

SALTASH TOWN COUNCIL

Minutes of a Meeting of The Planning and Licensing Committee held at The Guildhall on Tuesday 17th March 2020 at 6:30 p.m.

PRESENT: Councillors: R Bickford, G Challen, J Dent – Chairman, M Fox – Vice Chairman, S Miller, J Peggs, W Phillips, J Rance, B Samuels, P Samuels, D Yates.

ALSO PRESENT: S Tamlin - Cornwall Councillor, S Burrows – Head of Administration & Library Services, D Joyce – Administration Officer.

APOLOGIES: Councillors: S Gillies, S Lennox-Boyd, S Martin, A Pinckney.

HEALTH AND SAFETY ANNOUNCEMENTS

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

The Chairman thanked Members for attending the Planning and Licensing meeting and informed Members of the measures put in place to allow the Town Council to continue to operate in a safe manner protecting our staff and community.

157/19/20 RECORDING OF MEETINGS - PLEASE NOTIFY THE CHAIRMAN IF YOU ARE INTENDING TO RECORD THIS MEETING

Councillor Challen notified the Chairman she would be recording the meeting.

158/19/20 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
G Challen	PA20/00765	Non-Pecuniary	Neighbour to business	Yes
G Challen	PA20/0766	Non-Pecuniary	Neighbour to business	Yes
G Challen	PA20/01577	Non-Pecuniary	Friend	Yes
B Samuels	PA19/10928	Non-Pecuniary	Neighbour	Yes
P Samuels	PA19/10928	Non-Pecuniary	Live adjacent to this property	Yes

- c. To consider dispensations required.
None.

159/19/20 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.

The Chairman informed Members a question had been received from a resident against PA20/01562 this taken under the Planning Application.

160/19/20 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED

No Report.

161/19/20 **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:

PA19/06402

Mr C Speed Project Management SW Ltd - **Old Churchtown Farm Farm Lane Saltash Cornwall**

Outline application for 17 properties [12 No. self build properties with 5 No. affordable homes]. Individual self build property design to be reserved with variation of Condition 5 (Design Code) and Condition 10 (Landscape and Ecological Management Plan) of decision PA17/07469 dated 25th May 2018.

Ward: West

It was resolved to **RECOMMEND REFUSAL** due to the replacement of the hedge being:

- 1. Inappropriate replacement and insufficient structure to the previous structure.

- 2. Insubstantial and an unsuitable ecological solution.

It was resolved to **RECOMMEND** that a more suitable solution would appear to be a dry-stone wall or a replacement hedge.

Councillors B and P Samuels declared an interest in the next agenda item and left the room.

PA19/10928

Mr Braddon - **New View Windows Ltd 9 Moorlands Lane Saltash Cornwall PL12 4HJ**

Change of use from B1 light industrial to B1 light industrial, B2 general industrial and B8 storage and for retention of storage containers to rear.

Ward: North

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

1. The proposed storage requiring 24-hour access in a residential area.
2. Access road does not have the infrastructure to withstand usage.
3. It is not a suitable extension on the intent for business.

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

PA19/11285

Mr James Evans - **5 And 7 Culver Road Saltash Cornwall PL12 4DW**

Change of Use to operate a dental practice, whilst retaining permission for Beauty/Ancillary Retail and construction of small porch.

Ward: East

It was resolved to **RECOMMEND APPROVAL**.

Councillor Challen declared an interest in the next two agenda items and left the room.

PA20/00765

Praesepe Holdings Ltd – **15 Lower Fore Street Saltash Cornwall PL12 6BA**

Change of use of the ground floor to an Adult Gaming and Amusement Centre with Bingo (Sui Generis)

Ward: East

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

1. The property being within a conservational area and not in keeping with the surrounding ethos.
2. 24-hour operational access not suitable for the area proposed.
3. General disturbance.

PA20/00766

Praesepe Holdings Ltd - 15 Lower Fore Street Saltash Cornwall PL12 6BA

Advertisement consent for installation of three internally illuminated fascia signs and one internally illuminated projecting sign.

Ward: East

It was resolved to **RECOMMEND REFUSAL** due to the application not in keeping with the conservation area.

Councillor Challen was invited and returned to the meeting.

PA20/00950

Harvella Builders Ltd - Land Adjacent To Babis Farm Row St Stephens PL12 4TQ

Variation of condition 2 of application no. PA16/07318 dated 10/10/2016 (Erection of new dwelling.)

Ward: South

It was resolved to **RECOMMEND APPROVAL**.

PA20/01224

Mr F W Rogers Beaver (UK) Ltd – Land At Junction Of Callington Road And Pilmere Drive Saltash Cornwall

Erection of a two storey industrial building: vehicle valeting on the ground floor; offices on the first floor plus store.

Ward: North

It was **RESOLVED** to defer the PA until further information and clarification regarding the application has been provided.

PA20/01223

Mr Brian Walters - Shillingham Nursery St Stephens Saltash Cornwall PL12 4QU

Erection of one dwelling in connection with horticulture and alteration to vehicular access without compliance with Condition 3 in respect of decision 5/02/82/00314/F dated 07.06.82

Ward: West

It was resolved to **RECOMMEND APPROVAL**.

PA20/01262

Mr John Langhorn - 122 Callington Road Saltash PL12 6ED
Kitchen/Diner extension

Ward: North

It was resolved to **RECOMMEND APPROVAL.**

PA20/01481

Mr and Mrs Rees – Plot 2 Churchtown Drive St Stephens
Cornwall PL12 4FB

Reserved matters application for the construction of dwelling
(details following application no. PA17/07469 dated 25/05/18) with
variation of condition 2 (relating to obscure glazing) of decision
PA18/10631 dated 03/02/2020

Ward: West

It was resolved to **RECOMMEND APPROVAL.**

PA20/01487

Mr and Mrs Richards - Plot 4 Churchtown Drive St Stephens
Cornwall PL12 4FB

Reserved Matters application for construction of a detached
dwelling on Plot 4 (Details following outline application no.
PA17/07469 dated 25/05/18) Revised scheme to application no.
PA18/09686 dated 18/02/19

Ward: West

It was resolved to **RECOMMEND APPROVAL.**

Councillor Challen declared an interest in the next agenda item and
left the room.

PA20/01577

Mr J Richards - 9 Lower Port View St Stephens PL12 4BY

Variation of condition 2 of application no. PA18/05725 dated
21/12/18 for garage with office below.

Ward: East

It was resolved to **RECOMMEND REFUSAL** as insufficient detail
had been provided in the planning information.

Councillor Challen was invited and returned to the meeting.

d. Tree applications:

PA20/00406

Mr Justin Lusher - **Haven View 2 Higher Port View Saltash Cornwall PL12 4BU**

Reduce Crown by 3-4 metres and a 20% thin throughout tree to Sycamore Tree - T4 - subject to a Tree Preservation Order.

Ward: East

It was resolved to **RECOMMEND REFUSAL** on the grounds stated by Tree Officer:

1. Lack of clear and convincing justification or supporting evidence.
2. Reasons given to undertake heavy pruning to the tree does not comprise clear and convincing evidence necessary to justify the magnitude of the works proposed.

PA20/01562

Mr Michael Burns - **14 Lower Fore Street Saltash PL12 6JX**

Lucombe Oak (T1) Reduce lateral branches back (small) to create good shape of overall crown of tree and small branches interfering with phone lines. Reduce lower crown lateral branches overhanging wall back 1.5 meters of pre-school play area and garden area of 14 Lower Fore Street. Full crown thinning by 10%. No branches greater than 10 cms diameter to be removed. Remove all small deadwood within this tree. Any branches at height, identified while climbing, that need attention will be photographed and reported if removal is required.

Yew(T2) Remove three scared small branches and prune back protruding spur to main stem which was broken off.

Yew (T3) Reduce height of all overhanging branches over neighbours property to the same height as branches already removed from this tree in the garden of 14, Lower Street for safety reasons.

Ward: East

The Chairman informed Members that she would read the residents objection:

We are residents of 20 Lower Fore Street, Saltash.

Duncan House, 14 Lower Fore street, is currently for sale and we are concerned that this may mean a future use for the property that would endanger the heritage trees there.

We understand that the Yew and Lucombe Oak on the west (Guildhall) side of the property are currently protected by Tree Protection Orders. However there is also a magnificent Yew on the east boundary of the property at the rear of the house that is equally in need of protection. In addition this Yew affords valued privacy to both residents of Duncan House and also residents of Lower Fore Street such as ourselves on the downward side of the property.

Beyond their heritage value and great beauty the three trees (and indeed the property as a whole) afford a protective habitat for birds.

The Chairman informed Members that she would read the residents objection:

Planning application PA20/01562 is a follow on from the previously rejected application PA19/10015. Given that the applicant has put forward a single application for all 3 trees and not a separate application for the trees as instructed will the council reject this. Note that the application also covers Yew tree T3 which the Council decided should be left, untouched, for a period of 7 years before any work be carried out on it.

It was **RESOLVED** to defer the application until Cornwall Councillor D Holley and interested parties have further considered the application.

- e. Tree notifications: None.

162/19/20 **CONSIDERATION OF LICENCE APPLICATIONS**

LI20_000809

China Fleet Country Club – **Pill Lane Saltash**

Application Type: Grant

Licensable Activities: Sale by retail of alcohol, regulated entertainment and late night refreshments

Application Accepted: 17/02/20

Representations Deadline: 16/03/20

Case Officer: Linda Edmunds

Ward: East

East ward Councillors **RECOMMENDED APPROVAL** by email on Thursday 5th March 2020.

It was **RESOLVED** to note.

163/19/20 **CORRESPONDENCE**

None.

164/19/20 **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.

165/19/20 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

166/19/20 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

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

167/19/20 TO CONSIDER URGENT NON-FINANCIAL ITEMS AT THE DISCRETION OF THE CHAIRMAN

Coronavirus (COVID-19)

Members discussed the recent developments on the Coronavirus and the requirement of various support throughout the Community.

All Members agreed that publicising and signposting the Community to relevant organisations which are already established and effective in their support is proving sufficient at this time.

Members can assist in their Wards but not under the umbrella of the Town Council.

Councillor Bickford informed Members that Community Enterprise PL12 is looking into further options to assist the Community and if any Member wishes to volunteer to discuss with him directly.

It was **RESOLVED** to note.

168/19/20 PRESS AND SOCIAL MEDIA RELEASES

It was **RESOLVED** to issue the following Social Media release:

1. Signposting help to the community regarding the Coronavirus.

169/19/20 DATE OF NEXT MEETING

Tuesday 21st April 2020 at 6:30 p.m.

Rising at 7:56 pm

Signed: _____

Chairman

Dated: _____