

Public Document Pack

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Saltash Town Council held at the Guildhall on Thursday 5th February 2026 at 7.00 pm

PRESENT: Councillors: A Ashburn, R Bickford, J Brady, R Bullock (Chairman), S Gillies, M Johns, S Martin, G McCaw, S Miller, L Mortimore, P Nowlan, J Peggs, B Samuels, P Samuels, B Stoyel (Vice-Chairman) and J Suter.

ALSO PRESENT: 3 Members of the Public, 2 Members of the Press, H Frank (Cornwall Council) and P Cador (Cornwall Council), S Burrows (Town Clerk / RFO) and D Joyce (Office Manager / Assistant to the Town Clerk).

APOLOGIES: None.

324/25/26 HEALTH AND SAFETY ANNOUNCEMENTS.

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

325/25/26 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 received.

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

None received.

The Chairman informed Members the next items of business to be discussed are Agenda Item 9 – To receive the Monthly Crime Figures and consider any actions and associated expenditure followed by Agenda Item 6 – To welcome, Neighbourhood Watch in Your Community to give a presentation and consider any actions.

326/25/26 TO RECEIVE THE MONTHLY CRIME FIGURES AND CONSIDER ANY ACTIONS.

The Chairman welcomed PC P Davey – Neighbourhood Beat Manager to speak.

PC P Davey provided Members with a brief verbal overview of the crime figures included in the circulated reports pack.

PC P Davey reported that the police continue to prioritise tackling drug related offences within the community and are actively building intelligence. A further update on this work will be presented to the Town Council in due course.

Members were also advised that two newly appointed PCSOs are due to begin their roles in the coming weeks which will increase the department's capacity to undertake additional work.

Members thanked PC P Davey for attending this evening's meeting and for the clear presentation of the 12-month rolling crime figures and accompanying clarification of crime categories.

It was **RESOLVED** to note.

327/25/26 TO WELCOME, NEIGHBOURHOOD WATCH IN YOUR COMMUNITY TO GIVE A PRESENTATION AND CONSIDER ANY ACTIONS.

The Chairman welcomed Stephanie Good Project Manager for Neighbourhood Watch to the meeting and invited her to speak.

Stephanie delivered a brief presentation addressing common myths and societal misconceptions surrounding the Neighbourhood Watch scheme. Stephanie outlined the community-focused work undertaken by the organisation, the strong connections it builds and the three accessible ways in which people of all ages can get involved.

Stephanie explained that the scheme aims to bring communities together, highlight funding opportunities and promote available grants. With 2.3 million members nationwide Neighbourhood Watch works closely with key stakeholders, including the police, to help communities flourish and to ensure residents feel safe within their neighbourhoods and local environment.

It was also highlighted the valuable work undertaken with youth organisations and youth councils. These initiatives, supported by lottery funding, help equip future generations with leadership and employability skills.

Stephanie expressed eagerness to work with the Town Council to help promote the Neighbourhood Watch scheme and invited Members to get in touch regarding any potential collaborative projects within the Saltash community that she may be able to support.

Stephanie advised that further information about Neighbourhood Watch schemes in the local area, as well as guidance on setting up a new scheme, is available at ourwatch.org.uk. It was noted that no two schemes are the same, as each is tailored to reflect the specific needs and priorities of its individual community.

Members thanked Stephanie for her attendance.

It was **RESOLVED** to note.

328/25/26 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY ASK QUESTIONS OF THE TOWN COUNCIL.

The Chairman confirmed a public question had been received.

In the absence of the resident who submitted the question, the Town Clerk read the question aloud in accordance with the Town Council's Public Question Policy.

Date Received	Public Questions to the Town Council	Submitted By
4 February 2026	<p>On 15 January 2026 I asked how Saltash Town Council would challenge Cornwall Council over inaccuracies contained in a report recommending the Release of Burraton Field for development.</p> <p>Following a unanimous vote, it was resolved to:</p> <p>“To delegate authority to the Town Clerk, in consultation with the Chairman and Vice Chairman, to challenge the inaccuracies within the Cornwall Council report relating to Saltash Town Council, requesting that the report be withdrawn or amended to reflect the accurate position, and to seek an apology accordingly.”</p>	Marie Whittam

	<p>In view of Cornwall Council's lack of response, what actions does Saltash Town Council intend to take to secure a satisfactory reply from Cornwall Council and to further challenge the decision that was made on the basis of an erroneous report.</p>	
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The Town Clerk requested to offer a response to the public question received on the approval of the Chairman.

The Town Clerk advised Members that, at the time the public question had been raised, full information from Cornwall Council had not been available. Since then, the Clerk had liaised with Marie Whittam regarding her concerns and shared the draft report included within the circulated reports pack, for which Marie Whittam had expressed her appreciation.

The Town Clerk stated that the response received from Cornwall Council, together with the draft report, demonstrated that the Town Council had acted diligently in seeking to understand Cornwall Council's processes and, where appropriate, had challenged matters on behalf of the community.

Cornwall Council acknowledged that the wording within the Director's Report could have been clearer, particularly in relation to engagement with representatives of the Town Council. They recognised that this had caused difficulties and confirmed that this would be taken into account in future report writing where reference is made to consultation or engagement with third parties.

In the interests of openness and transparency, the Town Clerk requested that Cornwall Council's written response to last month's resolution be attached to the minutes, along with the Clerk's draft report.

The Town Clerk advised that, should Members be satisfied with the information provided, they may wish to delegate the task of communicating the Town Council's position to Marie Whittam.

The Town Clerk invited questions and expressed hope that the report would provide clarity and reassurance to those who had raised concerns.

Councillor Brady expressed appreciation for the Town Clerk's work and referred to Section 123 of the Local Government Act 1972 (LGA), noting the requirement for local authorities to advertise the disposal of public open space for two consecutive weeks, which he believed had not been met. Councillor Brady also raised concerns regarding Cornwall Council's lack of engagement with the Rugby Club in relation to the disposal of land.

Members discussed the legal processes involved and expressed concerns regarding the transparency of the procedure undertaken by Cornwall Council.

The Town Clerk referred to her report within the circulated pack, confirming that Cornwall Council had met the requirements of Section 123 by advertising the land for sale in the Cornish Times on 9 and 16 July 2025. She further noted that discussions had taken place between Cornwall Council and the Rugby Club, and that the working relationship was well established.

Some Members expressed the view that the Rugby Club had not been sufficiently involved in discussions relating to the sale of Burraton Field and raised concerns regarding fairness and the potential prioritisation of commercial interests.

Members considered whether to seek legal advice from a Barrister to review the lawfulness of the process undertaken by Cornwall Council.

Councillor McCaw queried what outcome the Town Council would be seeking should external legal advice be commissioned, and whether doing so might affect the Town Council's position in the event that a future planning application were submitted.

Members discussed the planning process, noting their role as statutory consultees and their ability to make representations at the appropriate stage, with reference to the Saltash Neighbourhood Plan and the statutory rights applicable during the consideration of planning applications.

Some Members expressed concern that seeking legal advice could impact the working relationship with Cornwall Council; however, some also felt that trust had been affected by inaccuracies and misrepresentations within the Director's Report.

The Town Clerk reported that evidence indicated Cornwall Council had acted within its legal powers and emphasised the importance of clearly identifying the specific matters Members wished to challenge.

The Town Clerk further noted that Cornwall Council officers had indicated that any future development would be required to deliver enhanced sporting facilities within Saltash and confirmed that no planning or pre-application submissions had been made to date.

It was proposed by Councillor Brady, seconded by Councillor Martin and **RESOLVED** that a Barrister be appointed to provide advice on the legality of the process followed by Cornwall Council to date, with costs allocated to budget code 6273 EMF Legal Fees.

Following a vote of two in favour, the motion was not carried.

Members further discussed the planning process and agreed that, once a planning application is submitted, the Town Council would have the formal opportunity to comment as part of the statutory consultation process.

Following a vote (9 in favour, 3 against and 4 abstentions) it was proposed by Councillor Johns, seconded by Councillor Brady and **RESOLVED** to create a working group consisting of Councillors Brady, Martin, Johns, Miller and McCaw to review Cornwall Council's process regarding the sale of Burraton Field.

329/25/26 **TO RECEIVE AND APPROVE THE MINUTES OF THE FULL TOWN COUNCIL MEETING HELD ON 15 JANUARY 2026 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.

Following a vote (14 in favour, 0 Against, 2 Abstained), it was proposed by Councillor Bullock, seconded by Councillor Stoyel and **RESOLVED** that the minutes of the Full Town Council Meeting held on 15 January 2026 were confirmed as a true and correct record.

330/25/26 **TO RECEIVE AND NOTE THE MINUTES OF THE PLANNING AND LICENSING COMMITTEE HELD ON 20 JANUARY 2026 AND CONSIDER ANY RECOMMENDATIONS.**

It was **RESOLVED** to note. There were no recommendations.

331/25/26 TO RECEIVE THE CHAIRMAN'S REPORT AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

The Chairman informed Members that the Holocaust Memorial Day event scheduled to take place in Plymouth on 27 January had been postponed due to adverse weather conditions. The event is expected to be rescheduled later in the year.

The Deputy Chairman reported on his recent attendance at the Twinning Association's Annual General Meeting and drew Members attention to the extensive programme of events planned for the forthcoming year.

The Chairman also highlighted the success of the recent charity quiz held in support of the Mayor's charities. The Chairman noted that a further quiz has been arranged for 21 February which is already close to selling out.

It was **RESOLVED** to note.

332/25/26 TO RECEIVE A REPORT FROM COMMUNITY ENTERPRISES PL12 AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

It was **RESOLVED** to note.

333/25/26 TO RECEIVE A REPORT FROM COMMUNITY AREA PARTNERSHIPS AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

It was **RESOLVED** to note.

334/25/26 TO RECEIVE A REPORT ON BEHALF OF SAFER SALTASH AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

The Chairman informed Members that a meeting date has not yet been confirmed; therefore, there was nothing further to report.

335/25/26 TO RECEIVE A REPORT FROM SALTASH CHAMBER OF COMMERCE AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

No meeting has been held to date. Therefore, there was nothing to report.

336/25/26 TO RECEIVE A REPORT FROM CORNWALL COUNCILLORS AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

Members asked Cornwall Councillor Johnson whether he had been made aware of the sale of Burraton Field upon taking office following the elections.

Cornwall Councillor Johnson confirmed he hadn't, but that he had mentioned the land in his earlier Cornwall Councillor report.

It was **RESOLVED** to note.

337/25/26 TO RECEIVE AN UPDATE ON THE FUTURE OF THE HEALTH CARE IN SALTASH AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

The Chairman and Councillor Peggs gave a brief verbal update on a recent meeting attended earlier today.

The verbal update included details of representations for dentistry in the locality, progress made regarding the alterations to facilities at St Barnabas, which will enable phlebotomy appointments to be carried out at the clinic. Final arrangements are currently being made for the logistics of transferring blood samples to Derriford Hospital, as well as for the appointment system.

It was **RESOLVED** to note.

338/25/26 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

339/25/26 FINANCE:

a. To advise the receipts for December 2025;

It was **RESOLVED** to note.

b. To advise the payments for December 2025;

It was **RESOLVED** to note.

c. Urgent and essential works actioned by the Town Clerk under Financial Regulations.

Nothing to report.

d. To note that bank reconciliations up to 31 December 2025 were reviewed as correct by the Chairman of Policy & Finance Committee and the Town Clerk.

It was **RESOLVED** to note.

e. To note that an audit on recent supplier payments was conducted by the Chairman of Policy & Finance in line with the Councils Financial Regulations. It was noted that there are no discrepancies to report.

It was **RESOLVED** to note.

340/25/26 TO RECEIVE A REPORT ON VICTORIA GARDENS AND THE MAURICE HUGGINS ROOM AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

The Chairman informed Members that the item is to be deferred to a future Full Town Council meeting, however invited the Town Clerk to provide an update on the agenda item in the absence of a written report.

The Town Clerk noted that, due to competing priorities, a report had not been prepared for this evening's meeting. The Clerk advised a report is required in order for Members to consider what is being asked and make a formed decision regarding the available options for both Victoria Gardens and the Maurice Huggins Room (MHR).

For the benefit of newer Members, the Town Clerk gave a brief overview of the background to Victoria Gardens and the MHR explaining that the Town Council has considered the site on several occasions over a prolonged period of time, but various factors have prevented progress on potential devolution.

The current approach is to explore opportunities for collaborative working with Cornwall Council, specifically regarding maintenance of the lower levels, like planting and benches.

Further to discussions at a recent Town Council forum and at the request of Members, the Town Clerk initiated early conversations with Cornwall Council about the Town Council undertaking low maintenance confirming that Cornwall Council has confirmed they are open to a licence/planting agreement and/or periodic works with Cormac by arrangement. The Town Clerk also referred to the Cormac volunteers scheme suggesting it would be suitable for the Friends of Victoria Gardens should they wish to restart.

Further to this, the Town Clerk confirmed that if the Town Council no longer wishes to have involvement with the management of the MHR, Cornwall Council will review the commercial options available, but it can't rule out disposal.

Members thanked the Town Clerk for the update and agreed to defer the item pending receipt of a full report.

Following an unanimous vote (16 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bullock, seconded by Councillor Peggs and **RESOLVED** to defer the item to a future Full Council meeting.

341/25/26 TO RECEIVE A REPORT ON THE FIFTH ROUND OF COMMUNITY INFRASTRUCTURE FUNDING AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

Members considered the report and discussed the proposed projects for submission as expressions of interest for the fifth round of Community Infrastructure Levy funding, as outlined in the circulated reports pack.

Councillor Ashburn provided further clarification on the proposed Transport and Public Realm Improvements, noting that the suggestion related to perceived gaps in public transport links to Derriford Hospital in Plymouth.

Councillor Bickford informed Members that a bus service operates from Fore Street to Derriford on the hour, every hour (CityBus Service 71). Following this information and further discussion on the other potential projects, Members agreed that only one expression of interest was required at this stage.

Following a unanimous vote (16 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bickford, seconded by Councillor Stoyel and **RESOLVED:**

1. To delegate authority to the DEM, working in collaboration with members of the CIL working group, to prepare and submit an Expression of Interest for the Waterside Project only outlined in the report, and to report progress at a future Full Town Council meeting;
2. To approve Councillor Bickford be appointed to the CIL Fifth Round Working Group;
3. To approve the allocation of up to 25% match funding, up to a maximum of £25,000 if the full funding award is secured, allocated to General Reserves.

342/25/26 TO RECEIVE CORNWALL COUNCIL'S STREET LIGHTING INITIATIVE AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

Following an unanimous vote (16 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bullock, seconded by Councillor Mortimore and **RESOLVED** to support the street lighting switch-off initiative as part of Cornwall Council's county-wide carbon-reduction programme and act as the liaison point for any community requests to switch specific lights back on (only in exceptional, police-supported circumstances) and / or propose additional locations where switch-off may be appropriate.

343/25/26 MEET YOUR COUNCILLORS: THE NEXT SCHEDULED MEETING DATE SATURDAY 21 FEBRUARY 2026 OUTSIDE THE FORMER BLOOM HEARING BUILDING, FORE STREET.

The next scheduled meeting date Saturday 21 February 2026 outside the former Bloom Hearing Building, Fore Street.

Members noted that the former Bloom Hearing building on Fore Street is now occupied and that signage for the Saltash Heritage Museum is in place. They requested that future advertisements for the Meet Your Councillors events reflect this updated location information.

Following an unanimous vote (16 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bullock, seconded by Councillor Miller and **RESOLVED** for Councillors Martin, Peggs, Stoyel, Bullock and Johns to attend.

344/25/26 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.

345/25/26 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

346/25/26 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

347/25/26 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

Following an unanimous vote (16 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bullock, seconded by Councillor Martin and **RESOLVED** to issue the following Press and Social Media releases:

1. Cornwall Street Lighting Initiative;
2. Neighbourhood Watch Scheme;
3. Meet Your Councillors.

348/25/26 DATE OF NEXT MEETING: 5 MARCH 2026 AT 7:00 P.M.

Thursday 5 March 2026 at 7.00pm

349/25/26 COMMON SEAL:

It was **RESOLVED** to Move to Order that the Common Seal of the Council be affixed to all Deeds and Documents necessary to give effect to the foregoing Acts and Proceedings.

DATE OF NEXT MEETING

Thursday 5 March 2026 at 7.00 pm

Rising at: 8.39 pm

Signed: _____
Chairman

Dated: _____

From: Catriona Smith <Catriona.Smith@cornwall.gov.uk>

Sent: Tuesday, February 03, 2026 10:04

To: Jonny Alford <jonny.alford@cornwall.gov.uk>; Sinead Burrows <sinead.burrows@saltash.gov.uk>

Cc: Councillor Rachel Bullock <r.bullock@saltash.gov.uk>; Councillor Brian Stoyel <b.stoyel@saltash.gov.uk>; Catherine Thomson <Catherine.Thomson@cornwall.gov.uk>

Subject: RE: *URGENT* Re: Burraton Park - Report from Cornwall Council

Information Classification: CONTROLLED

Dear Sinead

I refer to your message on behalf of Saltash Town Council expressing concern regarding the wording of the report approved by the Leader of the Council in September 2024 authorising the disposal of the land at Burraton Park. I referred your concerns to the Council's Monitoring Officer and have now received advice from them.

The Monitoring Officer has advised that whilst the language in the covering report could have been clearer in terms of referring to engagement with representatives of the Town Council, they do not consider the matter raised to be a material issue in respect of the decision-making report. In any event the decision was made and published circa 16 months ago and the Council has implemented the decision by entering into a conditional contract with Aldi in respect of Aldi's potential acquisition of this site. We recognise that the wording of the report has caused some issues for the Town Council and we will take this into account for future report writing where we are referring to consultation and engagement with third parties.

The decision taken by Cornwall Council in September 2024 to dispose of the property was made in its capacity as a landowner, and this stands distinct from the Council's role as a Statutory Planning Authority. The report to dispose was on made on the clear understanding that the property would only be sold *if* the purchaser is able to obtain planning consent for their proposed supermarket development, and in doing so will need to address local concerns regarding the loss of facilities at this site. As a statutory consultee to the planning process, Saltash Town Council is entitled to comment in a formal capacity on the proposed development, and we would encourage the Town Council to engage with this process to ensure that all concerns are considered robustly as part of the statutory planning process. That is completely unaffected by the decision to dispose and we recognise and support the Town Council's rights to comment independently on the planning application as part of the planning process.

Kind regards

Catriona Smith MA MRICS | Principal Surveyor (Disposal Lead)

Cornwall Council | Economy, Regeneration and Assets

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catriona.smith@cornwall.gov.uk

Telephone: 01872 322222 and say my name when prompted

www.cornwall.gov.uk

New County Hall, Treyew Road, Truro, TR1 3AY

From: Sinead Burrows <sinead.burrows@saltash.gov.uk>

Sent: 17 January 2026 15:51

To: Jonny Alford <jonny.alford@cornwall.gov.uk>

Cc: Councillor Rachel Bullock <r.bullock@saltash.gov.uk>; Councillor Brian Stoyel <b.stoyel@saltash.gov.uk>

Subject: Re: *URGENT* Re: Burraton Park - Report from Cornwall Council

Importance: High

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CAUTION: This is an **EXTERNAL** email which was sent from outside of Cornwall Council's network. Do not click links, open attachments, or reply unless you recognise the sender and know the content is safe. Do not provide any login or password details if requested.

Dear Jonny

I hope all is well. Thank you for responding to Saltash Town Council's query regarding Burraton Field, Saltash.

At Thursday evening's Full Town Council meeting the following public question was received:

Cornwall Council officers submitted a report dated 29 August 2024 relating to the release of the recreational ground/park on Callington Road, Burraton for development, stating that representatives of Saltash Town Council were supportive of the principles of the recommendations (Sections 2.12 and 5.3).

I understand from the Town Clerk that Saltash Town Council has not given any confirmation of support in principle for this development and that the Town Clerk is working with Cornwall Council for clarification, as the report contains several inaccuracies.

Further to this, if Cornwall Council fail to respond, or are not willing to correct the inaccuracies and reconsider their decision using accurate information, how do Saltash Town Council plan to challenge the outcome so that public confidence in the process can be restored?

Saltash Town Council's response to the public question (Minute 293/25/26) is as follows:

The Town Clerk informed Members that she had been working with Cornwall Council to establish how the report, and the information contained within it, had come to light.

She further confirmed that a response had been received from Jonny Alford, Strategic Property Lead at Cornwall Council.

At the instruction of the Chairman, the Town Clerk proceeded to read the response to Members.

We briefed the Town Council and Local members before we pushed this deal in 2024.

We explained this was a potential Win Win.

- Developer gets a new supermarket*
- Community of Saltash gets an improved play provision*
- There is a capital receipt paid to the Council*

But the route to that Win Win is via a full planning application which requires full public consultation including the Town Council.

The Town Councils support as we recorded it was not support of the planning application but of the principles of the deal that the Council was working on.

I can see how the report has been misunderstood.

If the Developers proposals are not acceptable then the Town Council can object...they have not prejudiced or pre-called their position.

I can see how the report reads and that was not the intention.

The developer consultation meeting is the beginning of the developers process to develop a planning proposal for the site that meets the needs of the community and will appropriately replace the playing field that will be developed on.

Members discussed the response received and expressed both frustration and disappointment.

Councillor Bickford challenged the accuracy of the response and the report issued by Cornwall Council, stating that it had grossly misrepresented what took place at the meeting. That meeting had been attended by the Chairman and Vice Chairman of the Town Council at the time, Councillors Bickford and Peggs together with the Town Clerk.

Councillor Bickford clarified that, although the report presented the meeting as a consultation, it had in fact been a briefing. It was not a forum for discussion or debate.

Saltash Town Council had not been permitted to express a formal opinion, as this can only be done through the lawful planning process.

It was further noted that no new information had been provided at the meeting; all material shared by Cornwall Council was already in the public domain.

Page 5711 Members requested that Cornwall Council update or withdraw the report and challenge the Strategic Property Lead regarding his description of the development as a “win-win”. Members sought a correction to any implication that the Town Council supported or approved the development, as it did not.

Members also requested an apology due to the upset caused to the Town Council who had faced criticism arising from the inaccuracies in the report.

The Town Clerk confirmed that her recollection aligned with the Members’ account and expressed concern regarding the management of future private and confidential briefings held by Cornwall Council.

Members agreed that this matter should be reviewed at a future Town Council Forum meeting.

It was additionally noted that the report implied multiple consultations with several Members, which had not taken place. Members queried whether a transcript or notes of the meeting existed. The Town Clerk confirmed that neither was available.

*Following a unanimous vote (14 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bickford, seconded by Councillor Peggs and **RESOLVED:***

- 1. To delegate authority to the Town Clerk, in consultation with the Chairman and Vice Chairman, to challenge the inaccuracies within the Cornwall Council report relating to Saltash Town Council, requesting that the report be withdrawn or amended to reflect the accurate position, and to seek an apology accordingly.*
- 2. To reassure residents that Saltash Town Council has neither expressed support for nor objected in principle to the proposed development.*
- 3. To refer to a future Council Forum Meeting a discussion on how best to manage attendance at private and confidential briefings with Cornwall Council, when the Mayor, Deputy Mayor, and Town Clerk are invited, in order to prevent similar issues arising in the future.*

As my availability will be limited over the next two weeks, it was important to reach out as soon as possible due to the urgent nature of this matter. I will be checking my emails during this period, though not regularly, so please accept my apologies for the delay in responding.

The Mayor and Deputy Mayor for 2025–26 have been copied into this email and may be able to respond during this period.

I look forward to hearing from you at your earliest convenience regarding how this matter will be resolved.

DRAFT Burraton Field, Saltash Report

1. Purpose of Report

This update outlines the factual background relating to Aldi's interest in the site, Cornwall Council's statutory obligations, engagement with the Rugby Club, and the broader context affecting decision-making.

The report is written to be factual, neutral, and not critical of any individuals or Councils. Some details may be approximate due to the large volume of information received within a short timeframe so please don't hold me to the exact terminology.

Attached is a copy of the Title information relating to the site. Both date from 2022 and therefore the lease referred to for the Rugby Club is their old lease, not the new lease which was granted in May 2024.

2. Cornwall Council Disposal and Procurement Processes

Ordinarily, a site is formally declared surplus before any disposal activity begins. Once identified as surplus, the site progresses through a process designed to ensure best value.

There is no specific obligation for Cornwall Council to undergo a procurement process (tender).

In the case of the Burraton site, it had not been declared surplus when Aldi first approached Cornwall Council expressing interest. Their enquiry prompted internal consideration. As this is a one-to-one disposal, the Council was not legally required to undertake a wider marketing or competitive process.

Cornwall Council does, however, have a statutory duty to ensure it acts in the best interests of the public. If, following internal assessment, a disposal to the Rugby Club were considered the better option, that option would remain open. However, several factors must be considered:

- The existing football pitch is underutilised.
- Aldi will only receive planning consent if the sporting provision in Saltash is maintained or improved.
- If successful, Saltash would benefit from enhanced sports facilities.
- In planning terms, Saltash would be no worse off, and potentially better off.

As a result, the Council must consider the justification for rejecting a significant capital receipt, additional employment opportunities, and improved retail provision, particularly where sporting facilities would not be diminished. If Aldi cannot demonstrate adequate replacement facilities through the planning process, planning permission will not be granted and the disposal will not proceed.

Cornwall Council is confident in this process. The existing Burraton sports provision must be replaced within the Saltash area, and planning is the mechanism through which this requirement is tested. If planning consent is not granted, the land will not be declared surplus and will continue in its current use.

Because Treledan is already progressing and meeting separate needs, improvements there cannot be used as a justification for failing to re-provide the Burraton facility. Aldi may propose contributing to an additional pitch at Treledan or enhancements such as a 4G surface, but they cannot rely on Treledan alone to satisfy the replacement requirement. Any such attempt would likely be challenged.

Cornwall Council expects Aldi to develop and present appropriate proposals. It is Aldi's responsibility to undertake the necessary work, not Cornwall Council. Cornwall Council must also remain neutral as some departments will act as a consultee in the planning process.

Cornwall Council did not intend to include any misleading information in its Directors Report. Officers believed the content provided a fair summary of the meeting; however, Cornwall Council recognises the need for greater care to avoid ambiguity in future reporting.

Cornwall Council has complied with Section 123 of the Local Government Act 1972, which requires public notice in the press before disposing of open space or playing fields. Notices were duly published in the Cornish Times on 9 and 16 July 2025, and no comments were received at that time. Although the notices may have been missed by the public, Cornwall Council's legal team will not permit contract exchange without evidence that Section 123 requirements have been fulfilled. There is no statutory requirement to place notices on site or advertise through any other channels.

The Directors' Report makes clear that the site will only be declared surplus if Aldi obtains planning consent, reflecting Cornwall Council's commitment to maintaining sporting provision. The report does not state that the site will be declared surplus regardless of outcome.

This para is really important, the disposal decision is separate from the planning process. While Cornwall Council and Saltash Town Council understands residents' concerns, those concerns must be submitted via the planning process to ensure they are properly considered. The risk of focusing solely on reversing the disposal decision is that valid issues around recreational use may not be raised at the appropriate stage.

Cornwall Council may informally refer to the Saltash Neighbourhood Development Plan (NDP) from a valuation perspective, but it does not form part of the formal disposal decision. Relevant planning considerations will be dealt with during the planning process (NDP).

On this occasion, the Leader of Cornwall Council had the delegated authority to approve the disposal because the sale value fell within their remit. Higher-value disposals require Cabinet approval, but in this case the Leader was legally empowered to make the decision.

Cornwall Council has not acted outside its powers or obligations.

Disposal Processes

Where a service identifies that it no longer requires an asset, the usual process is:

- The case enters the Asset Management Group (AMG) process, an internal consultation and checking mechanism.
- AMG ensures divisional members can provide their views and that all key Council departments have considered potential internal uses for the site.
- Local councils are invited to express interest in taking on the asset for defined purposes (Saltash Town Council has had experience of this process in the past).
- If no internal or local interest is identified, the site may be marketed or taken to auction.

One-to-one disposals do not follow the AMG route because there is only one realistic party to transact with. This was the case for Aldi.

Cornwall Council has undertaken valuation work to ensure the sale represents best consideration. Independent reviews have confirmed the price is appropriate and that marketing the site more widely would not have generated a higher receipt. The price remains confidential until planning permission is granted but is considered significant.

Capital receipts generally go into a central fund. Section 106 contributions or other planning-related payments, however, may be ring-fenced for Saltash.

3. Rugby Club / Football Club

Around 2020–2021, the Rugby Club sought a longer lease to support eligibility for large external funding (funders requirement being a minimum 21-year term lease). During discussions:

Cornwall Council suggested the possibility of the Rugby Club taking on the entire field – the Rugby Club registered their interest.

Cornwall Council issued the Rugby Club with a letter of intent confirming an intention to continue renting the full-field for 50 years.

Following Aldi's expression of interest, Cornwall Council was required to pause and consider the new proposal, which led to withdrawal of the earlier full-field offer to the Rugby Club.

- Cornwall Council refurbished changing rooms at the Rugby Ground, Warfleton and Chapel Field in exchange to not leasing the full-field. It was a significant investment.
- The Rugby Club assumed responsibility for the changing rooms at the ground as part of their lease.
- The Football Club retain formal rights to shared use of the Rugby Ground changing facility. The football club has reduced its use of the Burraton pitch over time, preferring other facilities, and no longer uses the site regularly.

Cornwall Council has maintained ongoing engagement with the Rugby Club throughout the process.

Two officers were designated to manage stakeholder relationships:

- One acting as the point of contact for the Rugby Club,
- Another leading discussions with Aldi.

The Rugby Club have raised concerns regarding the development to Cornwall Council, such as drainage, lighting, and access, which Cornwall Council shared with Aldi's agent (Stratton Creber).

The Rugby Club have concern that if part of the site becomes an Aldi store, members of the public may redirect their walking routes across the Rugby Club's remaining space and raised their concerns with Cornwall Council in recent days. The Rugby Club were advised to raise their concern through the Planning Application process.

If Aldi's planning application is unsuccessful, Cornwall Council has not yet confirmed what position it would take regarding the land, but it may be that they go back to the Rugby Club.

The Rugby Club have indicated they remain open to taking on the land if the opportunity arises.

4. Financial Pressures and Community Considerations

Cornwall Council has limited financial resources.

Opportunities for tenants to take on maintenance responsibilities can relieve pressure on Cornwall Council budgets and provide the best outcome for the town.

When commercial interest arises, Cornwall Council has a statutory duty to evaluate such offers in order to secure best value and best outcome for the site/town.

While a development could bring investment and local benefits, it may also lead to the loss of an established community green space. This is recognised and managed carefully by Cornwall Council as referred to above.

As a statutory consultee, Sport England's primary duty is to protect, enhance, and ensure the provision of sports facilities, objecting to developments that cause loss of sport, unless the developer improves or replaces provision.

There will be many other consultees involved in the planning process but beyond that public notices will be displayed so it doesn't preclude anyone else from having a say.

The planning process is essential (as stated above), as it provides the mechanism for assessing this requirement. It is vital that everyone understands its importance and feels able to raise any planning-related concerns.

End of report

Town Clerk / RFO