



Saltash Town Council

Konsel An Dre Essa



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

9 July 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 15th July 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.

Please note if Councillors have any questions on the business to be transacted at this meeting the Clerk must be notified **no later than 12 noon the day before the meeting.**

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,

PP S Burrows
Town Clerk / RFO
To:

Essa	Tamar	Trematon
A Ashburn R Bickford J Brady (Vice-Chairman) R Bullock L Mortimore P Samuels	S Gillies S Martin P Nowlan J Peggs J Suter	G McCaw S Miller B Samuels (Chairman) B Stoyel

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 17 June 2025 as a true and correct record. (Pages 5 - 8)
6. To consider Risk Management reports as may be received.
7. To receive a recommendation from the Town Vision Sub Committee and consider any actions. (Pages 9 - 19)
8. To receive a report on the Survey Poll process and consider any actions. (Page 20)
9. Planning: (Page 21)
 - a. Applications for consideration:

PA25/04185

Antony Estate – **Field To South of Churchtown Cemetery Farm Lane St Stephens Saltash**

Change of use of part of a field to a natural burial ground.

Ward: Essa

Date received: 17/06/25

Response date: 18/07/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= SXACCBFG GAP00>

PA25/04394

Mr O Bennetts – **18 Higher Port View Saltash PL12 4BX**

Creation of a mobility parking space.

Ward: Essa

Date received: 23/06/25

Response date: 18/07/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXNHZYFGGEF00>

PA25/04696

Mr and Mrs Langley – **115 St Stephens Road Saltash PL12 4NQ**

Single storey extension

Ward: Essa

Date received: 07/07/2025

Response date: 28/07/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY73NPFGLMI00>

b. Tree Application:

PA25/04231

Mr Darus Weatherill – **Elinside Coombe Saltash PL12 4ET**

Works to Trees covered by a Tree Preservation Order (TPO) - Pine - Tree 1 - Remove it totally as it is fundamentally unsafe for my tenant. Beech - Trees 2/3 - Preventing access to empty septic tank. Also pipes are old, run very close to the trees so potential damage caused by massive root structure, also starting to cause damage to the foundations of house and pathways.

Ward: Essa

Date received: 17/06/25

Response date: 18/07/25

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXC6UTFGHJF00>

10. 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.
11. To consider any items referred from the main part of the agenda.
12. Public Bodies (Admission to Meetings) Act 1960:
To resolve that the public and press be re-admitted to the meeting.

13. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 19 August 2025 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 17th June 2025 at 6.30 pm

PRESENT: Councillors: R Bickford, J Brady (Vice-Chairman), R Bullock, G McCaw, S Miller, P Nowlan, J Peggs, B Samuels (Chairman) and P Samuels.

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, S Martin, L Mortimore, B Stoyel and J Suter.

27/25/26 HEALTH AND SAFETY ANNOUNCEMENTS.

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

28/25/26 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.

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

None.

29/25/26 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None.

30/25/26 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 20 MAY 2025 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 20 May 2025 were confirmed as a true and correct record.

31/25/26 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

32/25/26 TO RECEIVE A DRAFT REVISED STREET TRADING POLICY FOR CONSULTATION FROM CORNWALL COUNCIL AND TO CONSIDER ANY ACTIONS AND EXPENDITURE.

Members reviewed the Draft Revised Street Trading Policy consultation as received within the circulated reports pack.

It was **RESOLVED** to note.

33/25/26 PLANNING:

a. Applications for consideration:

PA25/01140

Mr Ian Broad – **Land South East of Mill Park Barn Brooks Hill Saltash PL12 6LQ**

Erection of a new self build dwelling, extended domestic curtilage and associated works (demolition of existing PDR extant consented Barn).

Ward: Tamar

Date received: 21/05/25

Response date: 20/06/25

It was proposed by Councillor Brady, seconded by Councillor P Samuels and resolved to **RECOMMEND REFUSAL** due to inadequate information on the Planning Application to make an informed decision and information within the proposal was incomplete.

PA25/03254

Mr Alex Johnson Saltash Cricket Club – **Saltash Cricket Club Chapelfield Sports Ground Prospect Lane Saltash PL12 4HG**

Proposed artificial wicket.

Ward: Tamar

Date received: 29/05/25

Response date: 19/06/25

It was proposed by Councillor Peggs, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL**.

PA25/03342

Mr Chris Davis Bloor Homes Exeter Limited – **Land At Phase 2A Treledan Broadmoor Farm Saltash PL12 4RJ**

Reserved Matters application (relating to appearance, landscaping, layout and scale) for the construction of a new footway/cycleway, including a pedestrian/cycle bridge over the A38, linking the Treledan Urban Extension with Liskeard Road, Saltash and associated development including landscaping, lighting and sustainable drainage (details following outline consent PA14/02447 dated 13.10.2017).

Ward: Trematon

Date received: 27/05/25

Response date: 20/06/25

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

PA25/03844

Mr Jake Norman – **Butts Cottage Trematon Saltash PL12 4RT**

Replacement extensions to an existing dwelling and construction of detached garage.

Ward: Trematon

Date received: 03/06/25

Response date: 24/06/25

It was proposed by Councillor Miller, seconded by Councillor Nowlan and resolved to **RECOMMEND APPROVAL**.

PA25/03878

Summers Sumoda Properties Ltd – **Mission Hall Pill Lane North Pill Saltash PL12 6LJ**

Conversion and extensions of existing building to dwelling.

Ward: Tamar

Date received: 10/06/25

Response date: 01/06/25

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

34/25/26 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.

35/25/26 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

36/25/26 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

37/25/26 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 15 July 2025 at 6.30 pm

Rising at: 7.00 pm

Signed: _____
Chairman

Dated: _____

To receive a recommendation from Town Vision and consider any actions

30/25/26 TO RECEIVE THE TOWN COUNCIL BUSINESS PLAN DELIVERABLES FOR QUARTER ONE 2025/26 AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

Members received, reviewed and discussed each Committee and Sub Committee's deliverables in detail.


It was proposed by Councillor Gillies, seconded by Councillor Suter and

RESOLVED:

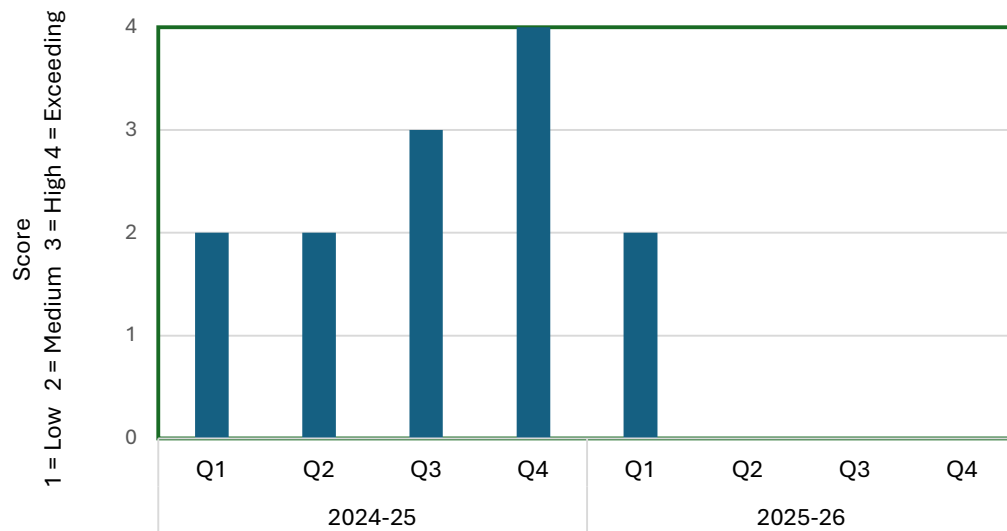
5. To **RECOMMEND** to the Planning and Licensing Committee to review their deliverables to ensure all 'Aims' fit within the remit of the Committee as a consultee and how they see the 'Aims' being met or readjusted as necessary.

End.


Town Vision Sub Committee

Strategic Priority 1 - Boosting Jobs and Economic Prosperity		Aims of the Planning and Licensing Committee	What does success look like?	Actions	Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding)	2025-26			
						Q1	Q2	Q3	Q4
<div>Page 10</div> <div></div>	To ensure Saltash benefits from higher income, reduced poverty, improved facilities and quality of life. Promote Saltash as a vibrant and welcoming visitor destination.	To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately	Planning and Licensing applications	Various training available to keep up to date with the changes	2	2			
			Working in partnership with Cornwall Council to reach the right outcome for Saltash	Taking the opportunity to comment and complete the online surveys to the Government planning consultations and working papers					
			Training						
			Awareness of economic opportunities						
			National and Cornwall Local Plan Policy						

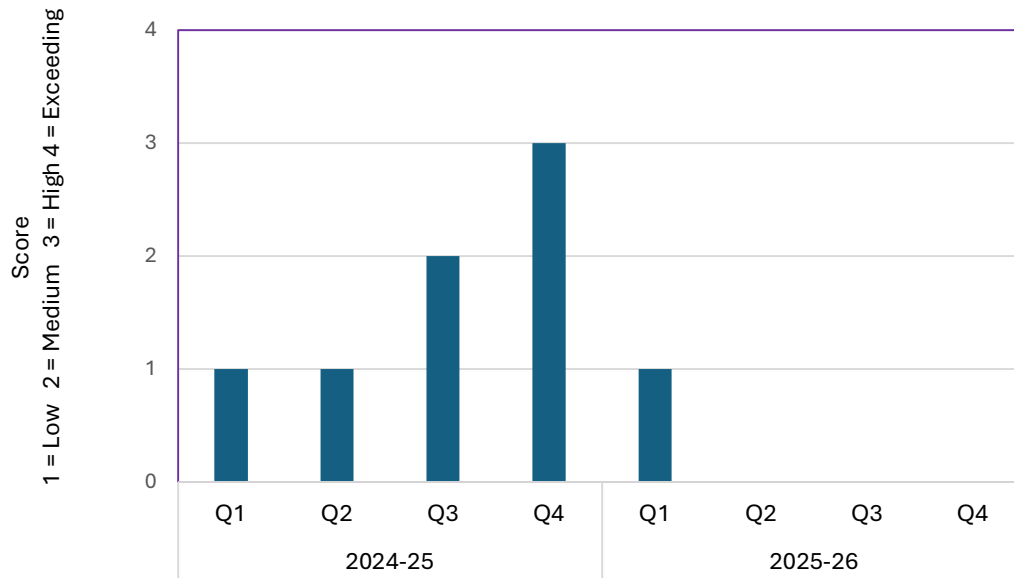
Business Plan
Strategic Priority 1 - Boosting Jobs and Economic Prosperity
Aims of the Planning and Licensing Committee




- To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately

Strategic Priority 2 - Health and Wellbeing		Aims of the Planning and Licensing Committee	What does success look like?	Actions	Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding)	2025-26			
						Q1	Q2	Q3	Q4
		To support the Saltash Healthcare Action Group in improving our local NHS provision. Support improvement to mental health, fitness facilities, educational wellbeing of children and opportunities to access a high level of quality learning for young people.	To ensure appropriate support or recommendations are given to applications or projects that support health care development or change of use to a health care setting in Saltash	Being actively involved in the decision making process Partnership working Saltash Neighbourhood Development Plan National and Cornwall Local Plan Policy					
					1	1			

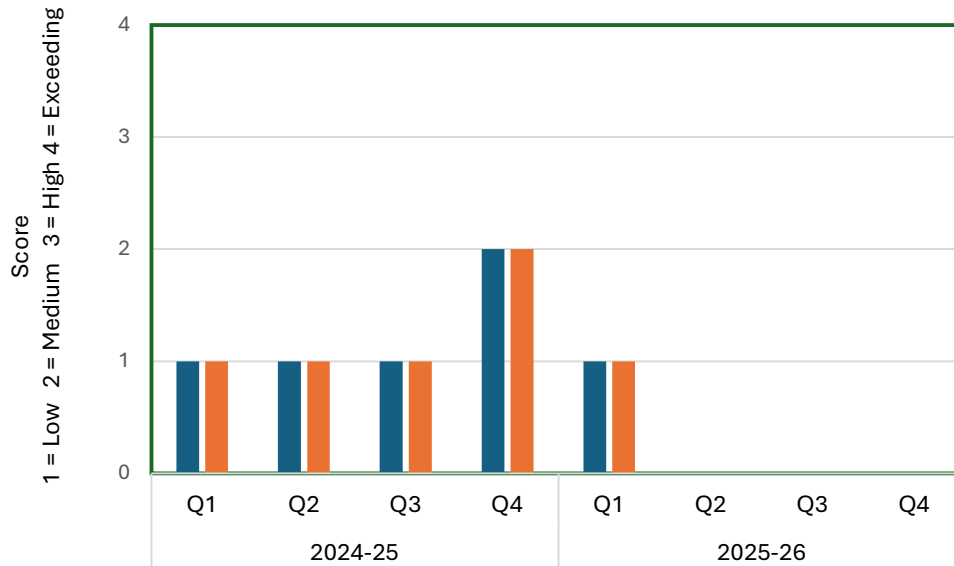
Business Plan
Strategic Priority 2 - Health and Wellbeing
Aims of the Planning and Licensing Committee



- To ensure appropriate support or recommendations are given to applications or projects that support health care development or change of use to a health care setting in Saltash

Strategic Priority 3 - Housing		Aims of the Planning and Licensing Committee	What does success look like?	Actions	Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding)	2025-26			
						Q1	Q2	Q3	Q4
	To ensure Saltash has a balanced range of high quality and affordable housing by working in partnership with Cornwall Council	To support projects that deliver affordable and sustainable housing whilst meeting a variety of user needs in keeping with policy	Being actively involved in the decision making process Partnership working Saltash Neighbourhood Development Plan National and Cornwall Local Plan Policy Create and support sustainable neighbourhoods		1	1			
		To ensure the availability of all housing types are considered inclusive of rental and affordable housing to improve access to housing for all in Saltash	Being actively involved in the decision making process Partnership working Saltash Neighbourhood Development Plan National and Cornwall Local Plan Policy Create and support sustainable neighbourhoods		1	1			

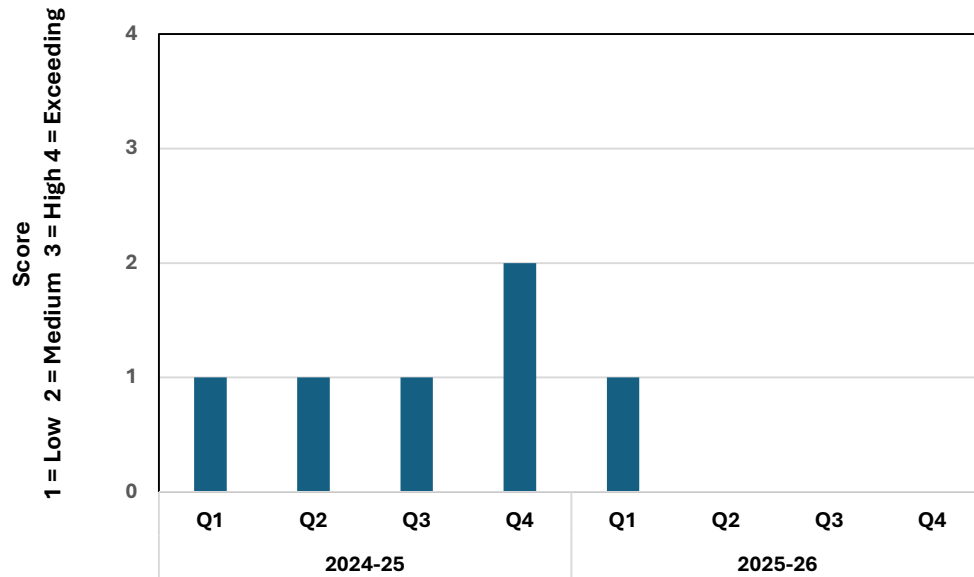
Business Plan
Strategic Priority 3 - Housing
Aims of the Planning and Licensing Committee



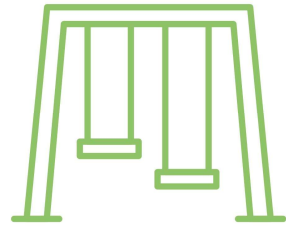
■ To support projects that deliver affordable and sustainable housing whilst meeting a variety of user needs in keeping with policy

■ To ensure the availability of all housing types are considered inclusive of rental and affordable housing to improve access to housing for all in Saltash

Business Plan
Strategic Priority 5 - Climate Emergency
Aims of the Planning and Licensing Committee

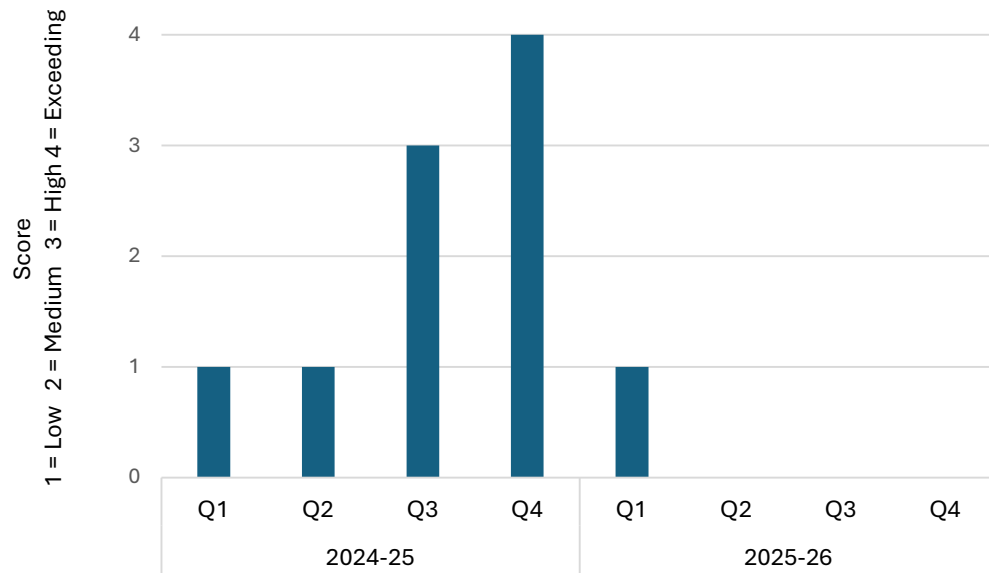


- To continue to acknowledge a climate emergency and considerations given to planning and licensing applications to ensure developments are sustainable and meeting future climate demands



S - Recreation and Leisure	Aims of the Planning and Licensing Committee	What does success look like?	Actions	Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding)	2025-26			
					Q1	Q2	Q3	Q4
To continue to provide, improve, and support in Saltash, play parks, open green speaces, library service, cultural acitivity, leisure and support facilities, and to acknowledge our unique position on the Tamar and Lynher Rivers.	To support improvement in keeping with planning policies for open green spaces, leisure and recreational in review of planning and licensing applications in Saltash.	<p>Being actively involved in the decision making process</p> <p>Partnership working</p> <p>Saltash Neighbourhood Development Plan</p> <p>National and Cornwall Local Plan Policy</p> <p>Cornwall Council Saltash Lesiure Centre Working Group</p>		1	1			

Business Plan
Strategic Priority 6 - Recreation and Leisure
Aims of the Planning and Licensing Committee



- To support improvement in keeping with planning policies for open green spaces, leisure and recreational in review of planning and licensing applications in Saltash.

To receive a report on the Survey Poll process and consider any actions

Report to: P&L

Date of Report: 8.07.25

Officer Writing the Report: Office Manager / Assistant to the Town Clerk

Officers Recommendations

Members to consider the process for survey poll responses to be received by Members.

Report Summary

A recent survey poll was circulated to all 16 members, in line with standard procedure. Of the 16 potential responses, only seven members replied. The results were subsequently published on the Town Council website, as per protocol.

A member of the public has since raised a concern, questioning why the response rate was so low.

It is acknowledged that some responses may have been missed due to tight deadlines, multiple email communications, or limited familiarity with the ward area.

However, to avoid the perception that members simply chose not to respond on behalf of the Town Council, Members may wish to make an amendment to the survey poll protocol by issuing future survey polls to the ward members of that associated planning application only.

This approach would help ensure more complete responses to survey polls by limiting participation to only those members directly relevant to the application.

Signature of Officer:

Office Manager / Assistant to the Town Clerk

SALTASH TOWN COUNCIL VOLUNTARY TREE WARDENS' REPORT

PA25/04231 – Elmside Coombe Saltash Cornwall PL12 4ET

Works to Trees covered by a Tree Preservation Order (TPO) - Pine - Tree 1 - Remove it totally as it is fundamentally unsafe. Beech - Trees 2/3 - Preventing access to empty septic tank. Also pipes are old, run very close to the trees so potential damage caused by massive root structure, also starting to cause damage to the foundations of house and pathways (more details in the Application Form).

It should be noted that these trees provide an important public amenity in the form of the view from Coombe Road, from the river Tamar, and from the car park at Tamar Crossings and the housing in Pemros Road.

Pine Tree 1. The tree appears healthy and firmly rooted in the rock, but we cannot comment authoritatively on the risk of it falling and defer to a professional opinion. If it were felled, the application should include detailed plans for replacement trees.

Beech trees 2/3. These are covered by a Tree Order Area which originally covered a row of 5 beech trees here, of which only these 2 remain. They seem sound and healthy. We understand that one large branch, low on the trunk on the north (river) side and leaning over the driveway, impinges on the drive so we have no objection to that being removed. Reduction of the tree canopy might be acceptable in a future application, but we cannot recommend accepting the application to fell these trees completely.

Adrian White
STC Voluntary Tree Warden