



Saltash Town Council

Meeting of The Planning & Licensing Committee

Tuesday 16th February 2021 at 6.30 p.m.

Town Councillors:

Saltash North:

S Gillies

J Peggs

W Phillips

B Samuels

Saltash South:

M Fox – Vice Chairman

S Lennox-Boyd

S Martin

A Pinckney

Saltash East:

R Bickford

Vacancy

J Rance

P Samuels

Saltash West:

G Challen

J Dent - Chairman

S Miller

D Yates

Agenda items 1 a-d

Announcements:

To confirm that all present can hear the proceedings.

Roll call of Members, Public and Press present.

To confirm the meeting is quorate.

Meeting procedure.

Agenda items

2-3

Recording of meetings – please notify the Chairman if you are intending to record this meeting.

Please note: All meetings are open to the public and could be filmed or recorded by broadcasters, the media, council members, the Council, or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed we cannot guarantee this especially if you are speaking or taking an active role.

Apologies

Agenda items

4 a-c

Declarations of Interest:

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.

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

To consider dispensations required.

Agenda item 5

Questions

A 15 minute period when members of the public may ask questions of Members of the Council.

Please note: Questions must be submitted in writing to the Guildhall 24 hours before the meeting and that responses may be in writing at a later date.

Agenda item 6

To note and receive the minutes of the Planning and Licensing Committee held on Tuesday 19th January 2021 as a true and correct record.

Agenda item

7

To consider Risk Management reports as may be received.

Agenda item 8 a-b

Planning:

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.

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.

Planning Applications

8c

**PA20/05269 – Crooked Inn (Managers Dwelling)
Liskeard Road Trematon Saltash PL12 4RZ**

Variation of condition 5 of decision PA13/03126 dated 11/10/2013 Alterations and variations to extant consented managers dwelling (under construction) and associated works.

Response Date: Extension to 19.02.21.

From: George Shirley, Senior Development Officer, Cornwall Council.

To: Town Clerk

cc: Sam Tamlin, Cornwall Councillor.

Date: 27th January 2021

I write to you in respect of the Town Council's comments on planning application PA20/05269 - *Variation of condition 5 of decision PA13/03126 dated 11/10/2013 Alterations and variations to extant consented managers dwelling (under construction) and associated works at the Crooked Inn.*

The Town Council's comments were:

“It was agreed to RECOMMEND REFUSAL on the grounds of:

' This dwelling would not have been allowed to be built unless it was tied to the business. Therefore, we refuse on the grounds that it would contradict planning legislation if it was sold as a separate dwelling.

' This should not be allowed to be an independent dwelling.”

We agree with the Town Council's position in so far as the tie between the dwelling and the business should be not be removed without proper justification. This was the position which we took when this same request was refused in 2019 under PA19/01480.

Since the 2019 application, the applicant has marketed the property (business and dwelling). Details have been provided of a genuine and robust marketing campaign which has established:

- The property has been marketed at a reasonable price which has been confirmed by an independent valuation.
- The property has been on the market since the first quarter of 2019 (approaching 24 months).
- The marketing has been genuine, generating over 750 enquiries, but with no formal viewings.
- It is considered that the ratio of value between the house and business is not favourable for a sale. The dwelling is a significant building and would result in purchasers being unlikely to generate enough profit from the business to justify the overall value spent on the property as a whole. This significantly reduces the amount of investors willing/able to consider the property.
- The business premises already has a managers flat which would ensure there is no future likelihood for further applications for dwellings on the site.

With this in mind, our view is that the applicant has demonstrated the property has been properly marketed and it would be unreasonable to continue to object to the scheme. By removing the tie, there is a much greater likelihood of the business being sold. We are therefore minded to recommend approval of the application.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. Having made strong planning reasons to maintain your original position on the proposal against my recommendation, it is requested that the application is determined by the Planning Committee*

Please tell me which option you wish to choose within 5 working days from the date of this communication. It may not always be appropriate to take an application to Committee if the planning position is so clear-cut that it would not be right to make a different decision to the one being recommended. In these rare circumstances we will consult the Divisional Member and explain our reasoning when making the planning decision.

If I do not hear from you within 5 working days, a delegated decision will be issued in accordance with my recommendation. If our recommendation changes for any reason we will notify you so that you may reconsider your own position.

* Due to the current pandemic situation, we are not able to operate planning committees in person and a new protocol is in place to deal with the applications that require planning committee involvement. Please see our Covid-19 impact on planning processes FAQs for more information.

**George Shirley | Senior Development Officer
Cornwall Council | Planning & Sustainable Development Service**

PA20/05269
Extract from
Application
Form

5. Condition(s) - Removal/Variation

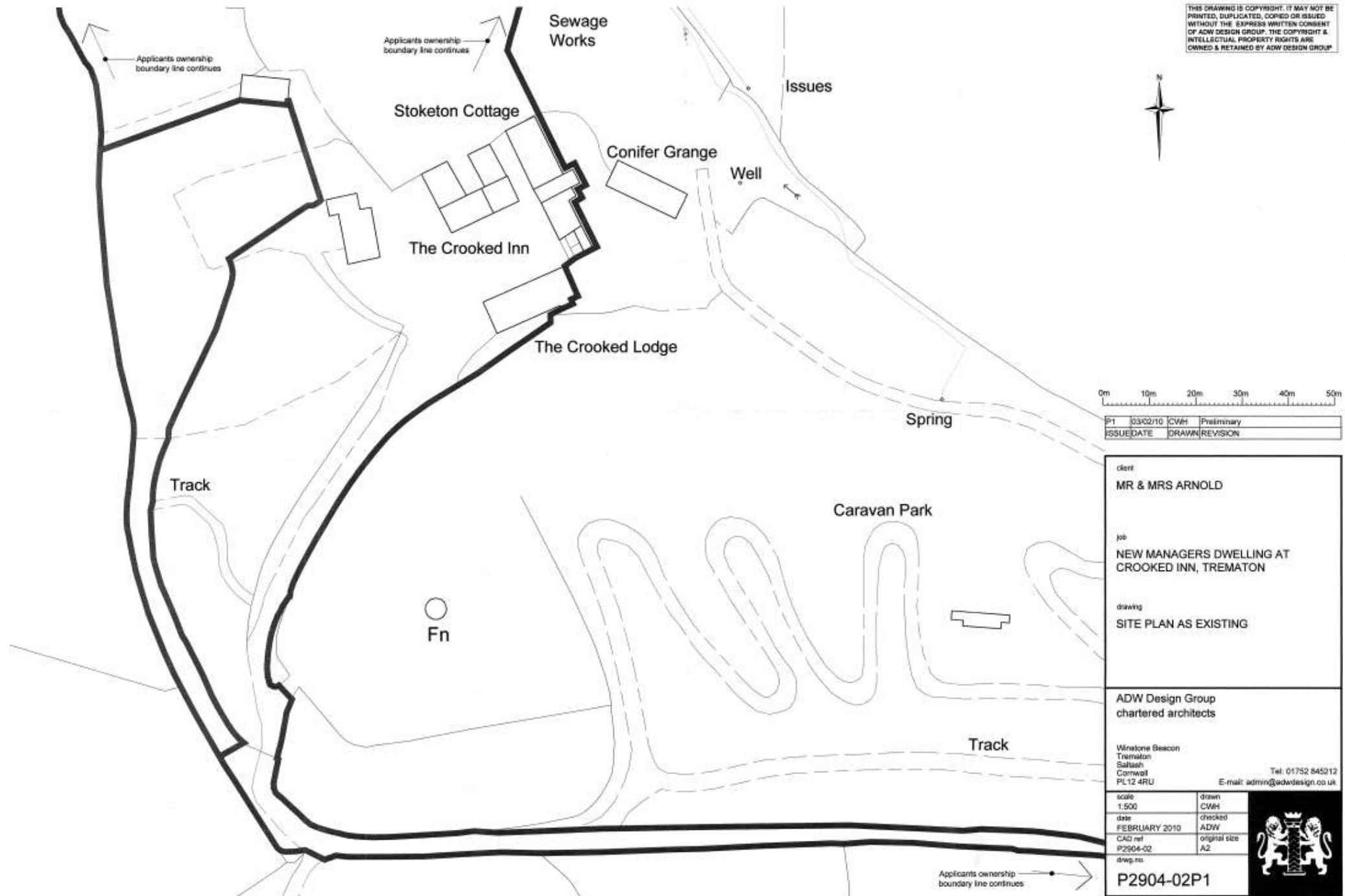
Please state why you wish the condition(s) to be removed or changed

Condition 5 - See supporting documentation 'Planning Statement'.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

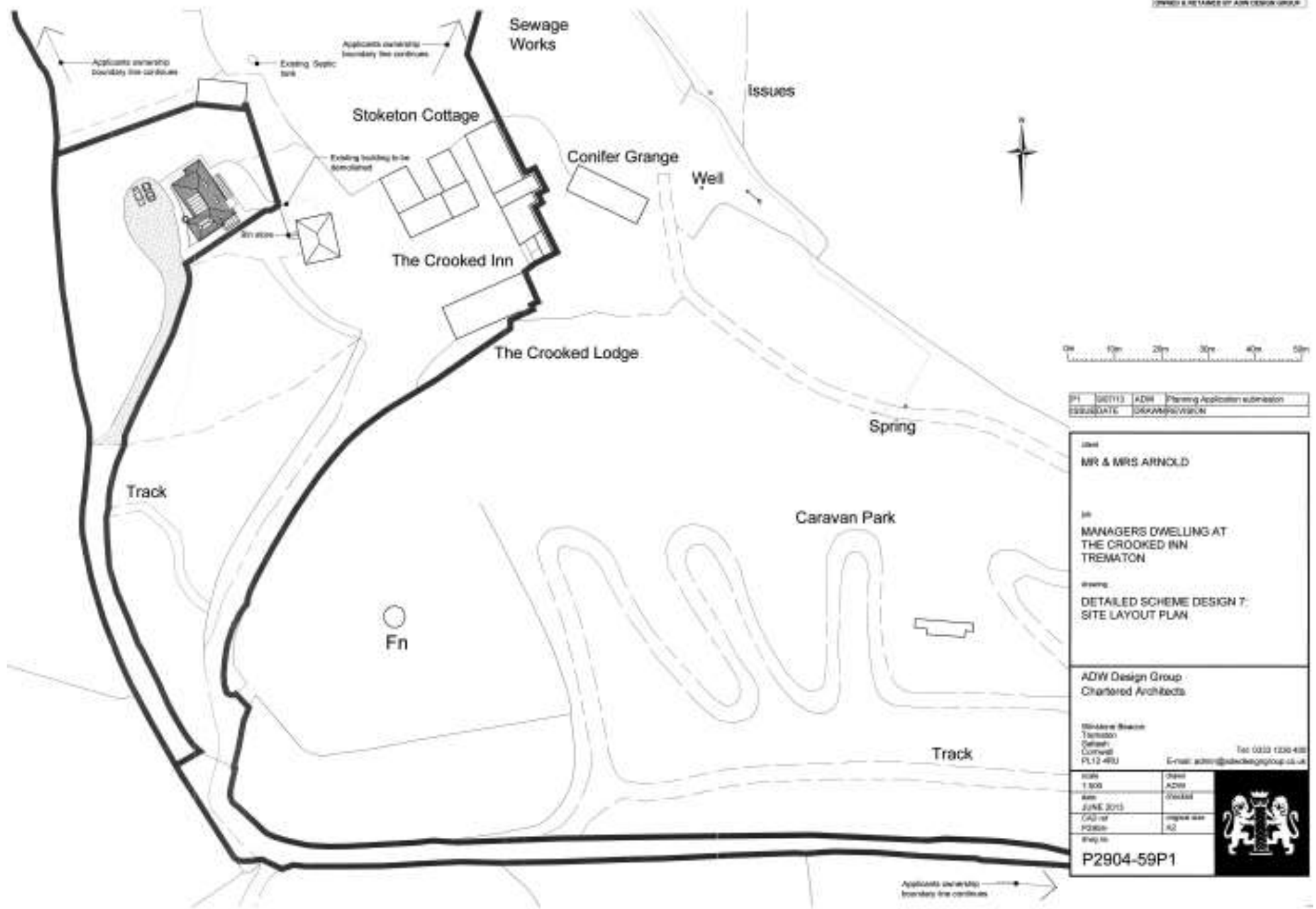
Removal of condition to enable use restriction to be lifted and dwelling to be sold independently of the Crooked Inn (and deletion of associated S106 Obligation - see also separate application)

**PA20/05269
Site & Block
as existing
taken from
PA13/03126**



PA20/05269
Detailed Scheme
Design 7 – Site
Layout Plan taken
from PA13/03126

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PH	02/11/13	ADW	Planning Application submission
ISSUANCE DATE	03/04/2014		

Client
MR & MRS ARNOLD

Site
MANAGERS DWELLING AT THE CROOKED INN, TREMATON

Scheme
DETAILED SCHEME DESIGN 7: SITE LAYOUT PLAN

ADW Design Group
 Chartered Architects

Winkley House
 Trematon
 Cornwall
 PL12 4RU

Tel: 01323 1230 400
 E-mail: adw@adwdesigngroup.co.uk

Scale	1:500	Sheet	ADW
Date	JUNE 2013	Created	ADW
CAD File	P2904-59P1	Project No	AD
Sheet No	P2904-59P1		



PA20/05269 Detailed Design of Scheme 7 – Elevations & Section PA13/03126

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South West Elevation



North West Elevation



North East Elevation

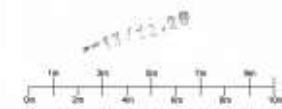


South East Elevation



Section F-F

Preliminary Issue
Do not scale from this drawing.
Use figured dimensions only.
If there is any discrepancy, it must be reported to the Architect immediately.
All dimensions to be checked on site prior to commencement of the works.



01 2005269 0428 Preliminary Issue
SCHEDULE 2 DRAWING/REVISION

client:
MR AND MRS ARNOLD

job:
**NEW MANAGERS DWELLING AT
THE CROOKED INN, TREMATON**

drawing:
**DETAILED DESIGN OF SCHEME 7:
ELEVATIONS & SECTION**

ADW Design Group
Chartered Architects

Welsh Register
Trematon
Carmarthen
Carmarthenshire
SA31 3JF

Tel: 01292 1238 480
E-mail: admin@adwdesigngroup.co.uk

Issue:	Drawn:
1:128	ADW
Date:	Checked:
MARCH 2018	
CAU ref:	Registration:
20200-28	41
Scale:	



P2904-55P1

Planning Applications

8c

PA21/00219 – 114 Callington Road Saltash PL12 6EA

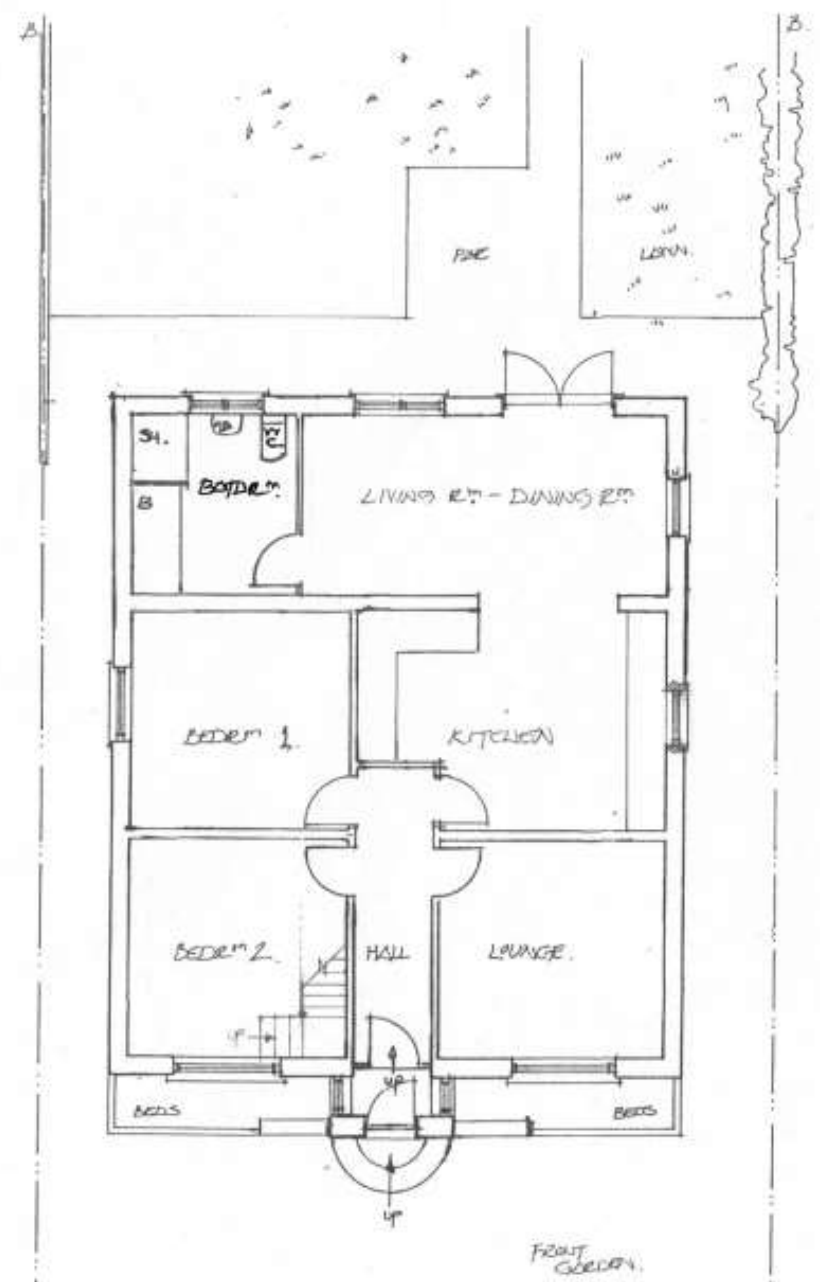
Revised porch and addition of dormer to the south elevation.

Response Date: Extension to 19.02.21.

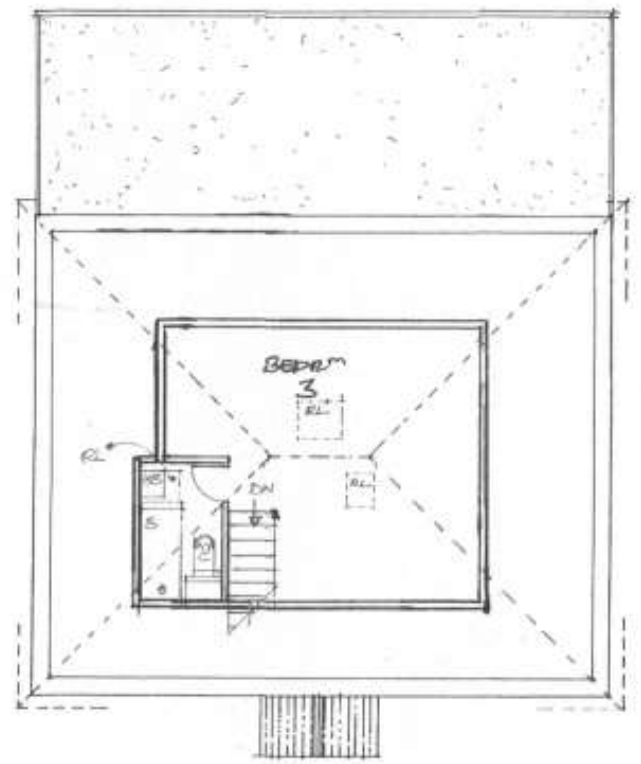
PA21/00219
Site Location



PA21/00219
Existing
Floor Plans

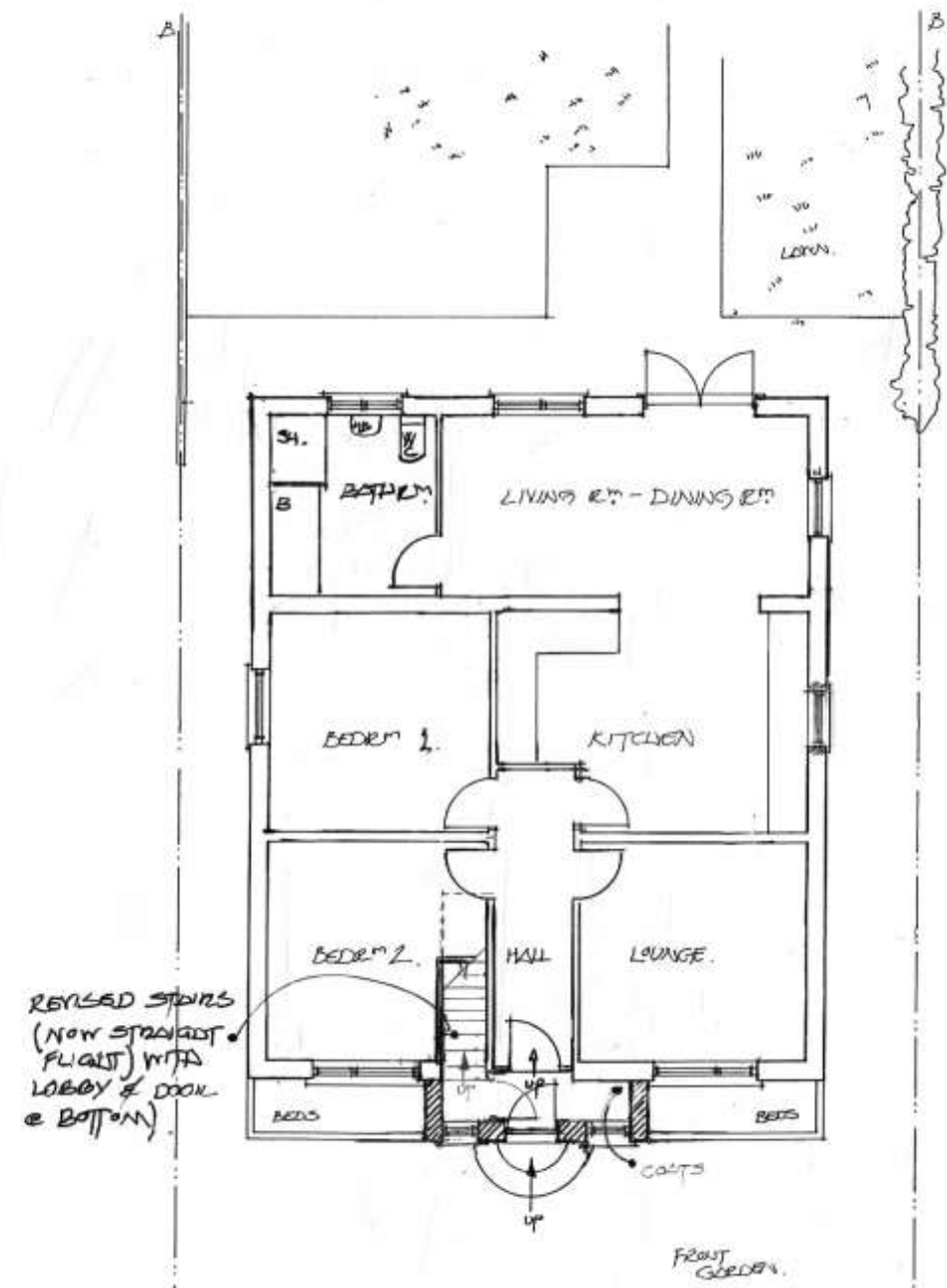


B. GROUND FLOOR PLAN. B.

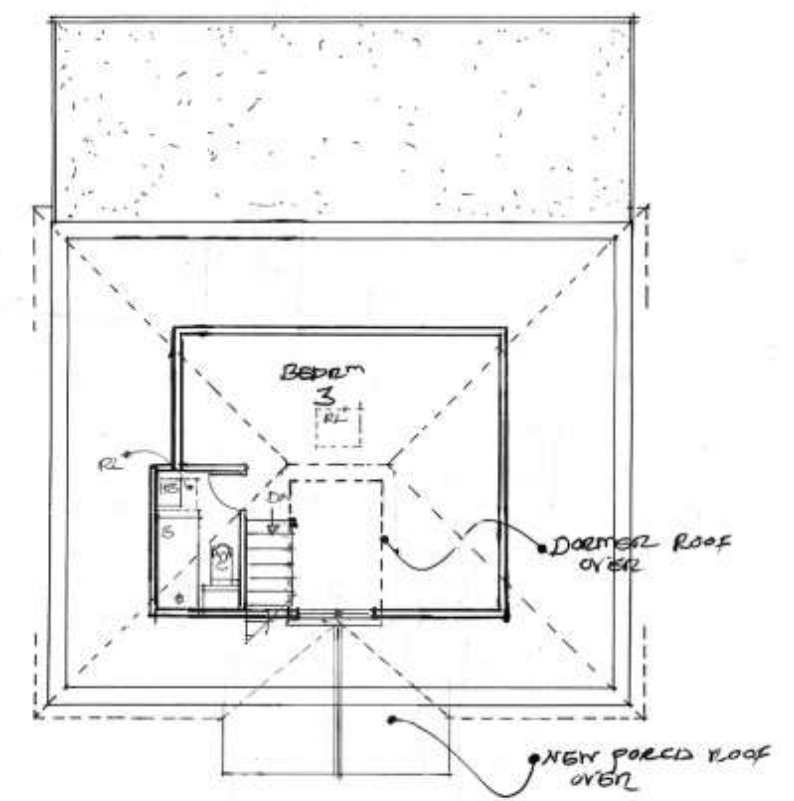


ATTIC FLOOR PLAN.

PA21/00219
Proposed
Floor Plans



A GROUND FLOOR PLAN. B.

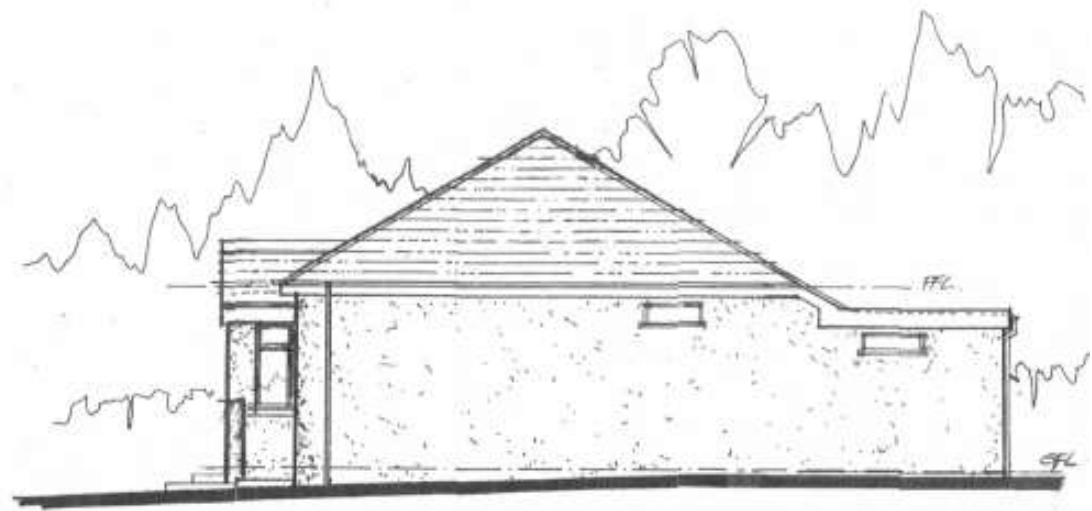


A ATTIC FLOOR PLAN. B.

PA21/00219
Existing
Elevations



FRONT ELEVATION (SOUTH).



SIDE ELEVATION (EAST).



REAR ELEVATION (NORTH).



SIDE ELEVATION (WEST).

SIMON MOVERLEY
 BA (HONS) DIP ARCH
 23 HOMER PARK, SALTASH
 CORNWALL. PL12 6HH
 TEL: (01752) 84624

PROJECT: PROPOSED ADDITIONS
 TO 114 COLLINGTON RD
 SALFSEA CORNWALL

DRAWING: ELEVATIONS AS
 EXISTING.

CLIENT: MR & MRS TOMBLING.

DRAWING NO: SA 0351/03.

REVISION:

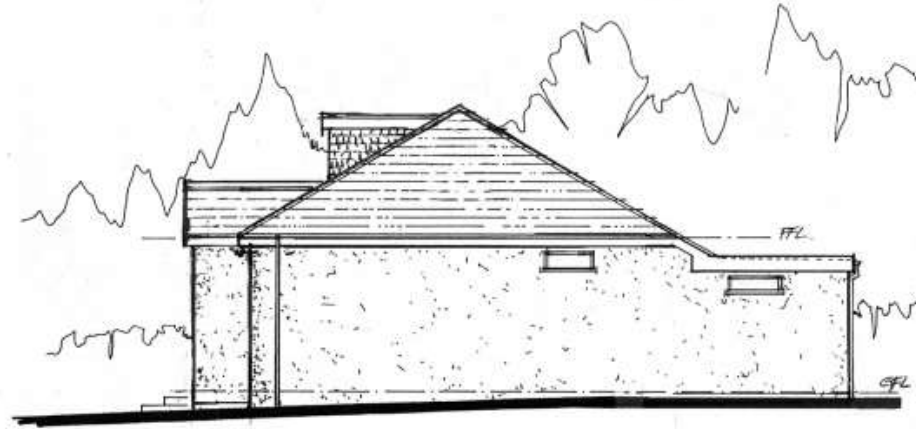
SCALE: 1:100 @ A3.

DATE: DEC 20.

PA21/00219
Proposed
Elevations



FRONT ELEVATION (SOUTH).



SIDE ELEVATION (EAST).



REAR ELEV

1).



SIDE ELEVATION (WEST).

MATERIALS: FINISHES

ROOF: DORMER; GRP (GIBBY)
 FLAT ROOF, SLATE HUNG
 CREEKS.
 PORCA; SLATES TO MATCH.

WALLS: RENDERED BLOCKWORK
 TO MATCH EXISTING.

WINDOWS/DOORS: WHITE FINISH
 PVC U FRAMES WITH
 DOUBLE GLAZED UNITS.

RAINWATER GOODS; WHITE FINISH
 PVC U GUTTERS/PISCINAS
 & DOWN PIPES TO MATCH
 EXISTING.

SIMON MOVERLEY
 BA (HONS) DIP ARCH
 23 HOMER PARK, SALTASH
 CORNWALL. PL12 6HH
 TEL: (01752) 84 624

PROJECT: PROPOSED ADDITIONS
 TO 114 COLLINGTON RD
 SALTASH CORNWALL

DRAWING: ELEVATIONS AS
 PROPOSED.

CLIENT: MR & MRS TOMBUNG.

DRWING NO: SA 0351/05.

REVISION:

SCALE: 1:100 @ A3.

DATE: DEC 20.

Planning Applications

8c

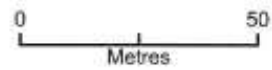
PA21/00411 – 1 The Moorings Babis Lane St Stephens

**Installation of a new window in the West elevation.
Installation of sliding doors and additional window
glazing on the ground floor North elevation.**

Response Date: Extension to 19.02.21.

1 The Moorings

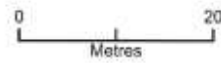
PA21/00411
Location Plan



Plan Produced for: Mr & Mrs Donovan
Date Produced: 12 Jan 2021
Plan Reference Number: TQRQM21012125601458
Scale: 1:1250 @ A4

PA21/00411
Site & Block

SITE PLAN

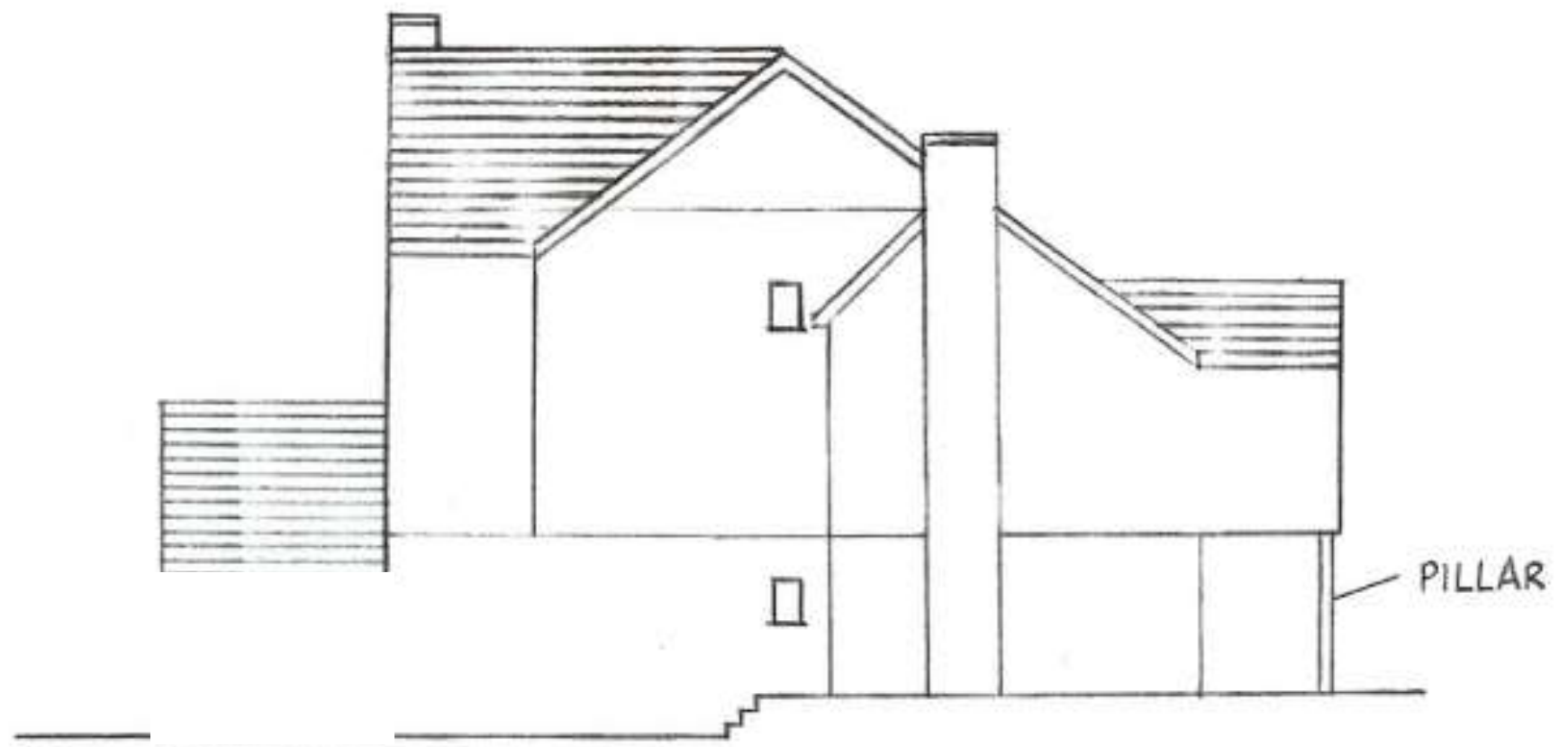


Plan Produced for: Mr & Mrs Donovan
Date Produced: 17 Jan 2021
Plan Reference Number: TOROM21017131250334
Scale: 1:100 @ A4

PA21/00411
Existing Window

SCALE 1:100
0 1 2 3 4 5
METRES

WEST SIDE ELEVATION



EXISTING

PA21/00411

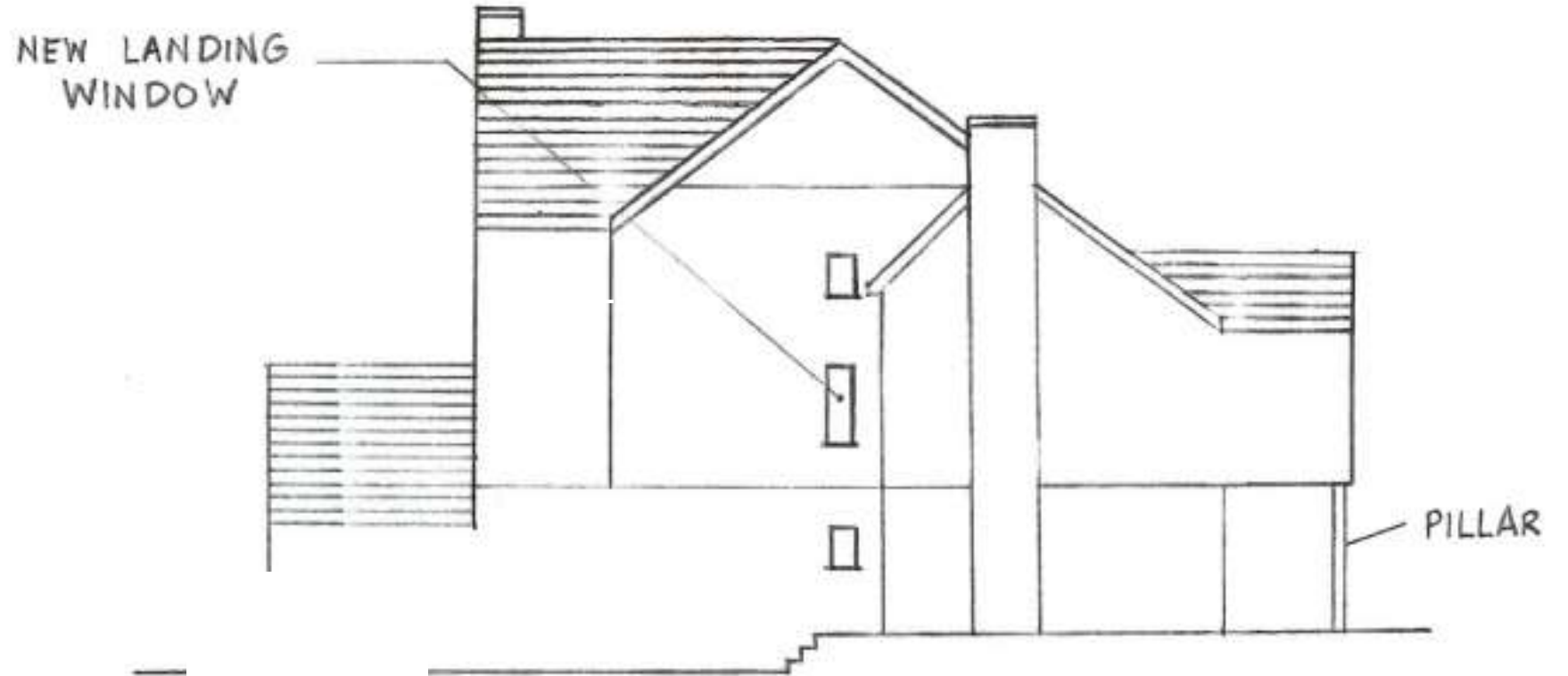
Proposed window

SCALE 1:100

0 1 2 3 4 5

METRES

WEST SIDE ELEVATION



PROPOSED

PA21/00411
Existing Door

SCALE 1:100



NORTH BACK ELEVATION



EXISTING

PA21/00411
Proposed Door

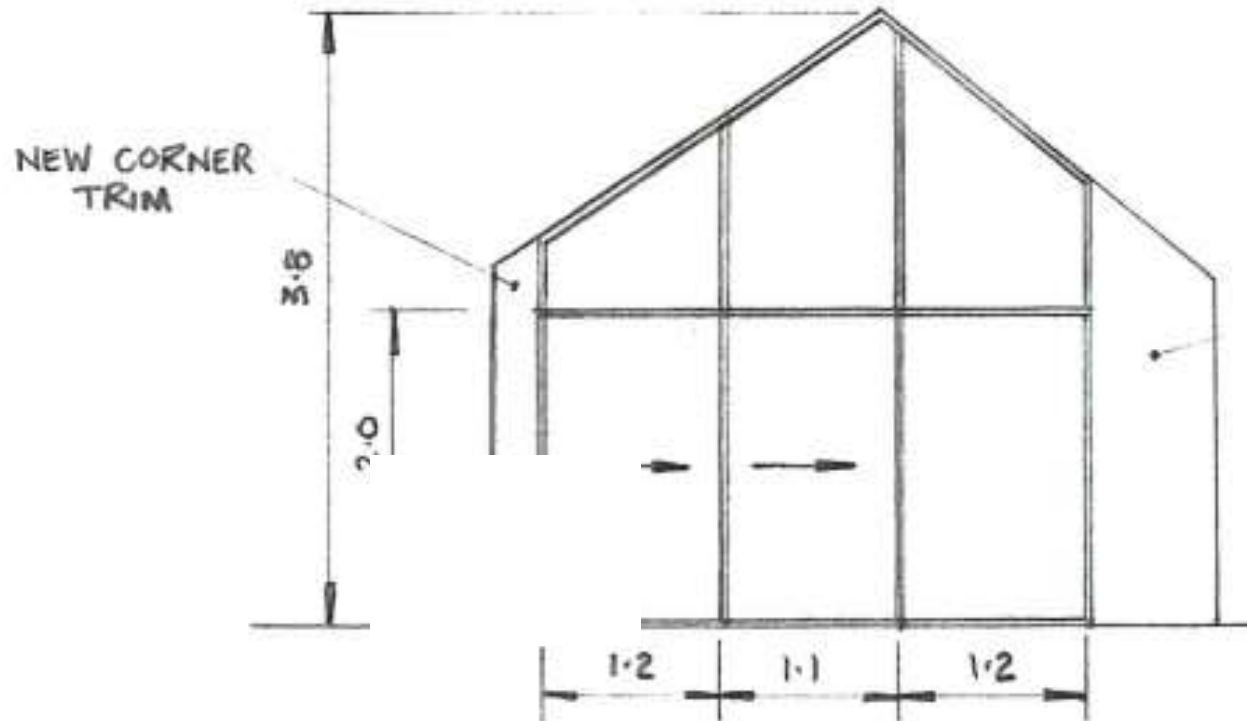
SCALE 1:100
0 1 2 3 4 5
METRES

NORTH BACK ELEVATION



PROPOSED

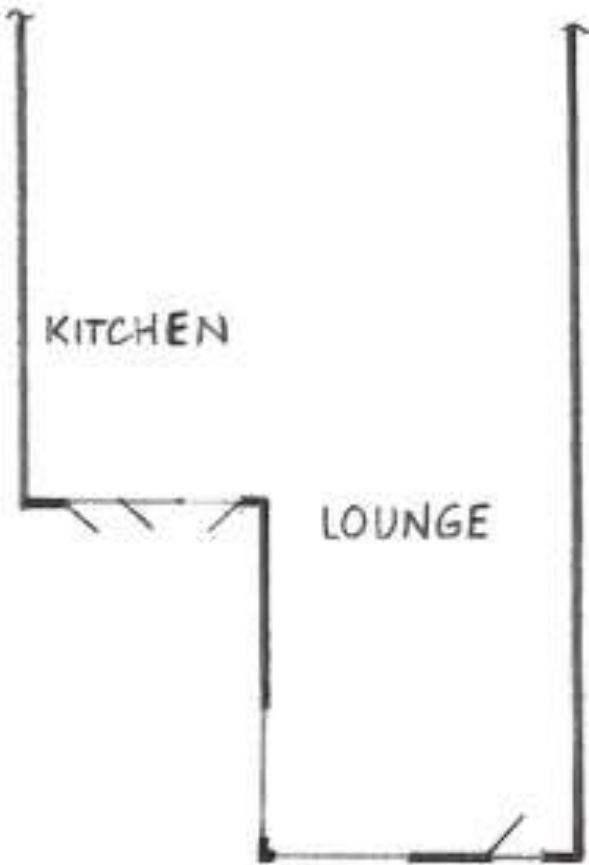
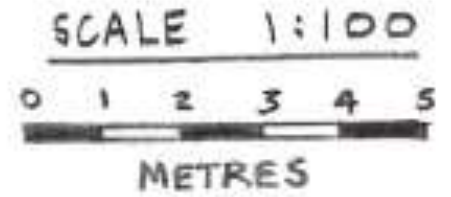
DETAIL OF INSTALLATION



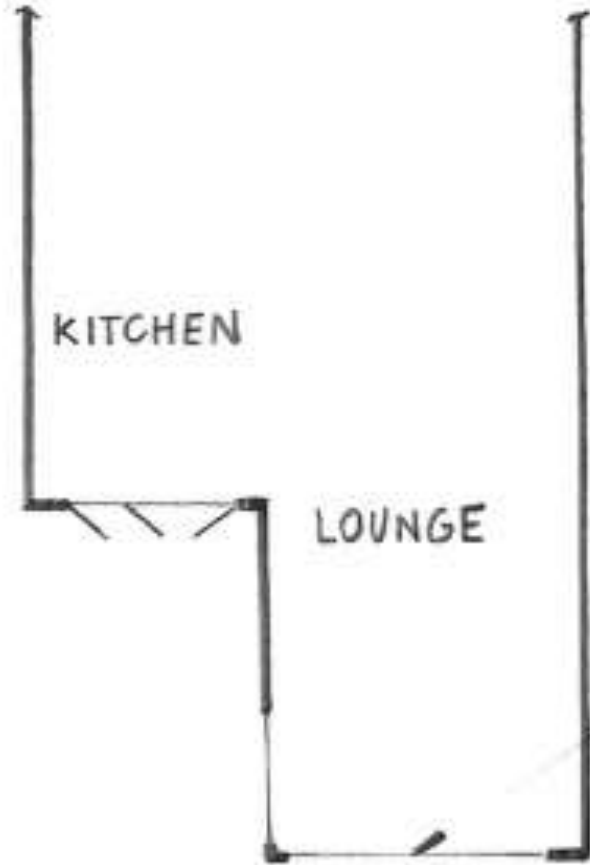
ALL SIZES ARE APPROXIMATE UNTIL
EXISTING WINDOWS, DOOR AND
WALL ARE REMOVED AND NEW
SUPPORTING STEELWORK
FINALISED.

EXISTING WALL

FLOOR PLANS



EXISTING



PROPOSED

Planning Applications

8c

PA20/10644 – 12 Sunningdale Road, St Stephens.
REVISED PLANS

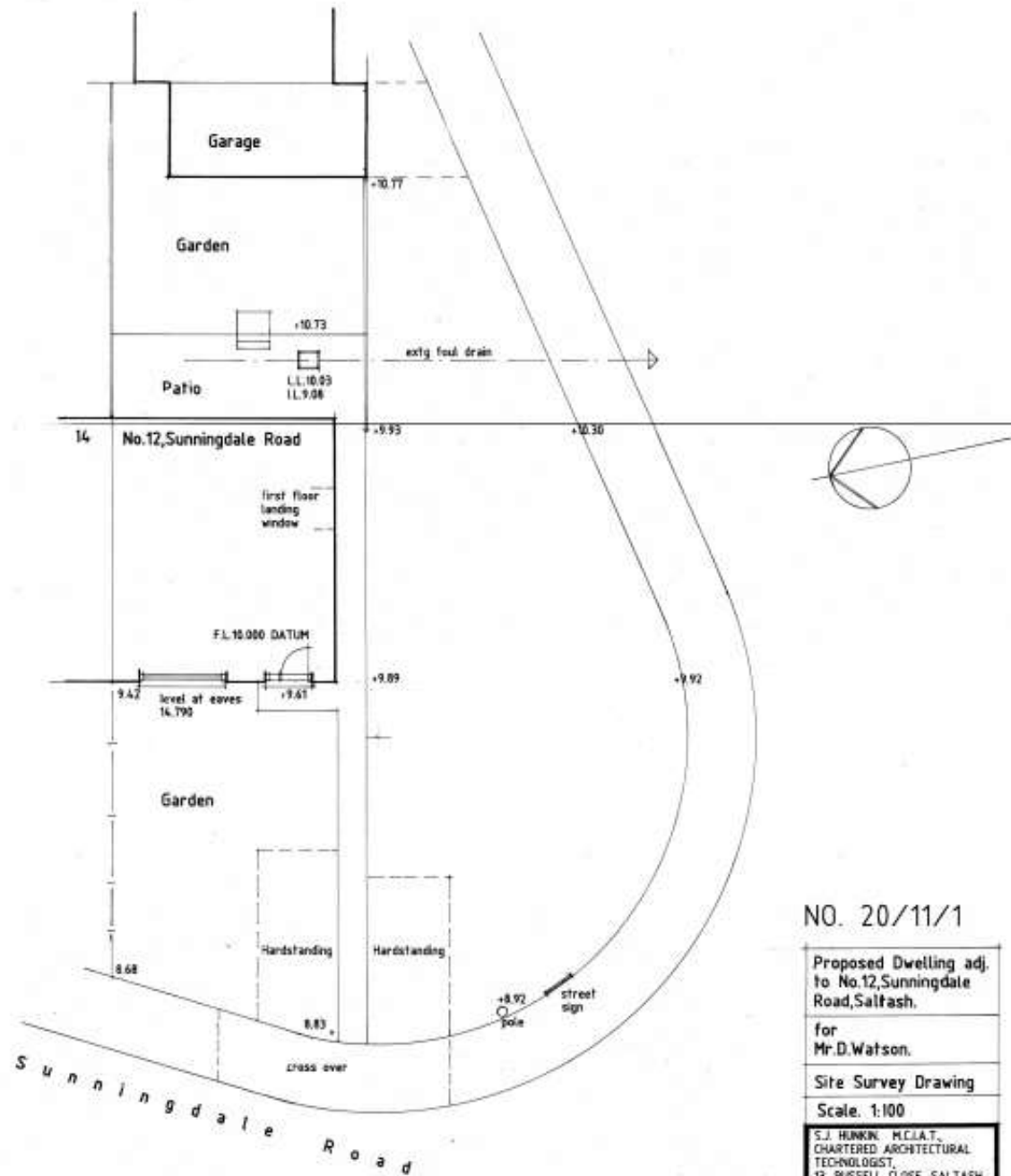
Erection of a single dwelling.

Response Date: 22.02.21.

PA20/10644
Location Plan
30.11.20.



**PA20/10644
Site and
Block
Site Survey
Drawing
30.11.20.**

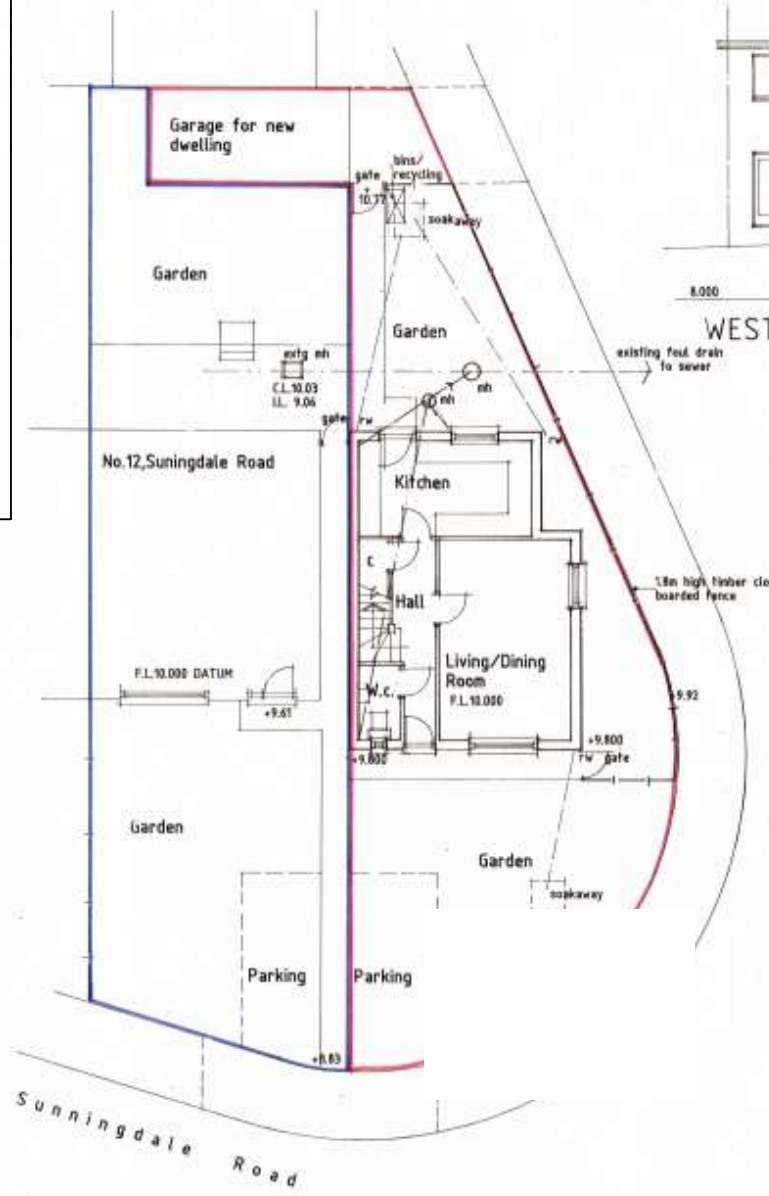


NO. 20/11/1

Proposed Dwelling adj.
to No.12, Sunningdale
Road, Saltash.
for
Mr. D. Watson.
Site Survey Drawing
Scale. 1:100

S.J. HUNKIN. M.C.I.A.T.,
CHARTERED ARCHITECTURAL
TECHNOLOGIST,
13, RUSSELL CLOSE, SALTASH,
CORNWALL PL12 4LZ
Tel. 01752 848249

PA20/10644
REVISED
PLANS
Proposed
Mixed
Elevations,
Floor Plan &
Site Plan
01.02.21.



GROUND FLOOR/SITE PLAN



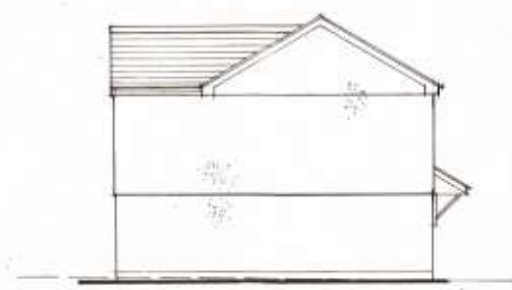
WEST ELEVATION



SOUTH ELEVATION



FIRST FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION

EXTERNAL FINISHES
 ROOF MARLEY MODERN GREY CONCRETE
 TILES
 WALLS COLOURED RENDER
 UPVC WINDOWS AND DOORS

Rev C House re-designed and set back
 Roof line lowered

NO. 20/11/2C

Proposed Dwelling adj.
 to No.12, Sunningdale
 Road, Saltash.

for
 Mr. D. Watson

Drawing As Proposed

Scale: 1:100

S.J. HUNKIN M.C.I.A.T.
 CHARTERED ARCHITECTURAL
 TECHNOLOGIST,
 13, RUSSELL CLOSE, SALTASH,
 CORNWALL PL12 4LZ
 Tel: 01752 848249

Following the initial comments from the Town Council on the scheme, I have been in negotiations with the applicant and the following changes have been proposed:

- A reduction in height of the property by 1.2m.
- The footprint of the dwelling has been pushed back by approx. 1.8m and slightly reshaped to be more in line with the neighbouring property which better reflects the arrangement of the street frontage.

The plan you've referenced is the only revised plan - 01.02.21. Plan Proposed Mixed - Drawing Number 20/11/2C Proposed Elevations, Floor Plan and Site Plan.

PLANNING APPLICATION PA20/05608 ERECTION OF DWELLING AT 12,SUNNINGDALE ROAD,SALTASH.

DRAINAGE ASSESSMENT/FLOOD RISK STATEMENT.

This statement is submitted in support of a planning application to erect one 3 bedroom dwelling at the above site.

Initial inspection of the Environment Agency indicative flood maps and referral to their website with regards to flooding in the vicinity of Sunningdale Road confirms that the site is outside Flood Zones 2 and 3,and is well outside the higher risk areas of Forder and the Latchbrook flood zone,and at a considerably higher level.This would confirm that the site is at very low risk of flooding from rivers and the sea even considering future rising sea levels.

The site measures approx.142m² in area and the proposed building measures 49.9m²,thus occupying approx.35% of the site.This leaves approx 93m² of permeable land for soakaway drainage.

There are no surface water holding facilities in the vicinity of the site. Foul drainage will be connected to the mains system.

The site is not situated close to any streams or major water courses and therefore not at risk from fluvial flooding.

The amount of permeable ground left after the construction of the house is sufficient to accommodate soakaways sited 5m from the building and 2.5m from site boundaries, these being of suitably designed size to accommodate the rainwater discharge from the impermeable areas and would not increase the risk of flooding elsewhere.

However, to address any concerns, it may be appropriate for a suitably worded planning condition to be imposed requiring details of a scheme for the disposal of surface water to be submitted to and approved prior to the commencement of any development on site.

PROPOSED DWELLING AT 12,SUNNINGDALE ROAD,SALTASH,
RESUBMISSION OF WITHDRAWN APPLICATION PA20/05608

DESIGN AND ACCESS STATEMENT.

CONTEXT.

The residential area of Sunningdale Road comprises two storey and single storey detached and semi detached dwellings constructed in the 1970's.

External finishes are a mix of render,facing brickwork and cladding to external walls and concrete tiles to roofs.

No.12,occupies a corner plot,the area to the south of the dwelling being the application site.

THE PROPOSAL.

The proposal is to construct a two storey three bedroom house on the plot measuring 6.4x7.8m on plan.

Accommodation comprises Living Room,Kitchen,Dining Room,entrance hall,w.c.,and storage on the ground floor with bedrooms and bathroom on the first floor.

External finishes proposed are coloured render to walls,concrete tiles to the roof and upvc or powder coated aluminium windows and doors.

The precedent for constructing dwellings on existing corner plots is well established in Saltash, notable recent cases being in Castlemead Drive,Oaklands Drive,Elwell Lane,the former Toc H building site,and Shoemakers Lane where this type of development has been carried out successfully.

All the existing pairs of semi detached houses and bungalows in Sunningdale Road have stepped roof lines with buildings set forward/back from the adjacent properties, therefore the stepped roof line and set forward between the new dwelling and No.12, is not out of keeping with the rest of the immediate vicinity.

The site is within close proximity to the town centre and various convenience stores and public transport routes.

Parking for 2no vehicles is proposed, one by using the existing garage, the other by an off road space. The parking lost to no.12, will be replaced by one off road space.

Provision has been made for the storage of refuse and recycling bins.

There is an existing foul drain running through the site to which the new house can be connected.

Stormwater drainage will be to soakaways.

The size of the dwelling is well in excess of the minimum set down in the National Minimum Space Standards for Dwellings and the garden size is in excess of 50m².

DESIGN AND ACCESS STATEMENT.

Advice in Circular 1/2006 and by CABE indicates that applications include information on:

The use of the building and external spaces,

This is immediately clear from the submitted drawings. There is no conflict with neighbouring land use.

The amount of development.

The plans show the development in its full extent and leave no room for doubt as to the amount of development proposed.

The layout.

The layout is entirely satisfactory. Recognised standards of privacy are achieved and no overlooking will occur.

The scale and appearance.

Materials common to the general area are proposed, and the scale is in keeping with surrounding properties. The ridge line is higher than that of no.12, but the precedent for this has been set in Castlemead Drive and with the existing dwellings in Sunningdale Road.

Access.

Access and parking arrangements are satisfactory, and whilst the building will not be accessible to the public, the requirements of Part M of the Building Regulations for disabled access will be met.

CONCLUSION.

The proposed development acknowledges and reflects the requirements and desires of policy in its use, design and materials proposed and will bring the site into a positive use. The proposal responds satisfactorily to the character and appearance of the nearby buildings and wider area and would cause no demonstrable harm in any respect.

Planning Applications

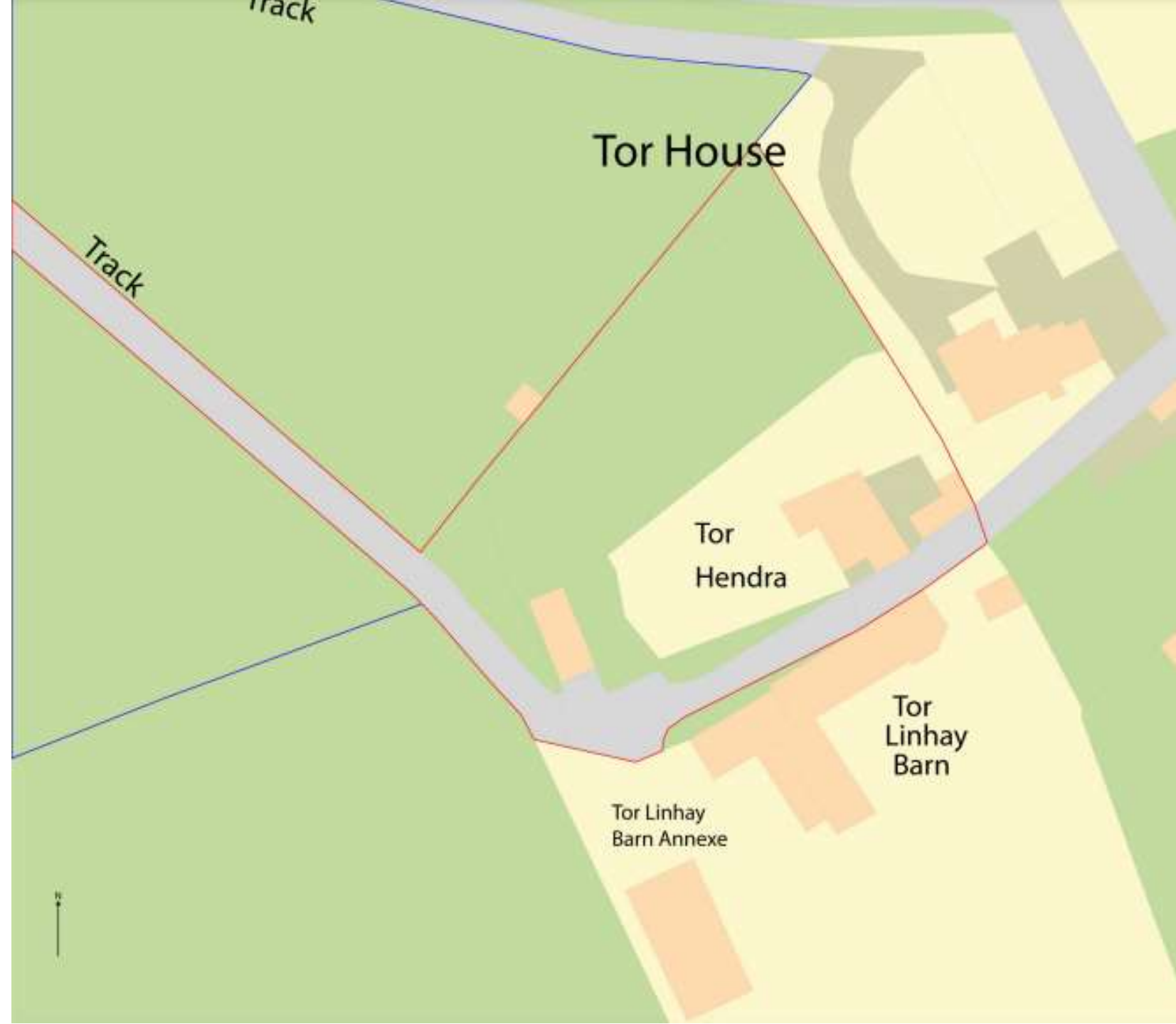
8c

PA21/00406 – Tor Hendra Tor Hill Saltash PL12 4QG

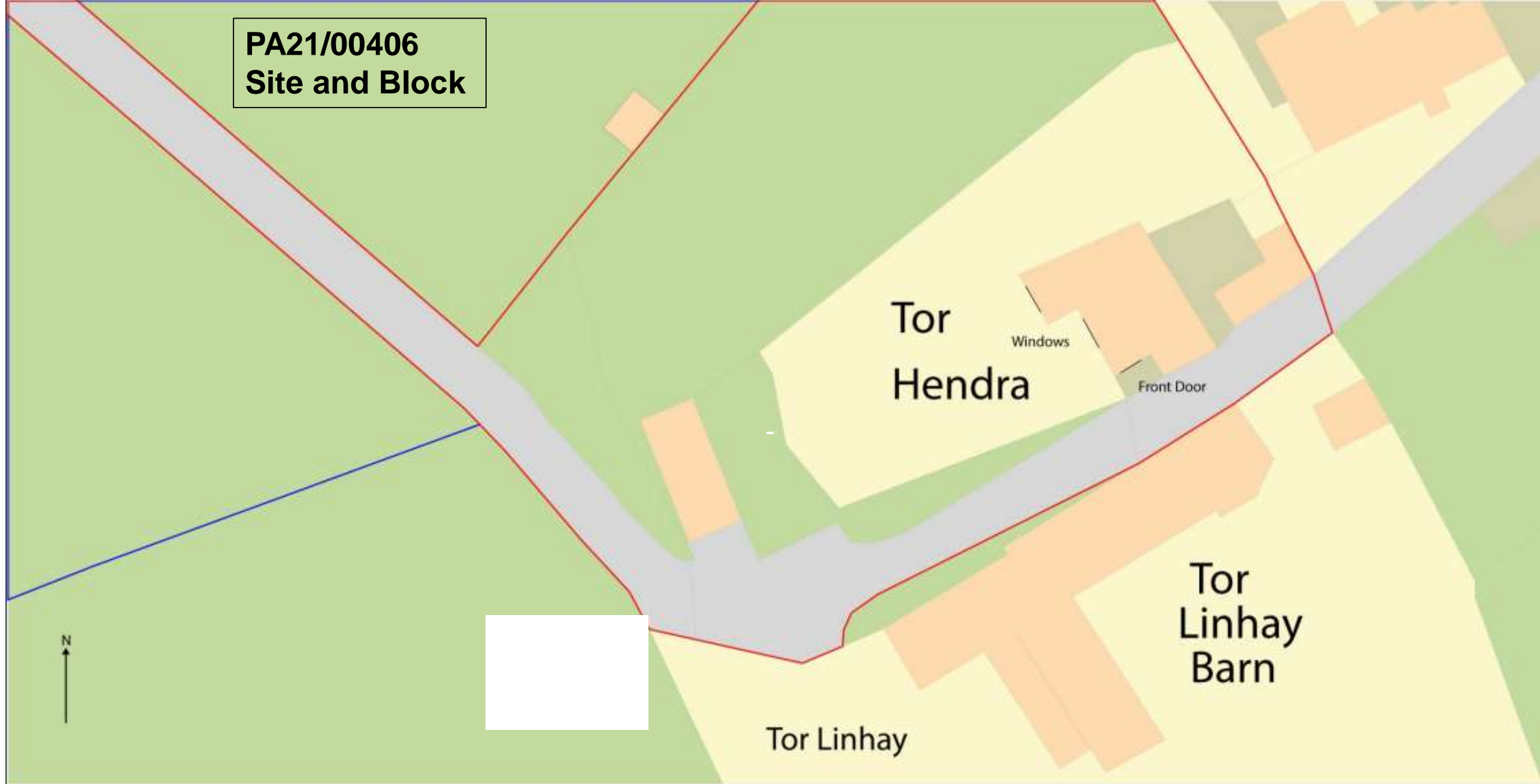
Listed Building Consent to replace the lounge and primary bedroom windows, front door and change the dining room doors from french doors to bi-fold doors.

Response Date: 26.02.21.

PA21/00406
Site Location



PA21/00406
Site and Block



Tor
Hendra

Windows

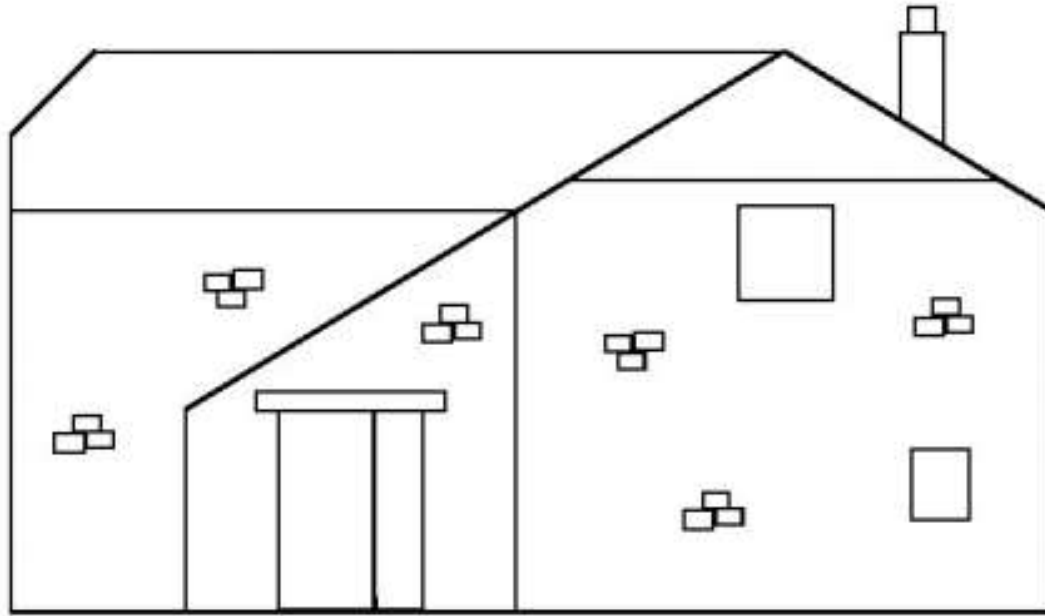
Front Door

Tor
Linhay
Barn

Tor Linhay



PA21/00406
Plan Mixed
Existing
South
Elevation



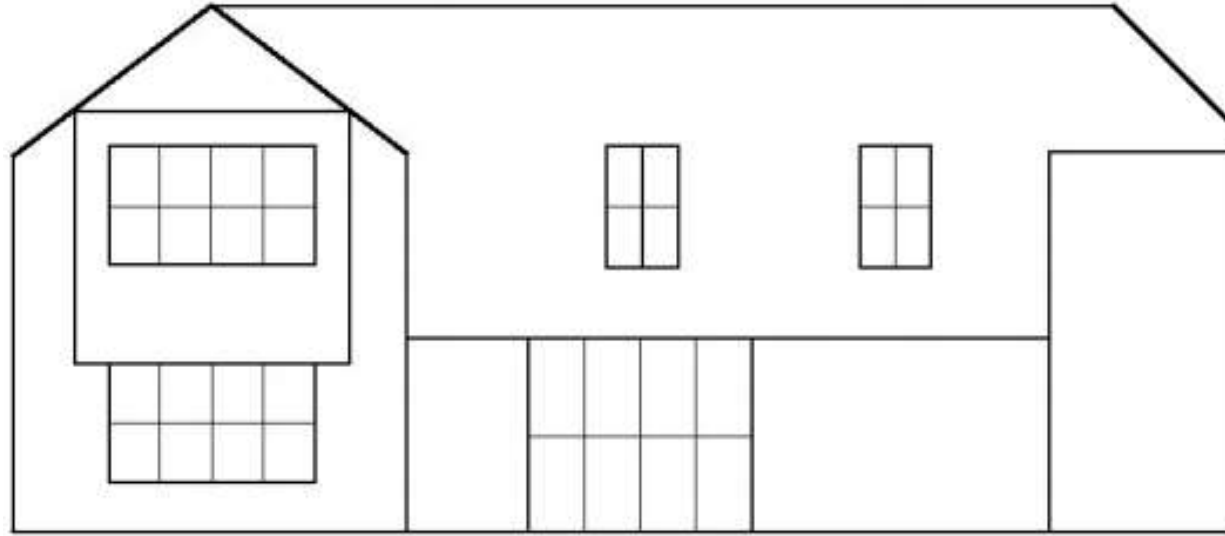
New front door,
as existing.

design and colour

Drawing: Existing South Elevation
Location: Tor Hendra Farm
Date: 28-01-2021
Scale: 1:100

PLAN 001

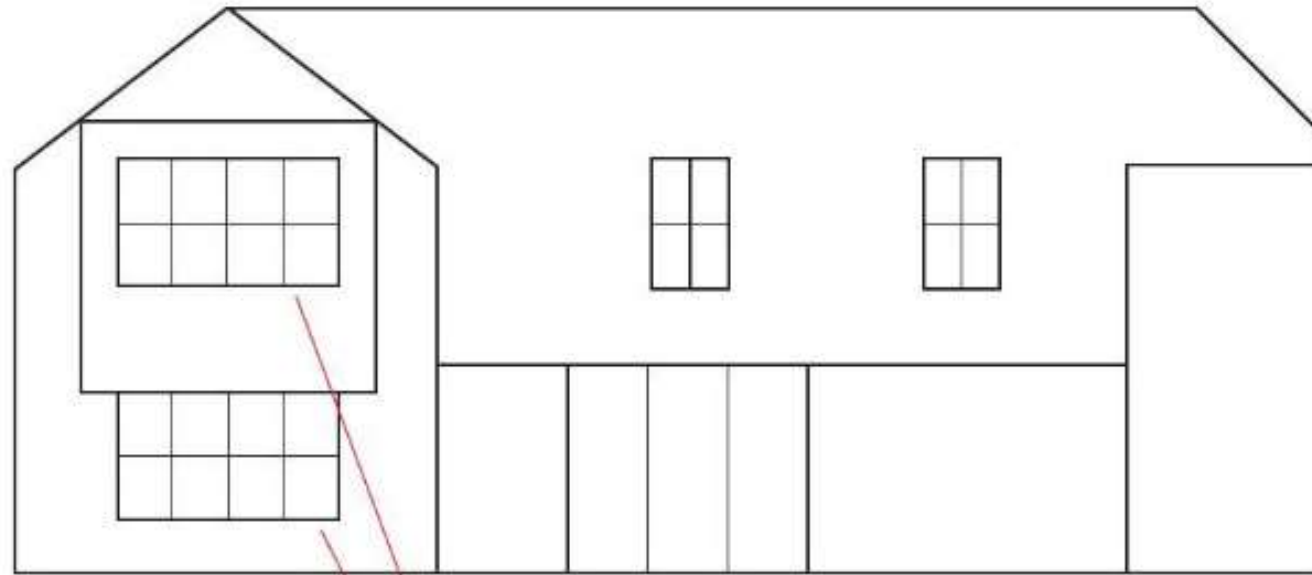
PA21/00406
Plan Mixed
Existing West
Elevation



Drawing: Existing West Elevation
Location: Tor Hendra Farm
Date: 28-01-2021
Scale: 1:100

PLAN 002

PA21/00406
Proposed
West Elevation



Replace french doors with same style, material (wooden) and colour bi-fold doors to increase ventilation in the summer

Replace windows with new wooden frames and upgraded double glazing panes.

Drawing: Proposed West Elevation
Location: Tor Hendra Farm
Date: 28-01-2021
Scale: 1:100

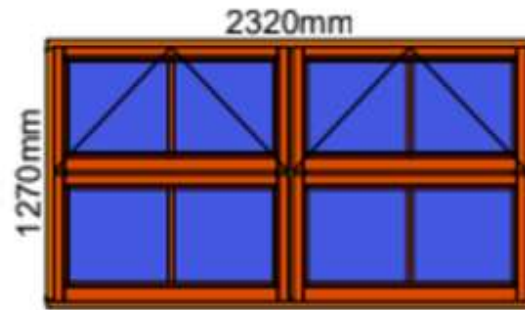
PA21/00406

Windows Replacement Tor Hendra Farm – 1/3



Window - (L/W)

Lounge Window
Flush Casement Frame
Timber Type: Accoya (A1 Grade High Performance Timber)
Fully Sprayed Microporous Paint/Stain Finish
93.00 kgs

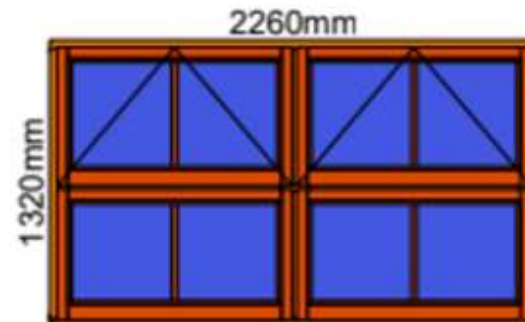


Casement

Traditional Flush Casement
Butt hinges with casement fastener and stay arm
Timber Type: Accoya (A1 Grade High Performance Timber)
24mm Double Glazed Units-Planitherm-Warm Edge
Spacer-Toughened
Fully Sprayed Microporous Paint/Stain Finish

Window - (B/W)

Bedroom Window
Flush Casement Frame
Timber Type: Accoya (A1 Grade High Performance Timber)
Fully Sprayed Microporous Paint/Stain Finish
93.71 kgs



Casement

Traditional Flush Casement
Butt hinges with casement fastener and stay arm
Timber Type: Accoya (A1 Grade High Performance Timber)
24mm Double Glazed Units-Planitherm-Warm Edge
Spacer-Toughened
Fully Sprayed Microporous Paint/Stain Finish

PA21/00406

Windows Replacement
Tor Hendra Farm - 2/3



Door & Frame - (D/R/B)

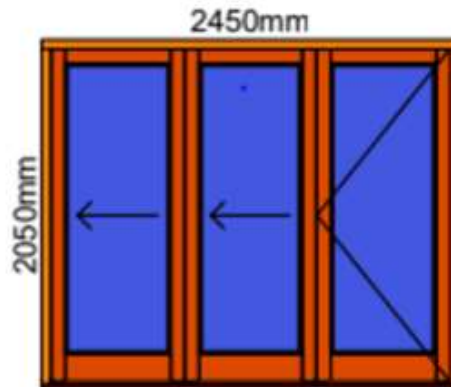
Dining Room Bi Folding Doors

Flush Casement Frame

Timber Type: Accoya (A1 Grade High Performance Timber) with Utile cill

Fully Sprayed Microporous Paint/Stain Finish

161.87 kgs



Door

Door 57mm

Butt hinges - Espag bolt - Espag handles

Timber Type: Accoya (A1 Grade High Performance Timber)

24mm Double Glazed Units-Planitherm-Warm Edge

Spacer-Toughened

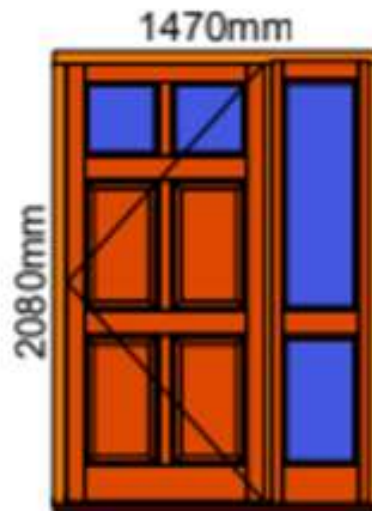
Fully Sprayed Microporous Paint/Stain Finish

PA21/00406
Windows Replacement
Tor Hendra Farm - 3/3



Door Frame - (F/D)

Front Door
Flush Casement Frame
Timber Type: Accoya (A1 Grade High Performance Timber) with Utile cill
Fully Sprayed Microporous Paint/Stain Finish
105.48 kgs



Door

Door 57mm
Butt hinges - Espag bolt - Espag handles
Timber Type: Accoya (A1 Grade High Performance Timber)
24mm Double Glazed Units-Planitherm-Warm Edge
Spacer-Toughened
Fully Sprayed Microporous Paint/Stain Finish

Casement

Traditional Flush Casement
Timber Type: Accoya (A1 Grade High Performance Timber)
24mm Double Glazed Units-Planitherm-Warm Edge
Spacer-Toughened

Design and Access Statement

Design statement for replacing windows:

Several windows have experienced blown double glazing panels, letting moisture in and making the glass cloudy. The wood frames are also reaching their design life at 26 years old and some windows have wet rot, hence require replacement. It is intended to replace the windows with like for like in terms of colour, design and materials, apart from the dining room French doors leading onto the patio. It is intended these are replaced with bi-fold doors to allow more ventilation to the building in Summer with a wider access. The proposal will increase the thickness of the double glazing making the barn more energy efficient and will also increase the security of the barn.

- (a) the special architectural or historic importance of the building;
 - a. Installation of the new windows will not affect the architecture of the building as the installation will be made good and internal walls repaired and painted as they were originally.
- (b) the particular physical features of the building that justify its designation as a listed building;
 - a. The building was converted from a barn in 1994, hence it is the old stone walls which are original and should be protected. The windows, roof and internals were installed in 1994 to modern standards. The proposal does not interfere with the physical features that justify its designation as a listed building.
- (c) the building's setting.
 - a. The building is one of three dwellings, each converted barns from an old 18th /19th century farm. All three buildings are surrounded by approximately 30 acres of field and orchard. The proposed bi-fold door will not detract from the peaceful, beautiful setting of the buildings and will not be visible from any of the neighbouring properties.

Heritage statement Tor Hendra New Windows

Tor Hendra farm is within a cluster of two converted barns and a house. It was converted into a house in 1994 from a cattle barn, hence all fixtures, fittings and materials are of a relatively modern standard. The windows are currently wooden frames painted dark brown with approximately 6mm double glazing, and they have reached their design life at 25 years. Some of the glass panels have 'blown' with water inside them, and the wood frames are rotting and warping. This also includes the external front door. It is proposed to replace the rotten windows and door (3 in total windows and 1 door), with an almost like for like replacement to maintain the look and feel of the property. The proposal is to replace the windows affected with 24mm double glazing as 6mm double glazing is unobtainable and not in line with current environmental standards. This will not affect the look of the windows as the glass will be mounted in wooden frames as per the old windows, with the same design and colour. The front door will also remain the same design and colour. The only proposed change will be to change the current French doors leading onto the patio to a bi-fold door, to allow a greater opening to the house in hot weather and increase ventilation.

This is required as the building gets very hot in Summer with small window openings only on the other side, which limits breeze through the house. This will be a wooden frame and the same colour as before hence blending in with the character and appearance of the building. This will not affect the heritage of the house as it was only recently converted in 1994 and will only require replacement of the window installed in 1994, leaving the older stone building itself fully intact. The location of the proposed window change is not overlooked by any property, as it fronts onto the garden with enclosed stone walls. The location can been seen on the site plan. In summary, the building requires maintenance and replacement of the 3 windows and door to maintain its watertight integrity and preserve its value. The proposal has taken into account the current character and appearance of the building and the limitations of the current windows and intends to install replacements at significant cost to the owner to maintain this with no impact to the building's heritage.

Planning Applications

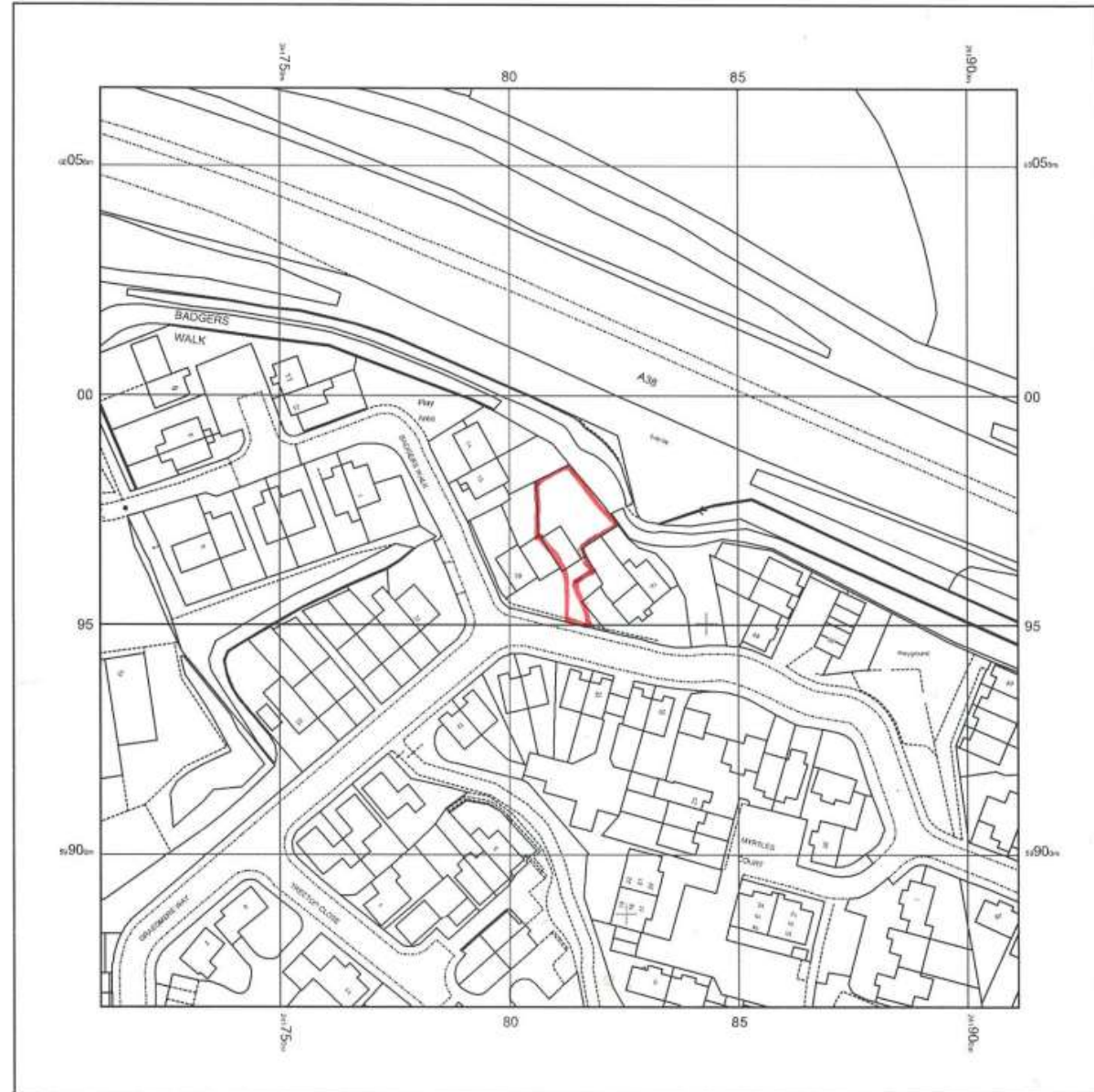
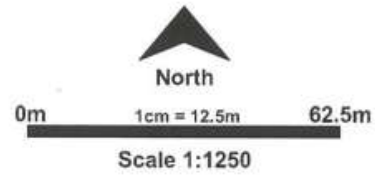
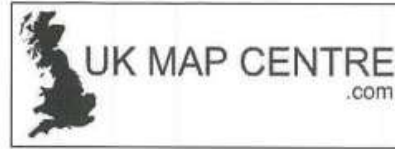
8c

PA21/00945 – 43 Grassmere Way Saltash PL12 6XE

Erection of conservatory.

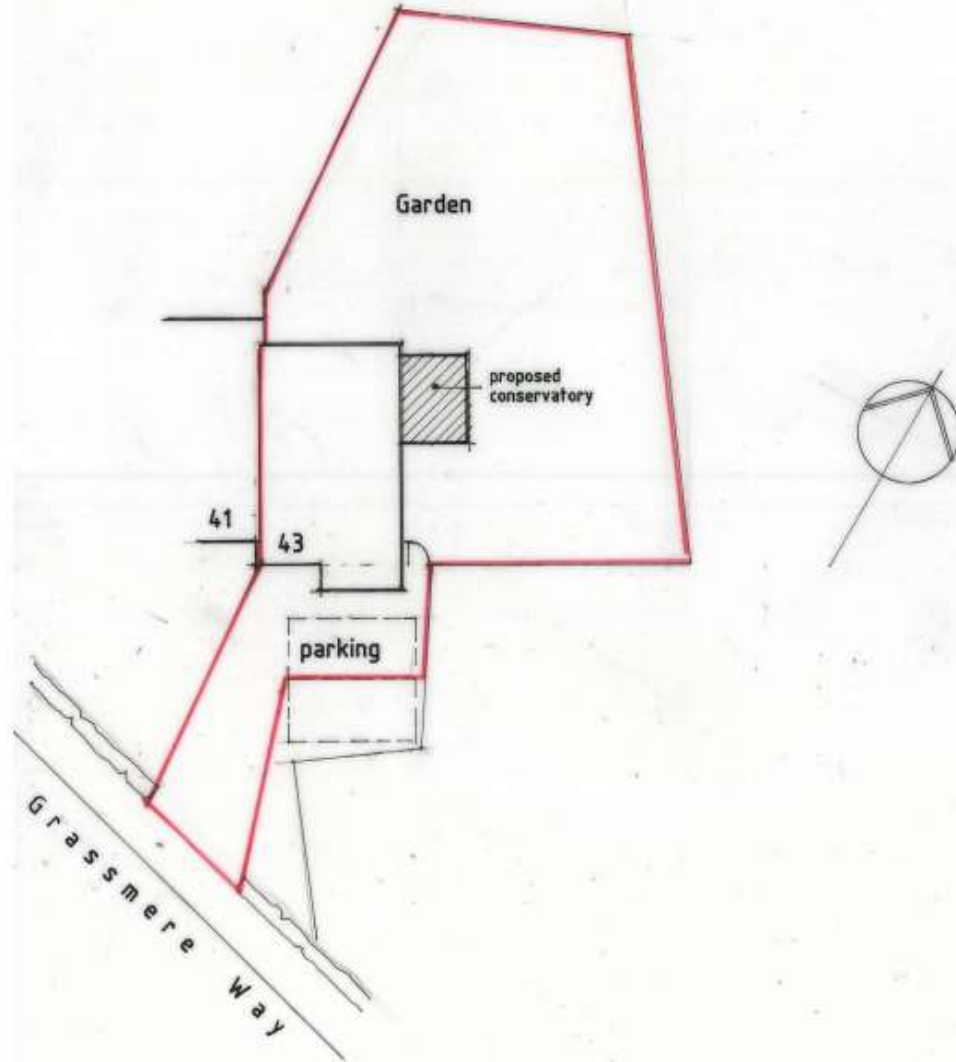
Response Date: 02.03.21.

PA21/00945
Location Plan



PA21/00945
Proposed Block

PROPOSED EXTENSION TO NO.43,GRASSMERE WAY,SALTASH
PL12 6XE
FOR MS.M.BLOWS.
SITE PLAN SCALE. 1:200 DRWG.NO. 21/04/3



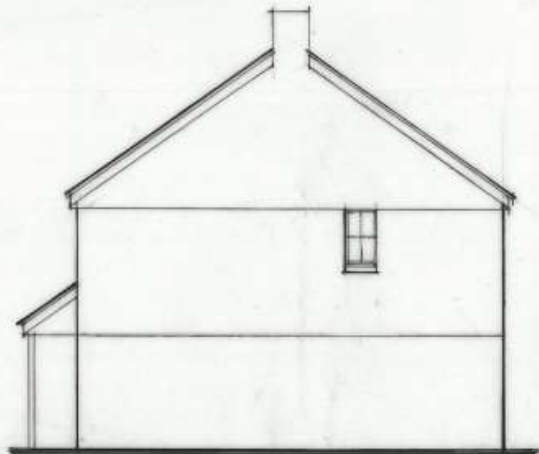
PA21/00945

**Existing
Elevations
NW NE SW SE**

EXTERNAL FINISHES
WALLS COLOURED RENDER
ROOF MARLEY MODERN CONCRETE TILES
UPVC WINDOWS AND DOORS



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN



NORTH WEST ELEVATION

PROPOSED EXTENSION TO NO.43,GRASSMERE WAY,SALTASH PL12 6XE
FOR MS.M.BLOWS.

DRAWING AS EXISTING. SCALE. 1:100 DRWG.NO. 21/04/1

PA21/00945
Proposed
Elevations
NW NE SW SE

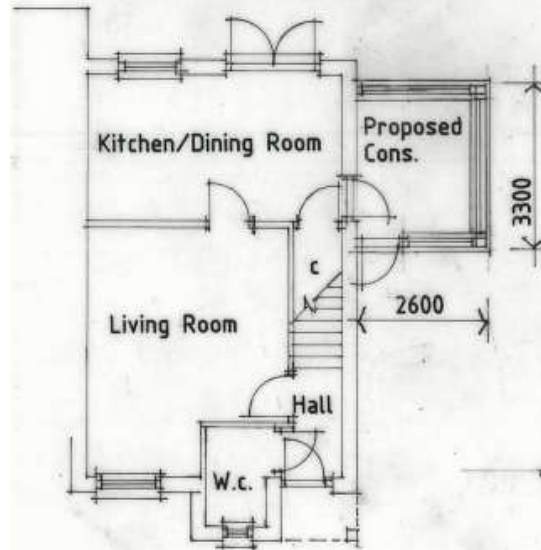
EXTERNAL FINISHES TO CONSERVATORY
FACING BRICKWORK TO WALL BELOW GLAZING
UPVC FRAMES
GLASS/POLYCARBONATE SHEETS TO ROOF



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN



NORTH WEST ELEVATION

PROPOSED EXTENSION TO NO.43,GRASSMERE WAY,SALTASH PL12 6XI
FOR MS.M.BLOWS

DRAWING AS PROPOSED

SCALE. 1:100

DRWG.NO. 21/04/2

Planning Applications

8c

PA21/00004/NDP

**Saltash Town Council - Plan Proposal Submitted for
Saltash Neighbourhood Development Plan**

**DECISION OF THE SERVICE DIRECTOR FOR PLANNING AND SUSTAINABLE
DEVELOPMENT**

In respect of the attached report from Sarah Furley (Group Leader Neighbourhood Plans) and Richard Grant (Head of Planning Policy)

Subject Matter:

Saltash Neighbourhood Development Plan - 2020 to 2030 - Legal Compliance and Examination Stage

Decision:

That the Saltash Neighbourhood Development Plan is agreed to be legally compliant and should be publicised under Regulation 16 of the Town and Country Planning (General) Regulations 2012 (amended) and taken forward to Examination, subject to Central Government's advice on the coronavirus (Covid-19) pandemic and the updated guidance on Neighbourhood Planning.

Reason for the Decision:

As contained within the report.

Alternative options considered:

None other than contained within the report.

Conflicts of interest declared:

None.

Dispensations granted in respect of the conflict of interest:

N/A

Signed

Name: Louise Wood

Implementation Date: 14 January 2021

Planning Applications

8d

Tree Applications: None.

Planning Applications

8e

Tree Notifications: None.

Agenda Item

9

Consideration of Licence Applications: None.

Agenda Item

10

Correspondence: None.

Agenda items

11-13

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.

To consider any items referred from the main part of the agenda.

Public Bodies (Admission to Meetings) Act 1960:

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

Agenda item 14-16

To consider urgent non-financial items at the discretion of the Chairman.

Press and social media releases.

Date of next meeting: Tuesday 16th March 2021 at 6.30 p.m.