



Saltash Town Council

Konsel An Dre Essa



The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX
Telephone: 01752 844846
www.saltash.gov.uk

12 February 2025

Dear Councillor

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 18th February 2025 at 6.30 pm.**

The meeting is open to members of the public and press. Members of the public wishing to speak about a planning application should register either by email to enquiries@saltash.gov.uk or via The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX, **no later than 12 noon the day before the meeting** where the application will be considered.

Planning applications can be viewed by Members of the Council prior to the meeting on the Cornwall Council's website www.cornwall.gov.uk. Members of the public may view planning applications online during normal working hours of 9:30 a.m. to 4:30p.m. at the Saltash Library Hub.

Yours sincerely,

S Burrows
Town Clerk/RFO

To:

Essa	Tamar	Trematon
R Bickford	J Dent	S Miller
J Brady (Vice-Chairman)	S Gillies	B Samuels (Chairman)
R Bullock	S Martin	B Stoyel
J Foster	L Mortimore	D Yates
M Griffiths	J Peggs	
S Lennox-Boyd	P Samuels	

Agenda

1. Health and Safety Announcements.
2. Apologies.
3. 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. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.
4. Public Questions - A 15-minute period when members of the public may speak about a planning application.

Please note: Any member of the public requiring to speak about a planning application should register by email **no later than 12 noon the day before the meeting** where the application will be considered.

Members of the public are advised to review the Receiving Public Questions, Representations and Evidence at Meetings document prior to attending the meeting.

5. To receive and approve the minutes from the Planning and Licensing Committee held on 21 January 2025 as a true and correct record. (Pages 5 - 9)
6. To consider Risk Management reports as may be received.
7. To receive and review the Planning Guide for Councillors and consider any actions. (Pages 10 - 37)
8. 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:

PA24/09782

Hardy – **Land Adjacent to Babis Farm Row St Stephens Saltash**

Erection of new dwelling without compliance with condition 2 of decision notice PA16/07318 dated 10.10.2016.

Ward: Essa

Date received: 20/01/25

Response date: 20/02/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOY608FGJ SR00>

PA24/09804

Miss Kathryn Thorne – **25 Hillside Road Saltash PL12 6EX**

To construct a raised timber balcony.

Ward: Tamar

Date received: 06/02/25

Response date: 27/02/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOYM3WFGK4V00>

PA25/00047

Mr Lloyd Bright – **Barnwell Lynher Drive St Stephens Saltash PL12 4AX**

Widen gateway, extend entrance porch, build single storey extension to south with pitched/gable roof, replace conservatory with single storey garden room with sky lights, add external insulation, render and paint exterior, replacement windows and doors, remove chimneys and reposition solar panels, replace fascias and guttering.

Ward: Essa

Date received: 27/01/25

Response date: 21/02/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPLU8EFGJ7M00>

PA25/00636

Paul Melling – **39 Lower Port View St Stephens Saltash PL12 4BY**

Change of roof covering from concrete tiles to slate and slight ridge height increase to allow for additional insulation. PV panels on rear dormer flat roof.

Ward: Essa

Date received: 31/01/25

Response date: 24/02/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=SQSF M0FGFN800>

d. Tree Application:

PA25/00670

Mr Tony Peak – **Brook Hill Cottage Coombe Babis Lane St Stephens Saltash PL12 4ET**

Works to Trees within a Conservation Area (TCA) – T1 – Sycamore – Reduced to 4-5 meters.

Ward: Essa

Date received: 04/02/25

Response date: 21/02/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=SQT2EJFGG8300>

9. To receive Cornwall Council's Planning Policy consultation and consider any actions. (Pages 38 - 39)
(Pursuant to FTC held on 6.2.25 minute nr.352/24/25)
10. To receive Cornwall Council's Local Planning Policy Call for Sites and to consider any actions. (Pages 40 - 50)
11. 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.
12. To consider any items referred from the main part of the agenda.
13. Public Bodies (Admission to Meetings) Act 1960:
To resolve that the public and press be re-admitted to the meeting.
14. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 18 March 2025 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 21st January 2025 at 6.30 pm

PRESENT: Councillors: R Bickford, J Brady (Vice-Chairman), R Bullock, J Dent, S Lennox-Boyd, S Miller, B Samuels (Chairman), P Samuels and B Stoyel.

ALSO PRESENT: 1 Member of the Public, D Joyce (Office Manager / Assistant to the Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: S Gillies, M Griffiths, S Martin, L Mortimore and J Peggs.

107/24/25 HEALTH AND SAFETY ANNOUNCEMENTS.

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

108/24/25 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.

None.

b. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.

None.

109/24/25 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None received.

110/24/25 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON TUESDAY 17 DECEMBER 2024 AS A TRUE AND CORRECT RECORD.

Please see a copy of the minutes on the STC website or request to see a copy at the Guildhall.

It was proposed by Councillor B Samuels, seconded by Councillor Brady and **RESOLVED** that the minutes of the Planning and Licensing Committee held on Tuesday 17 December 2024 were confirmed as a true and correct record.

111/24/25 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

112/24/25 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:

PA24/09324

Miss Amber Elliott – **66 Oaklands Drive Saltash PL12 4LU**

Conversion and change of use of a detached garage (Class C3) to a beauty salon (Class E) with a new single storey rear extension to include WC facilities/utility room.

Ward: Essa

Date received: 20/12/24

Response date: 23/01/25

It was proposed by Councillor Bullock, seconded by Councillor Lennox-Boyd and resolved to **RECOMMEND APPROVAL** subject to the implementation of the Consultee Comments regarding access to the Public Right of Way.

Members noted this application is in line with the Town Council Business Plan Strategic Priority - Boosting Jobs and Economic Prosperity.

PA24/09575

Mr & Mrs J Simper – **Burrell Lodge Longlands St Stephens Saltash PL12 4QH**

New equestrian stables and sand school without complying with condition 3 of decision PA16/07072 dated 09/11/2016.

Ward: Trematon

Date received: 07/01/25

Response date: 28/01/25

It was proposed by Councillor Stoyel, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL** subject to the utilization of the existing car park.

Members noted this application is in line with the Town Council Business Plan Strategic Priority - Boosting Jobs and Economic Prosperity.

PA24/09718

Mr M Jordan – **21 Deer Park Saltash PL12 6HE**

Construction of rear extension.

Ward: Tamar

Date received: 10/01/25

Response date: 31/01/25

It was proposed by Councillor P Samuels, seconded by Councillor Dent and resolved to **RECOMMEND APPROVAL**.

PA24/09770

Mr Lister – **82 Hillside Road Saltash PL12 6EY**

New loft room to form occasional study with front pitched dormer.

Ward: Tamar

Date received: 03/01/25

Response date: 24/01/25

It was proposed by Councillor Dent, seconded by Councillor Brady and resolved to **RECOMMEND APPROVAL.**

PA25/00067

Mr & Mrs Dave & Lorraine McInerney – **8 Brookdown Terrace Saltash PL12 6HU**

Two small extensions at ground floor level to the rear of the property.

Ward: Tamar

Date received: 14/01/25

Response date: 04/02/25

It was proposed by Councillor Dent, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL.**

113/24/25 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

114/24/25 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

115/24/25 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

116/24/25 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 18 February 2025 at 6.30 pm

Rising at: 6.45 pm

Signed: _____
Chairman

Dated: _____

Planning - A Guide for Councillors

RESPONSIBLE COMMITTEE: P&L

This is a policy/procedure document of Saltash Town Council to be followed by both Councillors and Employees.

Current Document Status			
Version	2024/25	Approved by	ATM
Date	02.05.2024	Responsible Officer	AJT
Minute no.	64/24/25c(10)	Next review date	Annual or as required

Version History					
Date	Version	Author/ editor	Committee/ date	Minute no.	Notes
01.2023	1	AJT	P&L 19.01.2021	32/20/21	New – merged document to include all planning policies.
04.2021	1	AJT	ATM 20.05.21	46/21/22c(x)	Reviewed for reapproval – new council
05.2022	1/2022	AJT	ATM 05.05.2022	54/22/23b(xv)	Reviewed for reapproval
05.2023	2023	AJT	ATM 04.05.2023	65/23/24c(xii)	Readopted
09.2023	9/2023	AJT/FM	P&L 19.09.2023	68/23/24	Amended section 4. Rec to P&F 14.11.2023.
01.2024	2024	AJT/FM	P&F 09.01.2024	133/23/24b	Approved – Rec to FTC 11.01.2024
01.2024	1/2024	AJT/FM	FTC 11.01.2024	302/23/24c	Approved.
02.2024	2.2024 DRAFT	AJT	P&F 27.02.2024	15/23/24c(12)	Reviewed for recommendation to FTC 03.2024
03.2024	2024	AJT	FTC 07.03.2024	367/23/24c	Rec. from P&F. Approved.

05.2024	2024	AJT	ATM 02.05.2024	64/24/25c(10)	Readopted
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Document Retention Period
Until superseded

This handbook brings together protocols and guidance for Councillors to use when considering planning applications.

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1. Planning Applications – Guide for Town Councils (Cornwall Council)

Planning Application Consultations

A Guide for Parish/Town Councils by
Application Type

Date 02/05/2019

Planning and Sustainable Development

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Introduction

This document has been produced for the use of Parish/Town Council and indicates consultations with Parish/Town Councils by planning application type.

In accordance with the Planning and Compulsory Purchase Act 2004 Planning have adopted a [Statement of Community Involvement \(SCI\)](#) which outlines how the Cornwall Council will involve local communities, businesses and other interested parties when preparing planning policies and determining planning applications. Information regarding how this document was prepared along with the previous version can be view on the [Statement of Community Involvement web page](#).

Information regarding consultations on planning applications as well as guidance on the planning process as a whole can be found in the [Day in the life of a Planning Application](#) interactive on-line planning tool.

Information regarding prior notification/approval use classes indicated below can be found in The Town and Country Planning (General Permitted Development((England) Order 2015

http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf - Please note that this order was updated in 2018 and changes can be viewed here <http://www.legislation.gov.uk/ukxi/2018/343/made> however the information regarding what each class relates remains the same.

Table 1 Consultations by Application Type

Consultations by Application Type			
Application Type	Consulted	Self-Serve	No Consultations Required
<u>Prior Notifications</u>			
Prior notification of agricultural or forestry development - proposed building (AF)			✓
Prior notification of agricultural or forestry development – proposed building (AF2)	✓		
Prior notification of agricultural or forestry development - proposed road			1
Prior notification of agricultural or forestry development - excavation/waste material			1
Prior notification of agricultural or forestry development - proposed fish tank (cage)			1
Prior notification of proposed demolition			1

Prior notification of proposed development by telecommunications code system operators	✓		
Prior Approval within Part 3 classes C,J,M,N,O,P,Q,R,S, and T		2	
Prior Approval within Part 4 class E		2	
Prior Approval within Part 7 class C		2	
Prior Approval within Part 14 class J		2	
Prior approval within Part 17 (all classes)			✓
Prior Approval of a Proposed Larger Home Extension		2	
Prior approval for proposed mining and mineral exploration development	✓		
<u>Lawful Development Certificates</u>			
Application for a Lawful Development Certificate for a Proposed use or development			✓

Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition	✓		
<u>All other application types</u>			
Application for a non-material amendment following a grant of permission	✓		
Application for discharge of a condition		✓	
Application for approval of reserved matters following outline approval	✓		
Application for Certificate Of Appropriate Alternative Development Land Compensation Act 1961, Section 17 as Substituted by Section 64 of the Planning Compensation Act 1991			✓
Application for consent to display an advertisement(s)	✓		
Application for hedgerow removal notice	*		
Application for listed building consent for alterations, extension or demolition of a listed building	✓		
Application for Outline Planning Permission	✓		

Application for Planning Permission	✓		
Application for Permission in Principle (PiP)	✓		
Technical Details Consent	✓		
Householder Application for Planning Permission for works or extension to a dwelling	✓		
Application for Planning Permission for Mineral Extraction and Ancillary Operations/Developments	✓		
Application for removal or variation of a condition following grant of planning permission	✓		
Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a Conservation area	✓		
Environment Act 1995 (Section 96 and Paragraph 9 of Schedule 13, Paragraph 6 of Schedule 14) Initial and Periodic Reviews Application for Determination of Conditions for Mineral Site / Mining Site	✓		
Modification and Discharge of Planning Obligations (VS106 less than 5 years old)	✓		

Modification and Discharge of Planning Obligations (VS106 more than 5 years old)	✓		
Modification and Discharge of Planning Obligations (V52)			✓
Dead or Dangerous Tree Notice Form (Exception Notices)		✓	
EIA Screening Opinion Requests			✓
EIA Scoping Opinion Requests			✓
<u>Additional Services Requests</u>			
Pre-Apps (Publically Available)		✓	
Pre-Apps (Confidential)			✓
Do I Needs			✓

*At the discretion of the Case Officer

1 These prior notifications are publically available however as they are notifications to take up permitted development rights no consultations are required.

2 These prior approvals are publically available however only consultations with neighbours are required. Comments can be received regarding the effect on the amenity of neighbours as and accuracy of information submitted.

Enquiries and Contact Information

Any queries relating to individual application should be directed to the Case Officer in the first instance.

For any general planning enquires please contact Planning General Enquiries on 0300 1234 151 or email planning@cornwall.gov.uk.

For any enquiries regarding information contained in this document or consultation arrangements please contact Donna Moore on 01872 224423 or email donna.moore@cornwall.gov.uk.

Prepared by:

Donna Moore
Principal Development Support Officer
Planning and Sustainable Development 2
May 2019

If you would like this information in another format please contact:

Cornwall Council, County Hall
Treyew Road, Truro TR1 3AY

Email: comments@cornwall.gov.uk Telephone: 0300
1234 100 www.cornwall.gov.uk

2. Guiding Principles for Pre-Application Discussions

Pre-application discussions have an important role in all types of planning applications. Local Councils are particularly aware of the importance of public perception in planning and the need for transparency in the relationships with developers.

Pre-application meeting

In considering a request to meet with the developer prior to formal submission of a planning application, Saltash Town Council would expect that:

1. The meeting is open to the public to attend and has been reasonably advertised.
2. The developer meets all reasonable costs of hosting of the public meeting including the provision of large-scale paper plans for display purposes.
3. A public consultation or engagement event is either already scheduled, or firmly planned.

Saltash Town Council may wish to combine public engagement events with a scheduled council meeting rather than a separate event. Whilst for large developments an initial pre-app meeting and community engagement event may be far apart in time, the small applications, these could effectively be undertaken at the same meeting.

Saltash Town Council will not normally hold private meetings with developers unless there is a necessary and compelling reason which could be justified to the public (for example a strong commercial sensitivity, where a developer wishes to receive an initial steer before deciding whether to progress).

Pre-application community engagement (PACE)

Saltash Town Council will encourage developers to carry out engagement with the local community before submitting plans for significant or complex developments.

Any PACE meeting must meet the following expectations:

1. The venue is convenient and accessible in the community.
2. Sufficient and timely publicity within the community and to likely interested parties. The timing of the meeting should be appropriate to allow as wide a range of people as possible to attend.

3. That there is a genuinely open mind and willingness to adapt plans in response to community feedback.
4. The developer meets all reasonable costs of hosting a public meeting including the provision of large-scale paper plans for display purposes.

Saltash Town Councillors are advised not to attend separate private briefings as part of public consultation, but instead to attend a public event.

As well as working with the Town Council on public engagement events, developers also have the option of a formal pre-application community engagement forum facilitated by Cornwall Council for more significant or complex applications. Developers should contact Cornwall Council for further details on these options.

Pre-application process and the Code of Conduct for local councils

It is noted that some Town Councils are concerned about potential issues with encouraging early conversations with developers on pre-application proposals. These include requests for meetings with individual councillors and how feedback on the proposal could be viewed as predetermination.

It is recommended:

Individual Councillor's discussions

1. Councillors must be aware of their obligations under the Council's code of conduct.
2. Individual Councillors must not enter into informal discussions of possible future applications with the developer; to do so may lead to a complaint for a potential breach of the code.
3. Where a site meeting is needed, the Town Council will nominate at least two representatives to attend.

A developer should not attempt to lobby individuals; if this occurs, the Town Council reserves the right to withdraw from any pre-application process.

Pre-determination

Councillors should avoid expressing any detailed opinion or prior view which might be viewed as predetermination. To this end, a formal meeting arranged by the Town Council could include the following suggested wording on the meeting agenda or invitation:

‘While I/Councillors may express an opinion for or against the proposal at this meeting, my/our mind(s) is/are not closed and I/we will only come to a conclusion on whether are you/we should support the scheme or offer an objection after I/we have listened to the full debate.’

A similar statement could also be read out and clearly stated at the start of an informal meeting, to make it clear that the members of the Town Council attending are not pre-determining the position on a proposal. Local councillors could also include the words “in principle” or “subject to” when expressing their views to further emphasise that any opinions given at this stage are not prejudging a proposal in advance of a formal planning application.

3. Protocol for considering Planning Applications

This protocol relates specifically to the consideration of plans at the Planning and Licensing Committee. Subsequent consideration in relation to an officer response is covered in another protocol.

1. Expectations of councillors

It is an expectation of Saltash Town Council that:

- 1.1. All Councillors should be familiar with the basic details of all planning applications on the agenda.
- 1.2. All Ward Councillors should be familiar with the details of all planning application on the agenda and within their ward, including having closely examined the paper or electronic plans.
- 1.3. The Ward Councillors should have arranged for at least one ward member to have carried out a site visit and to report verbally, in writing, or via another councillor or member of staff, to the council.
- 1.4. In the case of a potentially contentious application, the Ward Councillors should have arranged for at least two ward members to have carried out a site visit, albeit not necessarily at the same time, and to report to the council as above.

2. Potentially contentious applications

An application will be considered to be 'potentially contentious' within the meaning of this protocol where:

- 2.1. It is on a site on which the council has, within the previous year, considered an application that was subsequently refused or
- 2.2. It is on a site relating to an extant application for a Public Right of Way or Town Green or
- 2.3. Councillors are otherwise aware, for example via press coverage or a number of communications from members of the public, that the application generates strong feelings.

These only apply where the councillor(s) involved is/are aware that the definition applies, but it is expected that councillors will share this information by email.

3. Site visits

3.1. All site visits carried out by Ward Councillors, by other councillors or by staff, are considered official business of the council, and members and staff are acting as representatives and not in an individual capacity, provided that:

3.1.1. In the case of a potentially contentious application (see above)

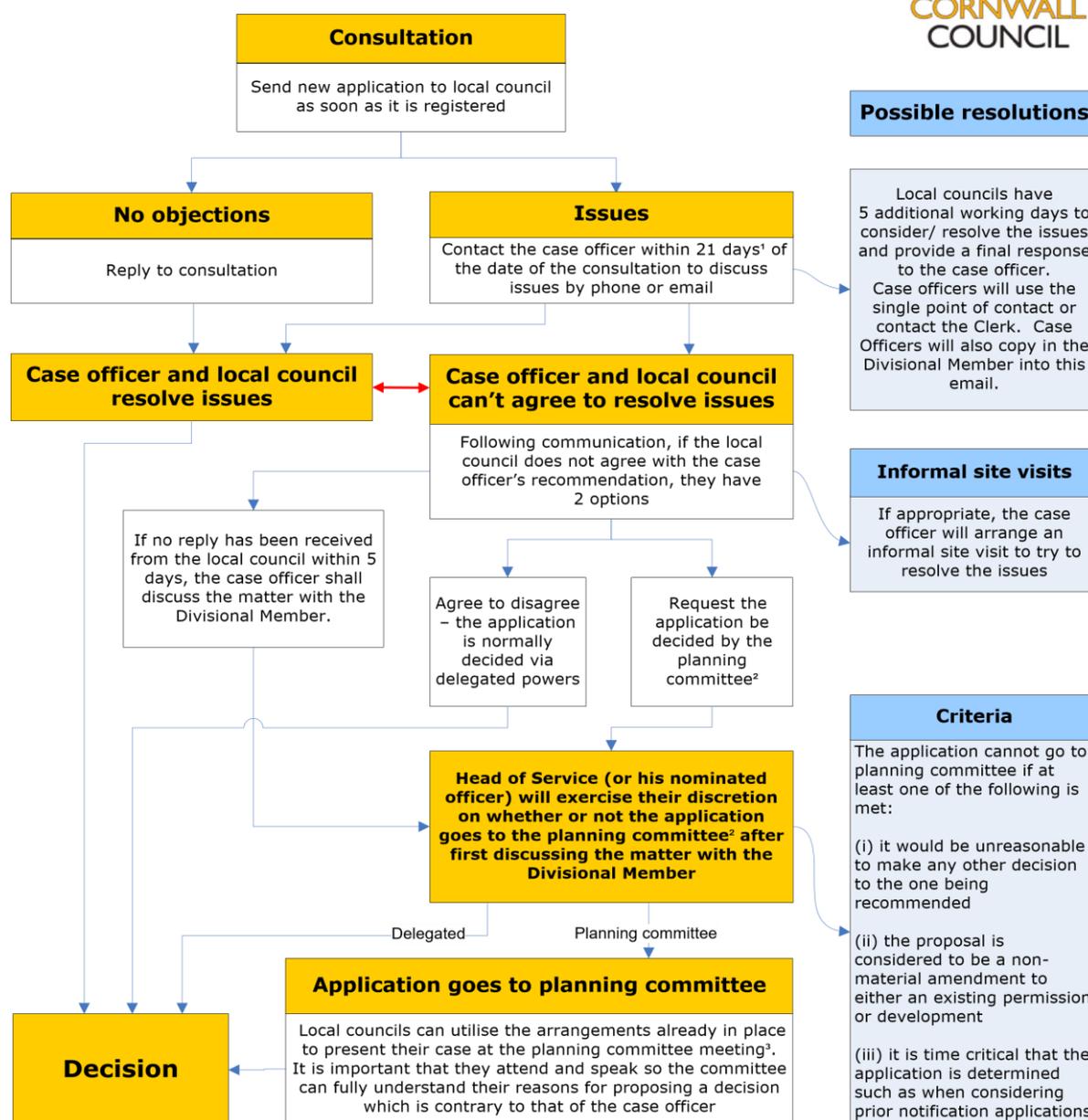
councillors are accompanied on any visit by another member of the council, or by a member of staff of the council.

3.1.2. Councillors take a form of ID - preferably but not necessarily an official Town Council ID. They must show this on request to any members of the public involved in the visit who may not be aware that they are councillors. This includes if they speak to them about the application or go onto their property.

3.2. There are no specific requirements for the contents of a site visit – in some cases it will be appropriate to go onto one or more properties or to speak to one or more members of the public. However, it for the member(s) visiting to judge the necessary steps to take.

4. Protocol For Local Councils (Cornwall Council)

PROTOCOL FOR LOCAL COUNCILS



Notes

¹21 days is the statutory time period - if an extension of time is required, the request and response must be in writing (or email) and is likely to be acceptable unless a decision is imminent.

²See page 2 for further information.

³Any written supporting statements must be submitted at least 3 working days before the committee meeting.

If a case officer is on leave or sick, contact your area team Group Leader or Principal who will be able to find out who is dealing with the application in the case officer's absence.

Should a case officer decide to change their recommendation at any point in the determination process after having communicated a different view, the case officer must inform the local Divisional Member(s).

Protocol For Local Councils

The objective of the Local Council and Member Protocols is to encourage dialogue and make sound planning decisions locally

Large scale planning applications that exceed specified thresholds are automatically considered by the Strategic Planning Committee.

Constitution [Responsibility for Functions]

This states that a Local Member can request any application falling under the 'Major' or 'Minor' category to be taken to a planning committee for consideration, so long as it is in writing/email and that sound planning, policy and other area reasons have been provided setting out why committee consideration is necessary.

Major and minor application types are:

New dwellings
Offices / research and development / light industry
General industry / storage / warehousing
Retail distribution and servicing
Gypsy and Traveller pitches
All other large scale major developments
All other small scale major developments
All other minor developments

Other application types are (and can be called to the planning committee by the Head of Service or his nominated officer):

Minerals Processing (ie ancillary mineral operations defined under the GPDO)
Change of use (no significant building or engineering work involved)
Householder developments
Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses, including footway crossovers, porches and satellite dishes.
Advertisements

Listed building consents to alter / extend
Listed building consents to demolish
Conservation area consents
Certificates of lawful developments
Notifications (where no planning application is required)
Discharge of planning conditions
Non-material amendments
Works to trees in a conservation area
Works to trees covered by a Tree Preservation Order
Deed of modifications (Remove/Vary Section 106 Obligations)

If you would like this information in another format please contact:

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY.

Telephone: **0300 1234 100**

Email: enquiries@cornwall.gov.uk

www.cornwall.gov.uk

5. Planning Poll Protocol

This outlines the protocol for Local Councils giving Saltash Town Council the opportunity to reevaluate their original position on a particular planning application, in light of a Case Officers recommendation.

It is based on the principles that:

1. The Town Council may wish to reevaluate its original position given new information.
This should be done in such a manner that there is no confusion as to individual opinions using the following response options:
 - 1.1. Stick with our original position and request a call-in;
 - 1.2. Accept the Officers position;
 - 1.3. Agree to disagree;
 - 1.4. Abstain.
2. This should not prevent email discussion of the merits of differing positions;
3. There should be a clear majority of those voting in order to overturn any previous decision;
4. The results of any deliberations in this manner should be placed on public record.

The protocol will operate with the following in mind:

1. Councillors will be free to debate the planning application by email, but only votes cast by poll will count towards the decision. No public statements of dissent or malicious briefings should be made.
2. Members of the public will still be entitled to be copied in on any correspondence, if so requested by emailing planning@saltash.gov.uk
3. Councillors will always have at least 72 hours from the email notifying a poll to vote in it. If this includes a Sunday it will be 96 hours.
4. Quorum for a poll to be effective is one third of councillors (including registered abstentions).
5. In line with the Protocol for Local Councils if a poll result does not agree with the Case Officers recommendation this will result in the particular application being called in (Stick with our original position and request call-in) to be decided by the Planning Committee. The Saltash Town Council Planning Administrator will submit this response automatically to the Case Officer from the result of the poll.

6. In the event of any tied or inquorate vote the Town Council's original position will stand.
7. Cornwall Councillors will vote on the information before them, but in light of further information received at Planning committee might vote differently at that meeting.
8. All Councillors will be responsible for ensuring that their vote is informed and based on proper planning guidance and application information.
9. Saltash Town Council poll results are available on the Saltash Town Council website https://www.saltash.gov.uk/planning_list.php or by contacting the Guildhall reception 01752 844846.

6. Protocol on pre application meetings for major developments. Guidance for councillors and developers

1. Preamble

Saltash Town Council recognises that pre-application discussions play an important role in major planning applications and welcomes the desire of many developers to consult both the council and the public more widely. However, the Town Council is also aware of the importance of public perception in planning and the critical need to avoid any appearance that the Town Council is conducting secretive negotiations or colluding with developers.

2. Pre-determination

In all meetings with developers members are reminded of the critical importance of not pre-determining their position on any future application, as this could require them to take no part in the discussion or leave them open to referral to the standards board. It is noted however that expressing a pre-disposition, for example of either 'welcome in principle' or 'concerns', is permissible.

3. Cornwall Councillors

It is understood that 'dual-hatted' Councillors may on occasion take part in meetings with developers in their capacity as Cornwall Councillors. In such cases councillors must be clear to distinguish, to both the developers and the public, their role as a Cornwall Councillor from that of a Town Councillor.

4. Individual members' discussions

Individual councillors may be approached by developers for informal discussions of possible future applications. Whilst it is left to the individual judgement of members whether to take part in such discussions, based on the nature and likely level of controversy of the application, they are advised:+

- 4.1. To carefully consider the public perception of such meetings.
- 4.2. To avoid any appearance of collusion in applications likely to cause controversy.
- 4.3. To avoid accepting hospitality in connection with such meetings.

4.4. To advise the Chairman of the Town Council, Chairman of Planning and Licensing and where possible the council, of such meetings.

Councillors must not purport to be representing the Town Council at such meetings, unless expressly authorised to do so by the Town Council.

5. Pre application briefings

5.1. The council is, in general, willing to hold meetings with developers prior to public consultation on the following two conditions:

5.1.1. Full public consultation is either already scheduled or firmly planned.

5.1.2. The meeting is open to the public to attend and has been reasonably advertised.

5.1.3. These meetings should take place at the Guildhall as they are briefings to the Town Council.

5.2. The general policy of the Town Council is not to hold private meetings with developers.

Exceptions to the above two rules may be agreed if:

5.3. there is a necessary and compelling reason for a developer to receive an initial steer before deciding whether to progress. This may include a strong commercial sensitivity requiring private discussion, or significant pre-application cost requiring a steer before deciding whether to proceed with public consultation. Such meetings would be subject to agreement that if the developer did decide to proceed public consultation would be carried out)

OR

5.4. there is a strong public consensus in favour of the principle of development and such discussions are likely to focus around the details of draft proposals prior to submission.

These exceptions do not negate the aspects of this protocol in relation to pre-determination or Cornwall Councillors.

6. Pre application public consultations

The Town Council strongly encourages developers to carry out full public consultation before submitting plans for major developments, on the following basis:

- 6.1. An accessible and convenient venue.
- 6.2. Sufficient publicity to likely interested parties, in good time.
- 6.3. Appropriate timings to allow as wide a range of people as possible to attend.
- 6.4. A genuinely open mind and willingness to adapt plans in response to feedback.

The Town Council does not allow such consultations to be held at the Guildhall, due to potential public confusion as to the position of the Town Council as both 'host' and 'authority'.

In general, Councillors are advised not to attend separate private briefings as part of public consultation, but instead to attend with the public.

7. Interpretation

This initial decision as to how these rules apply to a particular case shall be made by the Town Clerk in consultation with the Chairman of the Town Council and emailed to councillors. Any councillor may then choose to submit a motion, proposed and seconded under Standing Orders, to discuss the matter at Full Council and consider departing from the initial decision.

Cornwall Interim Policy Position Statement

24 January 2025



Dear Consultee,

Cornwall Interim Policy Position Statement

Cornwall Council is publishing the following document for a four week consultation period between Friday 24th January and 5pm Friday 21st February 2025.

[Cornwall Interim Policy Position Statement](#)

Government's new National Planning Policy Framework (NPPF) came into force on 12th December 2024. This sets out revised guidance and policies for planning across England.

Government published a standard housing method alongside the NPPF. This is the method that we must use to understand how many new homes should be built each year in Cornwall. We must now plan for 4,421 homes in Cornwall instead of the 2,707 that we have been planning for under the current Local Plan. Where a plan is more than 5 years old, we must be able to show that the plan can meet the new housing requirement of 4,421 homes per year for it to remain 'up to date'.

We have concluded that this is not currently possible and on that basis some of our policies in the Local Plan will be considered 'out of date' for decision making. However, where our policies remain consistent with the NPPF they can continue to be used for decision making. This is true of the majority of our policies across the Local Plan and Neighbourhood Plans.

We have now published an [Interim Policy Position Statement](#) for consultation.

We believe that most of our planning policies can continue to be used for planning decisions in conformity with the NPPF.

To help decision making under the 'Presumption in Favour of Sustainable Development' the '[Interim Policy Position Statement](#)' sets out:

- Which policies we think are out of date and which ones can still be used
- How our policies reflect national policies
- How we will make positive planning decisions
- Our principles for development
- Information about a new local plan

Consultation on the [Interim Statement](#) started on 24th January. It closes at 5pm on 21st February 2025. Comments received during this period will be considered by the Cornwall Growth Board.

You can view paper copies at:

- New County Hall, Treyew Road, Truro, TR1 1AY;
- Chy Trevail, Beacon Technology Park, Bodmin, Cornwall, PL31 2FR; and
- St John's Hall, Alverton Street, Penzance, TR18 2QW

Please submit your comment to: localplan@cornwall.gov.uk by 21st February 2025.

Please click here to [unsubscribe](#) from future Cornwall Council Planning Policy consultations and updates.

www.cornwall.gov.uk



To receive Cornwall Council's Local Planning Policy Call for Sites and to consider any actions

Report to: Planning & Licensing Committee – 18 February 2025

Date of Report: 11 February 2025

Officer Writing the Report: Planning and General Administrator

Officers Recommendations:

The Town Council can respond to each submitted site from the 'call for sites' by completing the [HELAA local council consultation](#) survey.

Report Summary

Following the Local Council's briefing on Wednesday 29 January Cornwall Council advise of the practical actions that the Town Council can take to support the development of the future Local Plan.

Cornwall Council are inviting the Town Council to assist them in gathering evidence and assist in providing understanding of land that may be available for development now and in the future.

Cornwall Council have highlighted three main areas:

- Changes to national policy and how the Council is responding to this;
- The next stages of the 'Call for Sites' that seeks views from Local Councils on sites put forward; and
- Neighbourhood Priority Statements.

Policy Update

Government changes to the planning system and national planning guidance will impact planning decisions and preparation for the next Local Plan.

For briefing notes on the immediate implications for the existing Local Plan and Neighbourhood Plans. See **Appendix B – Briefing note for NDP Groups (NPPF) January 2025**

Further guidance has been published on the decision-making process regarding the Local Plan, Neighbourhood Plans and National Planning Policy in a new Interim Policy Position Statement.

Please note: The Interim Policy Position Statement has been received under Agenda Item 9 at this evening's meeting.

Call for Sites

In preparation for the new Local Plan Cornwall Council commenced a process last year with a 'call for sites' asking a range of people, including landowners and local councils to nominate land with development potential.

An initial environmental assessment has been carried out, but now comments are requested from Local Councils about the deliverability and suitability of suggested sites. Access to the web map of sites has been provided as part of the initial assessment and can be accessed here: [Cornwall Council](#)

The Town Council may wish to consider whether there are any sites which could be brought forward sooner through a planning application to meet housing needs in the area. This could be one of the suggested sites or another one that may be suitable.

Comments and suggestions are required by **19 March 2025** to allow the Town Council's feedback to be included in an update to the Growth Board on 27 March 2025.

Members are asked to provide their views on the call for sites. Further details contained within **Appendix A - Local Council Briefing February 2025**.

Neighbourhood Priority Statements

Cornwall Council is piloting a new approach called the Neighbourhood Priority Statement to help Towns and Parishes contribute to the next Local Plan. These statements will provide evidence, opportunities, and local priorities. The pilot, involving a shortlist of parishes, should be ready by summer.

Signature of Officer:



APPENDIX A



Local Council Briefing

Help inform the future Cornwall Local Plan

February 2025

The preparation of the next Local Plan will be a significant task, as the document has to create policies that cover all of Cornwall and address our major infrastructure needs – whilst addressing local priorities at parish or even site level.

At this stage, we cannot start the formal preparation of the plan because the legislation won't be in force until later this year. However, there is a lot of work we can do to assemble evidence for the plan whilst we are waiting for the new system to start.

Call for Sites – your chance to tell us about sites in your area

Part of this evidence that we need to collect includes understanding what land may be available for development now and in the future. Choosing locations for growth can often be controversial and we appreciate that it is a complex task that requires dialogue and negotiation to choose the right sort of site, in the right place and with a willing landowner. It is vital that we involve a wide range of people in that process.

To understand what the opportunities are, we have been running a “call for sites” for almost a year. Landowners and other interested parties have put land forward across Cornwall for particular uses that we must review including:

- Looking at constraints – we are considering submitted sites against constraints such as landscape designations.
- A practical review of whether sites can be delivered – we have a panel of development experts helping us to consider sites in terms of the Government criteria of suitability, availability and achievability. The use of such panels is standard practice within Cornwall and other planning authorities to make sure that sites can be delivered by developers.

We are also keen to understand local perspectives on developability and whether there are other sites that you or others think should be considered in terms of the Government criteria.

For that reason, we are sharing with you the [WebMap](#) of sites which have been put forward for consideration in your area and not yet sifted out. To view the sites you will need to click the link and then select the “toggle layers” in the top left of the map. The map shows all of the sites across Cornwall. Please note that these have not yet been reviewed in terms of sustainable travel / relationship to settlements for example – this will happen at a later stage.

Because this is an early stage of considering sites, we are not yet ready to ask whether people support or oppose the sites like we would for formal allocations or planning applications. This is because there are many further steps before we progress towards formal allocation of sites. We are also keeping our ‘call for sites’ open to encourage more suggestions to come forward so that there is a good choice of locations. Please note that not all parishes have received site submissions, so you may not have suggested sites to look at.

From what we can tell by talking to other planning authorities, it is relatively unusual to seek parish feedback at this early stage, but we think that it is the right thing to do to gain your valuable insight about the sites being suggested. Therefore, we are asking you to help with the following four things please:

We are particularly keen to have your views on the following please:

- **Firstly, we are keen to hear if you think that the sites that have been submitted through the call for sites have potential to come forward in the next 3 years.**

Where applicable, please let us know whether sites can be delivered (regardless of whether or not you might support the site or location) by filling out the survey. We appreciate your council’s support may be subject to quality or infrastructure expectations and we will be collecting that information later in the process. Feedback on an existing site here: [HELAA local council consultation](#).

- **Secondly, are there any sites shown that you think could come forward ahead of your next Neighbourhood Plan or the next Local Plan with your support to help meet housing needs?**

There may be sites that landowners have submitted through the call or that you have identified that your Council might wish to support for development sooner to meet housing needs. Even if that site might not be specifically supported by current Local Plan or Neighbourhood Plan policy, we would like to help if the site is suitable and can help meet housing needs. The Portfolio Holder for Planning and Housing, Cllr Monk is particularly interested in conversations with parishes who wish to explore sites which have potential to come forward in the short term. Feedback on an existing site here: [HELAA local council consultation](#).

- **Thirdly, we would be grateful if you can flag any particular risks or issues you think that may impede deliverability of individual sites shown on the map.**

This is about practical observations, and issues that may not otherwise be obvious to us from a map. At this stage we are purely considering practical challenges and opportunities that sites might have – we are not asking you to support or object to these sites like a planning application and cannot take those type of comments into consideration at this stage. Some of your feedback may need to be banked for later stages in our evidence preparation. Feedback on an existing site here: [HELAA local council consultation](#).

- **Finally, we invite you to identify land which has not yet been put forward to the call for sites:**

If you think that there is further land that should be considered (either in addition or instead of the mapped sites) and where you could work with landowners to bring the land forward please let us know through the survey. We will be grateful for your much more detailed knowledge of your area, landowners and opportunities for suitable growth. Where possible, please indicate when you think these sites can come forward, especially where you consider this is possible within the next 3 years. Suggest new sites here: [Call for Sites](#) (please select City/Town/Parish Council Consultation).

Your input to this important first stage of evidence gathering is important to help us get ready for a new Local Plan. It will also help us to understand your area in greater detail.

We are asking for your comments by **19th March 2025** – this will allow your comments to be included in an update to the Growth Board on 27th March 2025.

The information that we are seeking from you is just a first step of gathering evidence about your area. There will be further formal stages of engagement and consideration before sites get close to being allocated or taken forward in a new Local Plan.

However, it is really important to note that the call for sites process is simply about information gathering – it does not prevent anyone putting forward sites directly for a planning application now or at any time, irrespective of the steps within the call for sites process. Indeed, recent changes to the National Planning Policy Framework may make that more likely. It still remains important for us to understand the potential stock of sites to create the evidence base for our new Local Plan. It is also important to note that people can withdraw sites at any time, or indeed submit further sites. The point of the process at present has been to try to give some particular focus to understand the scope and scale of what is out there – it is not a fixed window.

Our draft [Interim Policy Position Statement](#) explains which policies we will place particular emphasis on to give clarity to case officers, elected members, parishes and applicants alike.

Neighbourhood Priority Statements

We are currently trialling a new route to preparing a plan for your area called a [Neighbourhood Priority Statement](#). As well as these being a useful basis for future neighbourhood plans, we think that these are a very useful way of local councils helping to contribute evidence, opportunities and locally specific priorities to the next Local Plan.

Whilst these do not create policies or allocations, we can use them to help prepare policies in the Local Plan and as such they are probably one of the most important ways of creating a route for local knowledge and priorities to get in to the Local Plan and to help it reflect your area better. We are running a pilot with a small number of parishes to develop an approach and templates that make it easier to create a plan for your area. These should be largely ready by summer 2025. For more information on these statements and to express your interest in preparing one please see: [Neighbourhood Planning Newsletter - January 2025](#) and contact neighbourhoodplanning@cornwall.gov.uk.

We are also going to be conducting a survey in the spring to help develop evidence across Cornwall that can inform Neighbourhood Priority Statements and the next Local Plan. This will help inform us on a range of issues and to help us understand more about each area. We will write to you again when this survey is ready to go live.

Thank you in advance for all your help. Please do let us know if you would like any further information or help by contacting us at: localplan@cornwall.gov.uk.

APPENDIX B



Briefing note

National Planning changes and Neighbourhood Plans

January 2025

This note has been written to help Neighbourhood Planning groups to understand what recent changes to national planning guidance might mean for their Neighbourhood Plan.

The note will be updated as further detail is published by Government or as we receive appeal decisions for relevant cases.

What are the changes?

Government published a new National Planning Policy Framework (NPPF) on 12th December 2024. This sets out revised guidance and policies for planning across England and should be used from 12th December 2024.

A new mandatory standard housing methodology was published alongside the NPPF. This is the method that we must use to understand how many new homes should be built each year in Cornwall. It means that our new housing requirement (from 12th December) will be 4,421 for Cornwall instead of the 2,707 that we have been planning for under the current Local Plan.

What does this mean for planning decisions?

Where a plan is more than 5 years old (our Local plan is now 8 years old), we must be able to show that the plan can meet the new housing requirement of 4,421 homes per year for it to remain 'up to date'.

We have concluded that this is not currently possible and on that basis some of our policies in the Local Plan will be considered 'out of date' for decision making. However, where our policies remain consistent with the NPPF they can continue to be used for decision making. This is true of the majority of our policies across the Local Plan and Neighbourhood Plans. This briefing note helps to explain that.

Decisions will have to be made using relevant policies of the National Planning Policy Framework instead of our adopted policies in the Development Plan¹. This includes the so called 'presumption in favour of sustainable development' that supports development that is considered 'sustainable', unless the adverse impacts of that development "significantly and demonstrably" outweighs its benefits. This presumption would apply even where a proposal might normally be at odds with our adopted housing policies.

The new NPPF sets out clearly that under the presumption an assessment of benefits and adverse impacts should still be undertaken across the policies of the NPPF as a whole but particularly to promote sustainable transport, achieve well designed places and secure affordable homes.

Planning is based on judgement and interpretation, and it is important that we are clear about what weight we can give different policies in decision making. Our interpretation of the NPPF focus is that where our local plan policies remain in general conformity with the NPPF that they should continue to be given full or substantial weight in decision making.

What does this mean for your Neighbourhood Plan?

When a Neighbourhood Plan is 'Made' (adopted) it becomes part of the Development Plan for Cornwall. Some policies of Neighbourhood Plans may also be considered out of date alongside the Local Plan if your plan is over 5 years old and/or doesn't allocate enough land to meet your identified housing requirements.

Your plan will stay in place until its planned expiry date (this is usually 2030), but some policies or allocations will be technically out of date until Cornwall Council is able to provide for the new higher housing numbers. The out-of-date policies will typically include ones that limit the type, location and number of new houses, including development boundaries.

As above, where a policy or allocation is considered out of date it will be given little or no weight in decision making. National planning policies will be given greater weight in decision making.

What protections are in place?

If your Neighbourhood Plan is less than 5 years old at the time a planning decision is made, and it contains policies and allocations to meet its identified housing requirement it is

¹ All of the adopted planning documents for Cornwall are part of the 'Development Plan' – this includes the Local Plan, Site Allocations Development Plan Document, Climate Emergency DPD and adopted Neighbourhood Plans for the area concerned.

subject to additional protections. It is unlikely that a proposal that conflicts with policies of your plan would be considered acceptable.

Development proposals within land that forms part of a National Landscape (formerly known as an Area of Outstanding Natural Beauty), habitat site, Local Green Space, Heritage Coast, Designated Heritage Asset, areas at risk of flooding or coastal change or irreplaceable habitat² may also be more likely to be refused.

We believe that there are around 13 Neighbourhood Plans that will be subject to protection because they are newly adopted and have sufficient allocations. There will also be other plans with landscape, heritage and other designations that provide greater protections.

Elements within policies of the development plan (including Neighbourhood Plans) that may otherwise be considered important to housing supply but have no or limited conflict for areas set out (in particular, but not exclusively) in the following chapters below are considered to still carry weight in decision making alongside the provisions of the NPPF.

- Chapter 5 (paras 66 and 84) - affordable housing mix and controls on rural housing
- Chapter 7 (para 91) - town centre sequential approach
- Chapter 9 (paras 100 and 115) - school infrastructure and sustainable transport and street design
- Chapter 11 (para 135) - design and layout
- Chapter 12 (para 139) - significant weight to good design

The 'presumption' will last until Cornwall Council can demonstrate a 5 year supply of land to deliver the additional homes, or until the adoption of the new Local Plan (which will set out how we intend to deliver the housing requirement).

An Interim Policy Position Statement

We believe that taken together, the majority of our development plan policies, particularly the most recently adopted Climate Emergency DPD continue to provide a sound basis for planning decisions that is in conformity with the NPPF. However, for the reasons set out earlier in this note we believe that our housing supply policies are out of date.

To help create a smoother transition to the 'Presumption in Favour of Sustainable Development' we will be adopting an 'Interim Policy Position Statement'. This will be subject to consideration by the [Economic Growth and Development Overview and Scrutiny Committee](#) on 14th January 2025 and then consultation in late January 2025 and will provide

² See paragraph 11. D) i. and footnote 7 of the NPPF

clarity on which policies of the development plan are out of date and how we will positively deal with planning applications over the coming months.

Alongside the publication of the Interim Statement we will continue to collect evidence to help us write the next Cornwall Local Plan. As part of that process, we will be encouraging all parishes to produce a Neighbourhood Priorities Statement to tell us about their priorities for future growth, preferred locations for new homes and infrastructure needed to ensure that their communities can flourish into the future.

Further Assistance

We believe that there are around 13 Neighbourhood Plans that will be subject to protection because they are newly adopted and have sufficient allocations. There will also be other plans with landscape, heritage and other designations that provide greater protections.

In addition, policies relating to design, green infrastructure, heritage, local economies and other non-housing policies will continue to have effect. These are the expected impacts for some key policy types, common in many NDPs:

Development boundaries - many NDPs designate development boundaries, designed to contain new development within existing built-up areas. For NDPs where housing policies are now considered to be out of date, these development boundaries will be given low or no weight.

Locations and Directions of growth - some NDPs identify preferred areas for future growth and locations where growth is not supported; in the event that housing policies become out of date, these policies will be given low or no weight.

Green Buffers – these do not have the same level of protection as Local Green Spaces. Where they prevent housing development from coming forward in locations that would otherwise be acceptable for development and don't result in coalescence of settlements, proposals may be approved.

However, we consider that the key policy types below will continue to have weight;

Site allocations - Any sites allocated for development will remain valid, including any requirements for development on allocated sites to deliver public open space or other infrastructure.

Principal Residence - Principal residence policies should continue to apply to all new development even if other policies become out of date.

Design Policies - Design policies including those that refer to a design guide or code should continue to have weight in planning decisions.

Local Green Spaces – LGS policies will continue to apply and these areas will continue to be protected from development.

The Neighbourhood Planning Team can provide help to groups that want to further understand the implications of these changes or to assess whether their plan meets the tests for further protections set out in the NPPF. Please contact us at:

neighbourhoodplanning@cornwall.gov.uk

Prepared by the Planning Policy Team: 03-01-25

MAPPING INFORMATION

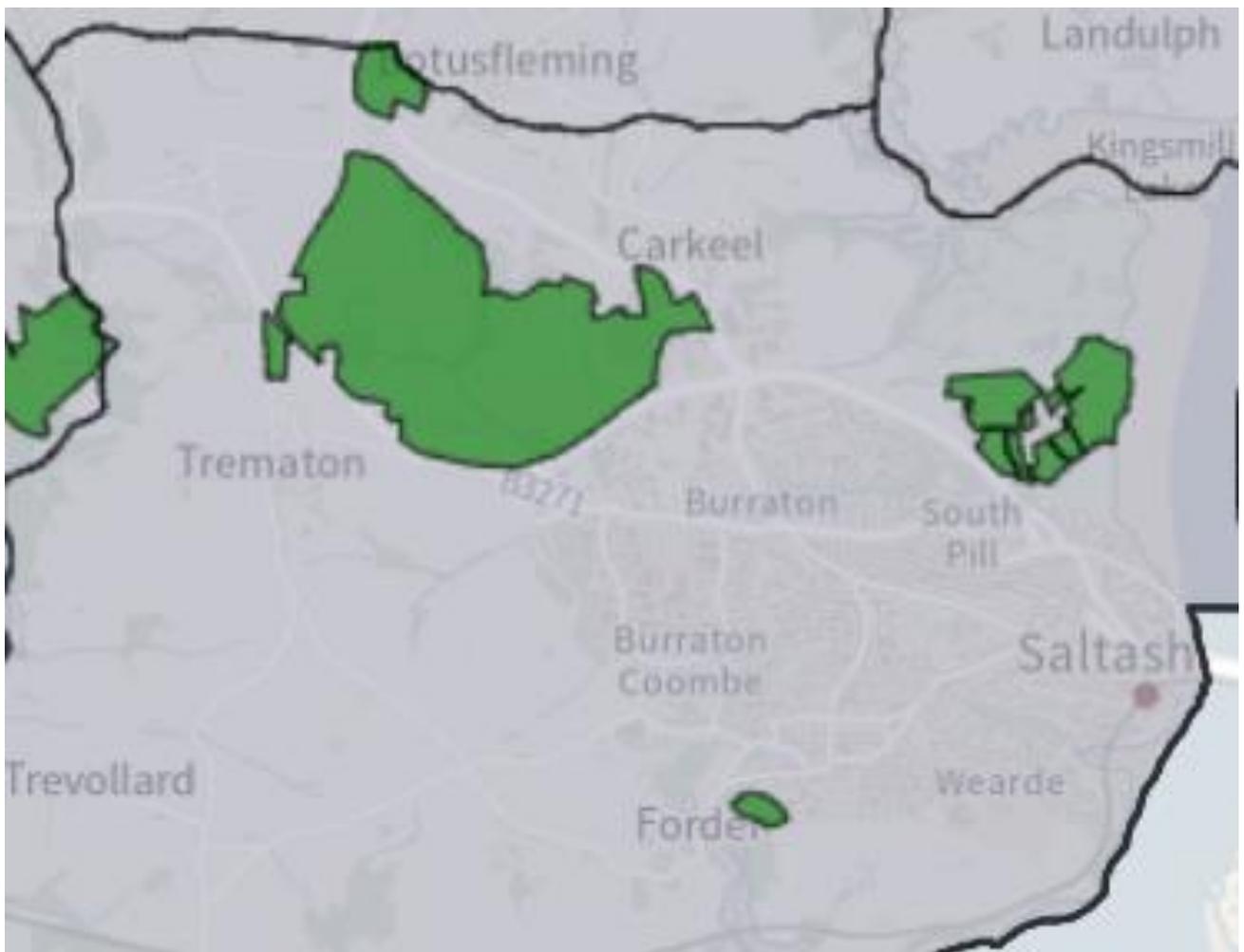
Call for Sites

The map referred to in the report shows sites previously submitted between 2012-2015 and Site Submissions as of 05.02.25.

Please find below a few examples of sites and the information available regarding each piece of land. However there are many more sites on the map.

Appendix A, page 2 details information on how to view the sites on the map provided at [Cornwall Council](#)

PREVIOUS SITE SUBMISSIONS 2012-2015



Site on the border with Botus Fleming:



SHLAA Sites - 2012-15	
Site ID	268361
Parish	Saltash Trematon & Landrake
Site Size (ha)	135.34

Proposed Uses	residential
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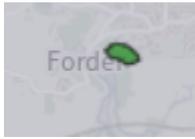
Site near Carkeel:



SHLAA Sites - 2012-15	
Site ID	268361
Parish	Saltash Trematon & Landrake
Site Size (ha)	135.34

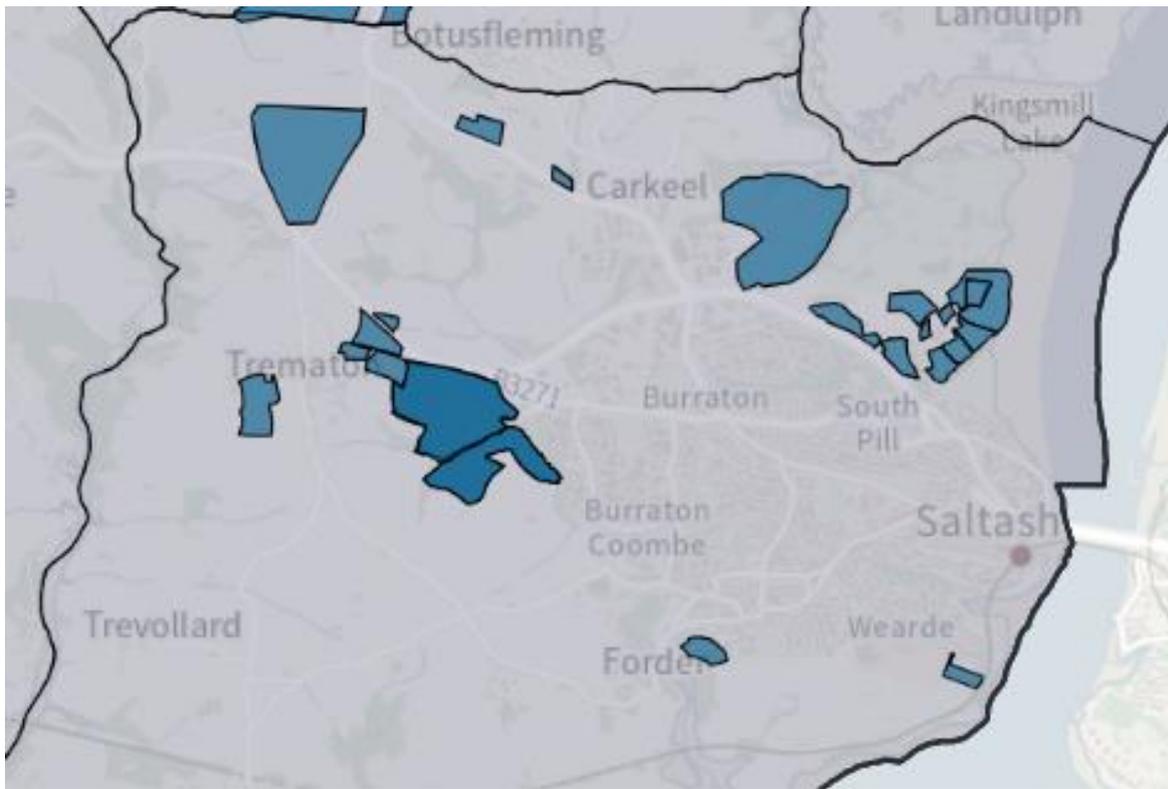
Proposed Uses	residential
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Site near Forder

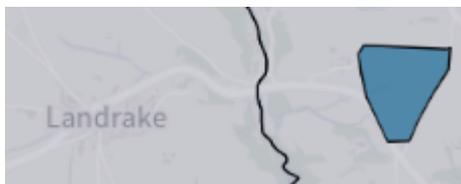


SHLAA Sites - 2012-15	
Site ID	268367
Parish	Saltash Essa
Site Size (ha)	2.16
Proposed Uses	residential

SITE SUBMISSIONS AS OF 05.02.25.

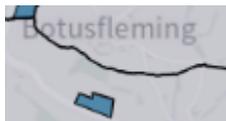


Site near the border with Landrake:



Site Submissions (as of 5/2/25)	
Site ID	267467
Site Source	Call-for-Sites Submissions
Parish	Saltash
Site Size (ha)	25.00
Proposed Uses	residential, commercial

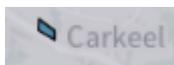
Site near the border with Botusfleming:



Site Submissions (as of 5/2/25)	
Site ID	268998
Site Source	Call-for-Sites Submissions
Parish	Saltash
Site Size (ha)	2.25

Proposed Uses	residential
---------------	-------------

Small Site near Carkeel:



Site Submissions (as of 5/2/25)	
Site ID	268955
Site Source	Call-for-Sites Submissions
Parish	Saltash
Site Size (ha)	0.70

Larger Site near Carkeel:



Site Submissions (as of 5/2/25)	
Site ID	267924
Site Source	Call-for-Sites Submissions
Parish	Saltash
Site Size (ha)	26.92
Proposed Uses	commercial