

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 19th August 2025 at 6.30 pm

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

ALSO PRESENT: D Joyce (Office Manager / Assistant to the Town Clerk)

APOLOGIES: G McCaw.

50/25/26 HEALTH AND SAFETY ANNOUNCEMENTS.

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

51/25/26 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.

Councillors Bullock and Peggs initially declared an interest in application PA21/09128. However, as this application was not scheduled for consideration at this evening's meeting, no formal declaration was required or recorded.

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

None.

52/25/26 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None.

53/25/26 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 15 JULY 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 Stoyel and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 15 July 2025 were confirmed as a true and correct record.

54/25/26 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

None.

55/25/26 PLANNING:

Applications for consideration:

PA25/04225

Mr & Mrs Kowaski – **Cumbletor Barn Cumble Tor Lane Trematon Saltash PL12 4RU**

Proposed garage and change of use of land to residential.

Ward: Trematon

Date received: 28/07/25

Response Date: 22/08/25

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

PA25/05176

MBNL MBNL – **Comms Mast T Mobile UK 92135 Tor Hendra Tor Hill Saltash PL12 4QF**

Telecommunication prior notification for the installation of 1 no. replacement 20m lattice mast to accommodate 9 no. antenna, ancillary radio equipment and 1 no. 0.3m transmission dish, along with 2 no. replacement equipment cabinets and 1 no. GPS Module within compound, and ancillary development thereto.

Ward: Trematon

Date received: 23/07/25

Response date: 21/08/25

It was proposed by Councillor Brady, seconded by Councillor Stoyel and resolved to **RECOMMEND APPROVAL** subject to:

1. All health and safety concerns related to land access are adequately addressed, particularly in regard to the safety of livestock and the concerns raised by local residents.
2. A detailed access plan be developed in consultation with the landlord and residents, outlining specific measures to manage

access safely and responsibly throughout the duration of the project.

PA25/05454

Mr James Artingstall Bloor Homes (Exeter) – **Land At Phase 2A Treledan Broadmoor Farm Stoketon Saltash PL12 6PQ**

Non material Amendment (4) in relation to Decision Notice PA23/07113 dated 22.03.2024 – substitution of materials and amendments to boundary treatment.

Ward: Trematon

Date received: 30/07/25

Response date: 20/08/25

Members acknowledged that the designs were in keeping with the character of the area and appreciated the inclusion of measures to protect local wildlife, particularly hedgehog highways.

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

PA25/05165

Mr Elliott – **Waterside, Westbourne Terrace, Saltash PL12 6BX**

The proposal includes the removal of an existing juliet balcony to be replaced with a standard balcony.

Ward: Tamar

Date received: 31/07/2025

Response date: 21/08/2025

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

PA25/04177

Mr and Mrs Arnold – **Crooked Inn, Trematon, Saltash PL12 4RZ**

Change of detached 5 bed dwelling from tied managers accommodation to untied open market dwelling and enhancement of existing self contained pub annex accommodation to 3 bed, self contained, pub manager/staff annex accommodation within existing Crooked Inn premises.

Date received: 04/08/2025

Response date: 25/08/2025

It was proposed by Councillor Miller, seconded by Councillor Brady and resolved to **RECOMMEND APPROVAL** subject to the supporting figures being commercially sound and validated to substantiate the application.

PA25/05519

Roods Group Ltd – **Land south of The Croft Inn, Hatt, PL12 6PJ**

Change of use of land to a self-storage site and associated works.

Date received: 05/08/2025

Response date: 26/08/2025

Members discussed the application and acknowledged that it falls within the parish boundary of Botus Fleming.

The Chairman had contacted Botus Fleming Parish Council for their views and was informed that, due to a conflict of interest, they would not be submitting a formal comment.

Given the application's location on the boundary line and the confirmation from Botus Fleming Parish Council that they would not be commenting, Members agreed it was appropriate for Saltash Town Council to submit comments to the planning portal.

It was proposed by Councillor Miller, seconded by Councillor Brady and **RESOLVED** to refuse the application due to:

1. The proposed designs being considered inappropriate and likely to have a significant adverse impact on the character and visual integrity of the area designated as a National Landscape.
2. Concerns raised regarding highway safety, with anticipated negative effects on traffic flow, access, and overall safety along the A388, posing potential health and safety risks.

Councillor Miller gave his apologies and left the meeting.

a. Tree Application:

PA25/04776

Mrs Karen Lanyon – **1 Ashton Way Saltash PL12 6JE**

Works to trees subject to a Tree Preservation Order (TPO), works include T1 Oak reduce overhang to 5 Meters off drive.

G1 Hazel reduce to hedge height removing 3 meters.

T2 Ash to be removed, large cavity at base and Ash die back.

The hedge in question is very over bearing to my clients property and needs maintaining.

The Ash tree is a danger to person and property.

Ward: Tamar

Date received: 18/07/25

Response date: 20/08/25

The Chairman informed members of the Saltash Town Council Voluntary Tree Wardens' report.

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

b. Tree Application:

PA25/05354

Ms Megan Walker – **Mariner's Muse Antony Passage Saltash PL12 4QT**

Works to trees in a conservation area, namely:

T1 Monterey Pine- Prune lower lateral limbs to provide a 3m clearance from the roof and walls of the house.

T2 Dead conifer -remove.

T3 Palms -remove.

T4 Overgrown Bay Re-coppice back to stool to allow re-generation in order to be able to keep to a manageable height.

T5 Spruce in a confined space- Remove.

T6 Cherry- Remove T7 Sycamore. Remove.

T8, T9 and T10- 3 Individual cherry stems forming one crown. Remove T11 Young Oak - Remove the limb growing on to the fence.

T12 Elm- Remove

T13 Elm- Remove

T14 Hazel- Re-coppice to open up the view from this part of the garden

Ward: Trematon

Date received: 29/07/25

Response date: 22/08/25

It was proposed by Councillor Peggs, seconded by Councillor Stoyel and resolved to **RECOMMEND REFUSAL** pending a full review by Cornwall Council's Tree Officer regarding the proposed removal and trimming of all listed trees.

56/25/26 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.

57/25/26 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

58/25/26 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

59/25/26 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES
ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE
OF THE MEETING.**

None.

DATE OF NEXT MEETING

Thursday 18 September 2025 at 6.30 pm

Rising at: 7.20 pm

Signed: _____
Chairman

Dated: _____