

SALTASH TOWN COUNCIL

Minutes of a Meeting of The Planning and Licensing Committee held at The Guildhall on Tuesday 21st January 2020 at 6:30 p.m.

PRESENT: Councillors: M Fox – Chairman, S Martin, S Miller, M Parker, J Peggs, A Pinckney, J Rance, B Samuels, P Samuels, D Yates.

ALSO PRESENT: 11 Members of the Public, R Lane – Town Clerk, D Joyce – Administration Officer

APOLOGIES: Councillors: G Challen, J Dent, S Gillies, R Bickford, W Phillips,

Vice Chair in the Chair

The Chair requested all attending to observe one minutes silence for an employee of Saltash Town Council who sadly passed away.

HEALTH AND SAFETY ANNOUNCEMENTS

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

130/19/20 RECORDING OF MEETINGS - PLEASE NOTIFY THE CHAIRMAN IF YOU ARE INTENDING TO RECORD THIS MEETING

None.

131/19/20 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.

Councillor	Agenda Item	Pecuniary/Non-Pecuniary	Reason	Left the meeting
B Samuels	PA19/10728	Non-Pecuniary	Friends of the applicant	Yes
B Samuels	PA19/10663	Non-Pecuniary	Friends of the next door neighbour	Yes
P Samuels	PA19/10728	Non-Pecuniary	Applicant known to me	Yes
P Samuels	PA19/10663	Non-Pecuniary	Affects part of property owned by acquaintance	Yes

- c. To consider dispensations required.

None.

132/19/20 QUESTIONS FROM THE PUBLIC

Members of the public who have registered with the Town Clerk on the evening of the meeting may speak on a Planning or Licensing agenda item at the discretion of the Chairman and with the approval of Members of the Planning and Licensing Committee. Registration must be complete prior to commencement of the meeting.

A resident spoke in support of Planning Application PA19/10391 this was taken under the Planning Application.

A resident of Saltash spoke against Planning Application PA19/10391 this was taken under the Planning Application.

134/19/20 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED

No Report.

135/19/20 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:

PA19/08822

Mr and Mrs P Jones – Dunelm Longlands Lane Burraton Coombe Saltash Cornwall PL12 4QD

Garage to the front of the dwelling.

Ward: West

It was resolved to **RECOMMEND APPROVAL** subject to flood risk assessment.

PA19/10391

Mr and Mrs Murphy – Crannog House Barkers Hill St Stephens Saltash Cornwall PL12 4QB

Erection of a single storey sunken dwelling and use of existing access.

Ward: West

A resident of Saltash addressed Members and spoke in support of the Planning Application.

A resident of Saltash addressed Members and spoke against the Planning Application.

It was resolved to **RECOMMEND REFUSAL**:

The reasons for the recommendation for refusal by Saltash Town Council of the last application are still not fully met. Although the appeal response is noted, the emphasis placed on the comments made in this application is not fully agreed.

This application will still 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 amended road access into the site is very close to a tight junction into very narrow lane which has considerable vehicular and pedestrian traffic and will create a serious traffic hazard particularly during construction.

There is insufficient detail in the application documentation to confirm the safety of the transition from public to private land and its shared use. There is also no information on how site vehicles will be controlled during construction

Although the EA and LFA have accepted this application for the construction of a building in a flooding area there should be more attention to the potential downstream effects of reducing the water absorption capacity of the site, which risks significantly increasing downstream peak flows (which

are already at capacity) and take into account the implications of the declared climate emergency.

If this application is allowed much more detail is needed of site water control during construction and while in use is required. This land in this area is already frequently saturated after heavy rain.

The gabion method statement should have a protocol for action to be taken during heavy rain to minimise downstream effects. The possibility of undermining of the gabion barrier should be considered.

There is a severe risk of water effect during construction and occupation and the depth of the water table on the site needs to be established before construction

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

It is stated in the application that modifications will “improve flow” this will increase downstream risk, particularly when the loss of liquid sponge because of this new building is taken into consideration.

There are a few minor errors in the proposal which should be corrected; The Method Statement for gabions says the owner has been in residence for 10 years this is not so.

The planning “nearby application” quoted as a justification for this application is completely different and should not be quoted as a justification.

Foul Sewage is not to be discharged to a sewer as stated but to a package plant.

Councillors B Samuels and P Samuels declared an interest and left the room.

PA19/10728

Mr S Congdon – Land South of Roodcroft Hatt Cornwall PL12 6PJ
Change of use of building from root crop store to storage and distribution (under B8)

Ward: North

It was **RESOLVED** to defer until the next Planning and Licensing meeting on Tuesday 18th February 2020 due to the meeting being inquorate.

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

PA19/10835

Mr Dean Bennet China Fleet Country Club – China Fleet Country Club Ltd
Pill Lane North Pill Saltash PL12 6LJ

Conversion of existing redundant creche building to kiosk cafe. Installation of adventure golf course on grassed area

Ward: East

It was resolved to **RECOMMEND APPROVAL**.

PA19/11220

Mr and Mrs A Murton – Brambles Longlands Lane Burraton Coombe
Saltash Cornwall PL12 4QF

Variation of Condition 2 (Plans) of application no PA16/00996 dated 23/03/16 for the Erection of a detached dwelling to amend the design of the dwelling.

Ward: West

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

1. Planning application not clearly showing the layout and visual appearance differences from previous application.
2. Layout, visual appearance and finishing materials would not be in-keeping with the its surrounding environment.

PA20/00059

Mr and Mrs Braddon – 8 Taylor Close Saltash PL12 4LS
Single storey rear extension

Ward: North

It was resolved to **RECOMMEND APPROVAL**.

Councillors B Samuels and P Samuels declared an interest and left the room

- d. Tree applications:

PA19/10663

Mr Zak Hill - The Rectory St Stephens Road Saltash PL12 4AP
Various tree works.

Ward: South

It was **RESOLVED** to defer until the next Planning and Licensing meeting on Tuesday 18th February 2020 due to the meeting being inquorate.

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

- e. Tree notifications: None.

136/19/20 CONSIDERATION OF LICENCE APPLICATIONS

None.

137/19/20 CORRESPONDENCE

None.

138/19/20 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.

139/19/20 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

140/19/20 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

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

141/19/20 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN

None.

142/19/20 PRESS AND SOCIAL MEDIA RELEASES

None.

143/19/20 DATE OF NEXT MEETING

Extraordinary Planning and Licensing Thursday 13th February 2020 at 6:30 p.m.

Rising at 7:06pm

Signed: _____

Chairman

Dated: _____