establishment hours and to ensure that the licence includes the full scope of the premises including the outside seating area.
- b. There was an opposition to the licence for live music and outside seating as the premises were within a residential area.

**23/19/20**      **CORRESPONDENCE**

- a. Cornwall Council – Cornwall Design Review Panel, Wednesday, 22<sup>nd</sup> May.

It was **RESOLVED** to note and that Councillors Dent, Fox and the Town Clerk were to attend the meeting.

**24/19/20**      **TO CONSIDER PLANNING TRAINING FOR MEMBERS AND OFFICERS**

It was **RESOLVED** that all members receive training when available.

**25/19/20**      **TO RECEIVE AN UPDATE ON SALTASH NEIGHBOURHOOD PLAN**

Councillor Yates advised members that the plan was ready for submission and to have it passed by May 2020.

It was **RESOLVED** that the Neighbourhood Plan Consultation Statement was put to public consultation.

Councillor Phillips was invited and returned to the meeting.

**26/19/20**      **TO CONSIDER THE REQUIREMENT OF SURVEY MONKEY POLLS**

Cornwall Councillor Holley informed members that any referred planning applications required a substantial response from STC for progression within Cornwall Council.

It was **RESOLVED** that:

- a. The Survey Monkey Polls would be issued to all those that attended the planning meeting.
- b. The reminder email is to be reinstated the day before the closure of the poll.
- c. The Outlook calendar be utilised for reminders, when established.

**27/19/20**      **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

To resolve that pursuant to Section 1(2) of the Public Bodies (Admission to meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

**28/19/20**      **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

**29/19/20**      **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

To resolve that the public and press be re-admitted to the meeting.

**30/19/20**      **TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN**

None.

**31/19/20**      **PRESS AND SOCIAL MEDIA RELEASES**

None.



**32/19/20**

**DATE OF NEXT MEETING**

Tuesday 18<sup>th</sup> June 2019 at 6:30 p.m.

Rising at 20:10 p.m.

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

Chairman

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

DRAFT