



Saltash Town Council

Konsel An Dre Essa



*The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX*

*Telephone: 01752 844846
www.saltash.gov.uk*

13 August 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 19th August 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 M Johns 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 15 July 2025 as a true and correct record. (Pages 7 - 13)
6. To consider Risk Management reports as may be received.
7. Planning: (Page 14)
 - a. 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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXC6TEFGHJ300>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ2L32FGIIS00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZLA47FGMMA00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ1KRUFGHWM00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXA67AFGG5800>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZQWH8FGIJF00>

b. 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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYDI2IFGHDD00>

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

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZFNJSFGIS900>

8. 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.
9. To consider any items referred from the main part of the agenda.
10. Public Bodies (Admission to Meetings) Act 1960:
To resolve that the public and press be re-admitted to the meeting.
11. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Thursday 18 September 2025 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 15th July 2025 at 6.30 pm

PRESENT: Councillors: A Ashburn, R Bickford, S Gillies, G McCaw, S Miller, P Nowlan, J Peggs, B Samuels (Chairman), P Samuels, B Stoyel and J Suter.

ALSO PRESENT: 2 Members of the Public, D Joyce (Office Manager / Assistant to the Town Clerk) and F Morris (Planning and General Administrator).

APOLOGIES: J Brady (Vice-Chairman), R Bullock, S Martin and L Mortimore.

38/25/26 HEALTH AND SAFETY ANNOUNCEMENTS.

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

39/25/26 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.

40/25/26 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None received.

41/25/26 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 17 JUNE 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 Peggs and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 17 June 2025 were confirmed as a true and correct record.

42/25/26 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

TO RECEIVE A RECOMMENDATION FROM THE TOWN VISION SUB COMMITTEE AND CONSIDER ANY ACTIONS.

Members received the recommendation from Town Vision as contained with the circulated reports pack.

It was proposed by Councillor B Samuels, seconded by Councillor Gillies and **RESOLVED** to review the Planning and Licensing deliverables to ensure all 'Aims' fit within the remit of the Committee as a consultee.

Members received the Planning and Licensing Committee's Deliverables as contained within the circulated reports pack.

The Officer Manager / Assistant to the Town Clerk gave a detailed summary of the current position and requested that Members consider the aims which have been set for the Planning and Licensing Committee comparing these to the committee's Terms of Reference.

Members discussed the Deliverables 'Aims' and in particular highlighting the difficulty of ensuring that certain aims are met, when considering that the Town Council is a consultee within the planning process.

It was proposed by Councillor B Samuels, seconded by Councillor Miller and **RESOLVED** to approve the recommendation subject to the following:

1. Under Strategic Priority 1 – Boosting Jobs and Economic Prosperity - retain the 'Aim' – To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately;
2. Remove Strategic Priority 2 – Health and Wellbeing 'Aim' – 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 – as the review of applications and their economic impact is ensured within Strategic Priority 1;
3. Remove Strategic Priority 3 – Housing 'Aims' – 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;
4. Add under Strategic Priority 3 – Housing 'Aim' - To exercise full delegated authority to respond on behalf of Saltash Town Council to all licensing and development applications including applications related to listed buildings, conservation areas, advertisement consents and other relevant planning matters received from Cornwall Council;

5. Add under Strategic Priority 3 – Housing ‘Aim’ - To review the Town Council Planning Policy Procedure and make recommendations to the Town Council to ensure that the Town Council is able to meet any additional requirements of the planning process;
6. Remove Strategic Priority 5 – Climate Emergency ‘Aim’ – 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;
7. Remove Strategic Priority 6 – Recreation and Leisure ‘Aim’ – To support improvement in keeping with planning policies for open green spaces, leisure and recreational in review of planning and licensing applications in Saltash.
8. To delegate to the Office Manager / Assistant to the Town Clerk to review all deliverables ‘what success looks like’ to ensure they are achievable within the remit reporting back to the following Planning and Licensing Committee meeting.

44/25/26

TO RECEIVE A REPORT ON THE SURVEY POLL PROCESS AND CONSIDER ANY ACTIONS.

Members received the report on the Survey Poll process as contained within the circulated reports pack.

The Chairman briefed the meeting on the background to the survey poll process, making particular reference to the need for a robust and majority response to Survey Polls from members for onward transmission to Cornwall Council Planning Department.

Members discussed the report in detail. Councillor P Samuels considered that the report encompassed a retrospective analysis of the process, as carried out by the last council, prior to May’s elections. As the Town Council has now entered a new term of office, with several members recently joining, it was felt that this is not the right time to make a change.

Members concurred and felt that this matter should be given more time.

It was proposed by Councillor P Samuels, seconded by Councillor Stoyel and **RESOLVED** to revisit the proposal in three months’ time.

45/25/26 PLANNING:

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

Members acknowledged that the application concerned the permitted use of the Town Council's Churchtown Cemetery car park, as well as recognising the Town Council's vested interest in the future use of land at Churchtown Farm, therefore comments on this application would not be received.

It was proposed by Councillor B Samuels, seconded by Councillor Bickford and **RESOLVED** to note.

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

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

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

It was proposed by Councillor McCaw, seconded by Councillor B Samuels and resolved to **RECOMMEND APPROVAL**.

b. Tree Application:

PA25/04231

Mr Darus Weatherill – **Elmside 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

The Chairman informed Members of the Saltash Town Council Voluntary Tree Wardens' Report and after much discussion, the following decision was based on the advice provided by the Voluntary Tree Warden.

It was proposed by Councillor P Samuels, seconded by Councillor Ashburn and resolved to **RECOMMEND**:

1. **APPROVAL** of the felling of Pine Tree 1 subject to a detailed plan for suitable replacement and of the removal of the low branch on the north (river) side of the trunk of the beech tree which leans over the driveway;
2. **REFUSAL** of the complete felling of Beech Trees 2 and 3.

46/25/26 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.

47/25/26 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

48/25/26 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

49/25/26 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES
ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE
OF THE MEETING.**

None.

DATE OF NEXT MEETING

Tuesday 19 August 2025 at 6.30 pm

Rising at: 7.15 pm

Signed: _____
Chairman

Dated: _____

SALTASH TOWN COUNCIL VOLUNTARY TREE WARDENS' REPORT

PA25/04776 – 1 Ashton Way, Saltash PL12 6JE

Works to tree subject to a Tree Preservation Order (TPO), works include T1 Oak reduce over 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 need maintaining.

The Ash tree is a danger to person and property.

Two tree wardens visited the site and assessed the application PA25/04776 - trees in protected hedgerow adjacent to 1 Ashton Way, Saltash, Cornwall .

The wardens agree that T2 ash is suffering from ash dieback, evident on the upper branches , and may be weakened by a cavity at the base , seen on the photo , but not able to be inspected . They agree the tree probably has a limited life span and for safety reasons needs removing.

The wardens agree that the Hazel G1 can be safely cut back to the fence line .

The wardens agree that oak T1 will not be harmed overmuch by cutting back the overhanging growth by pruning back the three branches shown in the annotated photo enclosed but not cutting any branches over 60mm in diameter (this 60mm includes the three marked branches)

Adrian White
STC Voluntary Tree Warden