

SALTASH TOWN COUNCIL DECISION: Dated Wednesday 27th May 2020

PA20/03769

Submission of details to discharge conditions 3, 4, 6 and 7 in respect of Decision Notice PA19/10391 dated 25th March 2020

Crannog House Barkers Hill St Stephens Saltash Cornwall PL12 4QB

“Due to the restrictions placed on the Town Council as a result of the pandemic Coronavirus, this response represents the opinion of Members of Saltash Town Council identified through a consultation process and will be ratified at the next appropriate Planning and Licensing Committee meeting”.

It was agreed to **RECOMMEND THE FOLLOWING:**

Condition 3. A Construction Phase Surface Water Management Plan;

It is believed that the submitted information meets the stated requirement to provide information.

The Council is not in a position to comment on its likely success, that is a matter for the planning and flooding authorities.

The owners requirements for maintenance and inspection must be laid down in such a way that any future purchaser is aware of and complies with these requirements.

Condition 4. No development shall commence until a scheme for the provision and management of passage for otters and other wildlife via the gabion baskets has been submitted.

It is believed that the submitted information meets the stated requirement to provide information.

The Council is not in a position to comment on its likely success, that is a matter for the planning authority's advisors to assess.

The owners requirements for keeping the access clear and viable must be laid down in such a way that any future purchaser is aware of and complies with these requirements.

Condition 6. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the planting and maintenance of the sedum roof have been submitted

The information presented meets the requirement.

Condition 7. Prior to the first occupation of the dwelling hereby approved, details of any boundary enclosures or fencing on the western, southern and eastern boundaries of the site shall be submitted

The submitted document appears to meet the requirement.

It should be noted that the existing boundaries include close panelled fences, it is assumed that these will be removed to meet the boundary as described.

It is also assumed that the fencing against the Latchbrook will allow animal access to the water including as described in the condition 4 response.