



Saltash Town Council

Konsel An Dre Essa



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

Telephone: 01752 844846

www.saltash.gov.uk

12 September 2025

Dear Councillor

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Thursday 18th September 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,

A handwritten signature in black ink, appearing to read 'S Burrows'.

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 19 August 2025 as a true and correct record. (Pages 6 - 11)
6. To consider Risk Management reports as may be received.
7. To receive a presentation from Bloor Homes on the Treledan Phase 2B (Sports Facilities) and Phase 3 Development.
8. To receive and review the Planning and Licensing Committee's Business Plan Deliverables and consider any actions and associated expenditure:
 - a. Quarter Four for the year 2024/25;
 - b. Quarter One for the year 2025/26;
 - c. Quarter Two for the year 2025/26;

9. Planning: (Page 12)
a. Applications for consideration:

PA25/05086

Mr C Parsonage, Parsonage Developments Ltd – **Hole Farm, Tamar View Industrial Estate, Avery Way, Carkeel PL12 6LD**

Retrospective application for the development of 21 industrial units [B2] with associated roads, parking and landscaping as approved by Decision Notice PA20/00982 Dated 19.04.22

Ward: Trematon

Date received: 15/08/2025

Response Date: 19/09/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYVQSGFG LT200>

PA25/05257

Mrs Pippa Hyam – **Wivelscombe Manor, Elmgate, Saltash PL12 4 QY**

Listed Building Consent:- Replace the windows in exactly the same style, using accouya wood and with double glazing

Ward: Trematon

Date received: 19/08/2025

Response Date: 19/09/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ6JASFGL 9E00>

PA25/05877

Mrs Corinne Ashcroft- **72 Hillside Road, Saltash PL12 6EY**

Removal of UPVC conservatory and replacement with single storey flat-roofed extension (with identical footprint) to facilitate remodel to open plan kitchen/diner

Ward: Tamar

Date received: 21/08/2025

Response Date: 19/09/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0EYMMFG GNL00>

PA25/05769

Mr Maxwell Needham-Bailey, Cornwall Council- **Jubilee Green, Old Ferry Road, Saltash PL12 6JD**

Revetment strengthening by removing the existing concrete cellular block units and replacing with rock armour

Ward: Tamar

Date received: 27/08/2025

Response Date: 19/09/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T07Q3WFG JOJ00>

PA25/06098

Mr and Mrs C Darke- **147 Callington Road, Saltash PL12 6JA**

Rear extension to provide living room, side extension to provide porch, utility room, wet room.

Ward: Tamar

Date received: 27/08/2025

Response Date: 19/09/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=T0VSUYFG1W400>

PA25/05416

Hannah Linford- **Pengarth, Carkeel, Saltash PL12 6PH**

The proposal consists of an annex, a two-storey rear and side extension to the main dwelling, designed to expand internal living & kitchen space, with the addition of a master bedroom and internal modifications on the first floor.

Ward: Trematon

Date received: 29/08/2025

Response Date: 19/09/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZJ674FGL6Q00>

PA25/06520

Mr and Mrs Hodges – **Land North East of Latchbrook Farm, Liskeard Road, Saltash PL12 4RJ**

Permission in Principle for the proposed erection of up to 3 dwellings minimum of 2

Ward: Trematon

Date received: 01/09/2025

Response Date: 19/09/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1PM9ZFG1FD00>

PA25/06142

Robert Edgar Living by Design – **1 Trerice Close, Carkeel, Saltash PL12 6FQ**

Proposed Glass Conservatory to the rear of the Dwelling

Ward: Trematon

Date received: 09/09/2025

Response Date: 30/09/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0XNL2FGL8V00>

PA25/06142

Phil Lucassi – **104 Callington Road, Saltash PL12 6EA**

Installation of new hardstanding for off-road parking

Ward: Tamar

Date received: 11/09/2025

Response Date: 02/10/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1NV4LFGM5K00>

b. Tree applications:

PA25/06053

Helen Harrington – **5 Babis Farm Way, Saltash PL12 4TA**

Works to Trees covered by a Tree Preservation Order (TPO) - 2 large Oak Trees - T1 - Tree in middle of back boundary requires 2 branches cutting back. T2 - Tree to back right of property requires 3 branches cutting back.

Ward: Essa Ward

Date received: 28/08/2025

Response Date: 19/09/2025

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0TOYIFGIIV00>

10. Consideration of licence applications:
None received
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 21 October 2025 at 6.30 pm

Questions - A 15-minute period when members of the public may ask questions of Members of the Town Council.

Please note: Any member of the public requiring to put a question to the Town Council must do so by 12 noon the day before the meeting.

<u>Date Received</u>	<u>Public Questions to the Town Council</u>	<u>Submitted By</u>
17.09.2025	RE: a question regarding Phase 2b (Sports Facilities) and 3 of Treledan Please refer to the attached representation.	P Ryland

Submission of Questions, Representations and Evidence Form

Questions, **representations and evidence** must be submitted in writing using the form provided **no later than 12 noon the day before the meeting** either by email to enquiries@saltash.gov.uk or sent to The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX.

Name: Peter Ryland	Date of submission: 16 September 2025
Are you attending the meeting in person to ask your question, please circle below: No	
If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object: Treledan, Saltash – Phase 2B (Sports Facilities) and Phase 3	
Question: Write your question only, clearly and concisely, no person may submit more than one question, and no member of the public may speak for longer than 3 minutes. As Chairman of Saltash Chamber of Commerce, should not the land zoned for commercial/employment use be the next phase of the development as Saltash is critically lacking in the availability of employment land in the town and we are likely to lose some businesses due to the lack of their ability to expand? As Vice Chairman of Community Enterprises Pl12, is it not time for the local/commercial area to be developed so that local residents have nearby facilities? When is it planned to start these planned areas?	

Representations and Evidence:

Add representations/evidence to support your question.

N/A

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

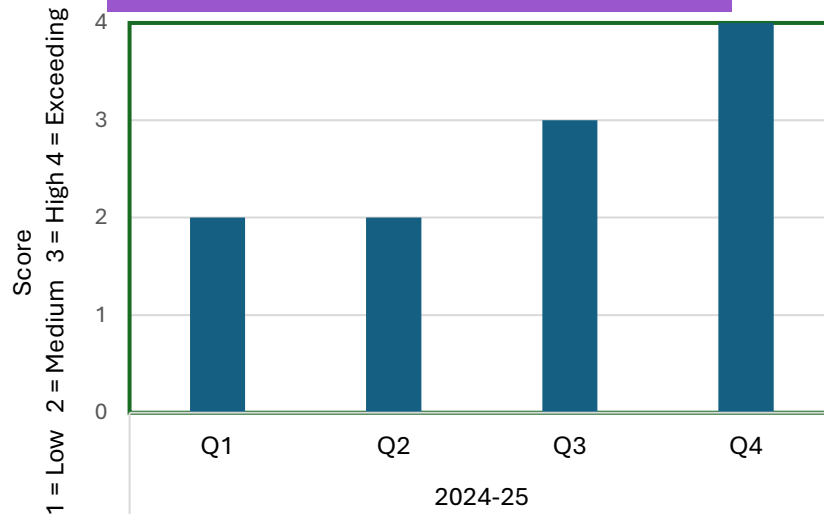
Rising at: 7.20 pm

Signed: _____
Chairman

Dated: _____


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)	2024-25				
						Q1	Q2	Q3	Q4	
Page 15		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	Research Planning and Licensing applications and ensure all documentation is understood prior to consideration of the application	4	2	2	3	4
				Working in partnership with Cornwall Council to reach the right outcome for Saltash	Work within Planning Material consent					
				Training	Councillors and staff to attend planning and licensing training when offered by Cornwall Council					
				Awareness of economic opportunities	Refer to the National and Cornwall Local Plan Policy					
				National and Cornwall Local Plan Policy	Approved planning application PA24/04937 Latchbrook Parkway Estate - Proposed wildlife pond with associated re-contouring works and landscape enhancements					
					Approved planning application PA24/05152 New waterless toilets, showers and raised timber seating area installed for use with the permitted development for a 60 day temporary campsite (already permitted). The proposal is for the amenity structures to remain situated beyond the 60 days					
					Approved planning application PA24/09169 Change of use of car sales showroom and workshop to retail and storage/distribution depot					
					A working group was established to address Cornwall Council's Call for Sites, incorporating the Planning Committee's deliverables into their considerations.					
					Considered response to Cornwall Council's Planning Policy Consultation - P&L held on 18.02.25 Minute nr. 124/24/25					

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

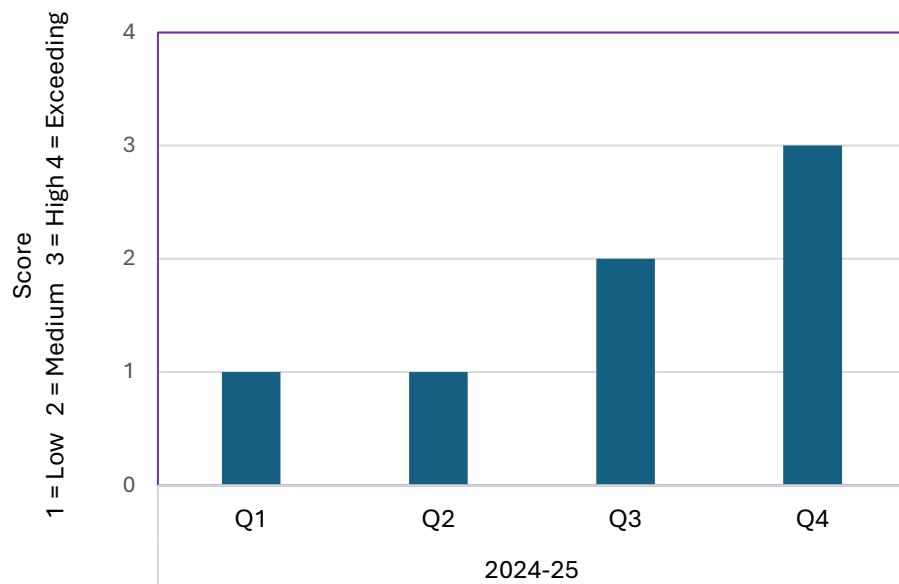


■ To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately


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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)	2024-25				
						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	Consideration as a Consultee to Planning applications that could impact the health care setting in Saltash Work in partnership with Saltash Health Care Action Group and seek advice as required Seek the advice of Cornwall Council as required Refer to the Saltash Neighbourhood Development Plan for guidance on health care provision in Saltash Refer to the National and Cornwall Local Plan Policy Approved planning application PA24 / 06184 - Application for a Lawful Development Certificate for an existing use as Planning Use E(e): Commercial, Business and Service (Provision of Medical or Health Services) Refusal of PA24/08269 Berry Park, modification of planning obligation to remove the obligation to construct the footbridge support alongside the obligation to construct a shared pedestrian cycle path to connect the footbridge to a public highway. The application not meeting the requirement in the SNP Section 15.3. Health and safety concerns relating to the ongoing use of the route by residents accessing retail outlets and play parks (STC recognises this action meets additional strategic priority 1 & 6) A working group was established to address Cornwall Council's Call for Sites, incorporating the Planning Committee's deliverables into their considerations (we recognise this action also meets strategic priority 1)	3	1	1	2	3

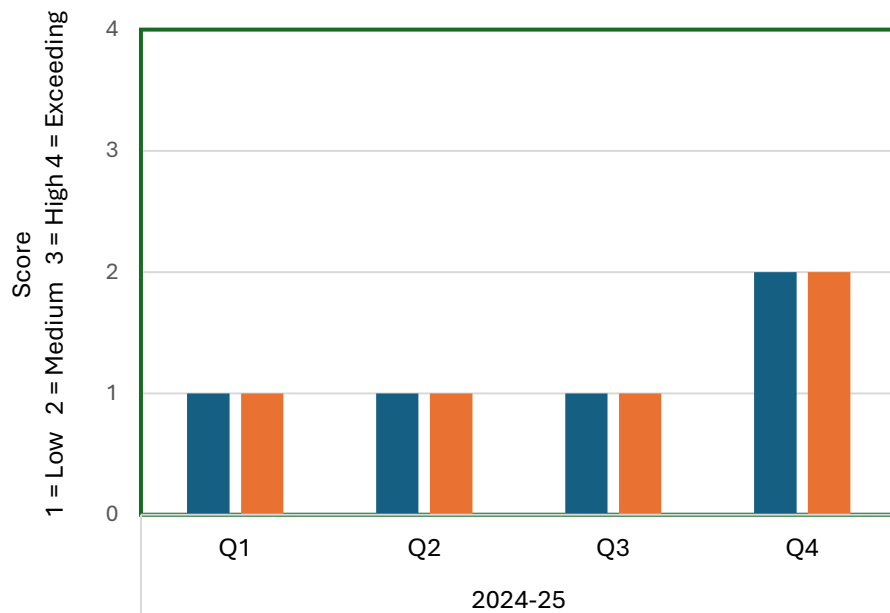
Business Plan
Strategic Priority 2 - Health and Wellbeing
Aims of the Planning and Licensing Committee




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)	2024-25			
						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	<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>Create and support sustainable neighbourhoods</p>	<p>Consideration as a Consultee to Planning applications that delivers affordable and sustainable housing whilst meeting a variety of user needs</p> <p>Seek the advice of Cornwall Council as required</p> <p>Refer to the Saltash Neighbourhood Development Plan for guidance on a balanced range of quality new/affordable housing and sustainable neighbourhoods</p> <p>Refer to the National and Cornwall Local Plan Policy</p> <p>A working group was established to address Cornwall Council's Call for Sites, incorporating the Planning Committee's deliverables into their considerations (we recognise this action also meets strategic priority 1 and 2)</p>	2	1	1	1	2
		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	<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>Create and support sustainable neighbourhoods</p>	<p>Consideration as a Consultee to Planning applications that provide all types of housing in Saltash</p> <p>Seek the advice of Cornwall Council as required</p> <p>Refer to the Saltash Neighbourhood Development Plan for guidance on a balanced range of quality new/affordable housing</p> <p>Refer to the National and Cornwall Local Plan Policy</p> <p>Considered response to Cornwall Council's Planning Policy Consultation - P&L held on 18.02.25 Minute nr. 124/24/25</p> <p>A working group was established to address Cornwall Council's Call for Sites, incorporating the Planning Committee's deliverables into their considerations (we recognise this action also meets strategic priority 1 and 2)</p>	2	1	1	1	2

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

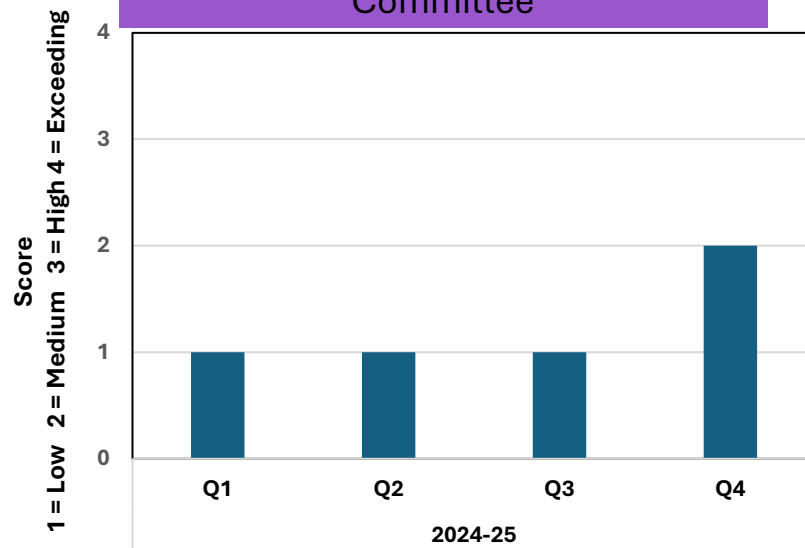


- To support projects that deliver affordable and sustainable housing whilst meeting a variety of user needs in keeping with policy
- To ensure the availability of all housing types are considered inclusive of rental and affordable housing to improve access to housing for all in Saltash


Strategic Priority 4 - Travel and Transport		Aims of the Planning and Licensing Committee
	To work with key stakeholders to support access to affordable, accessible and sustainable transport in Saltash and the rural and urban areas, and promote walking and cycling.	The Planning and Licensing Committee recognised strategic priority 4 - Travel and Transport did not fit within the remit (Terms of Reference) of the committee

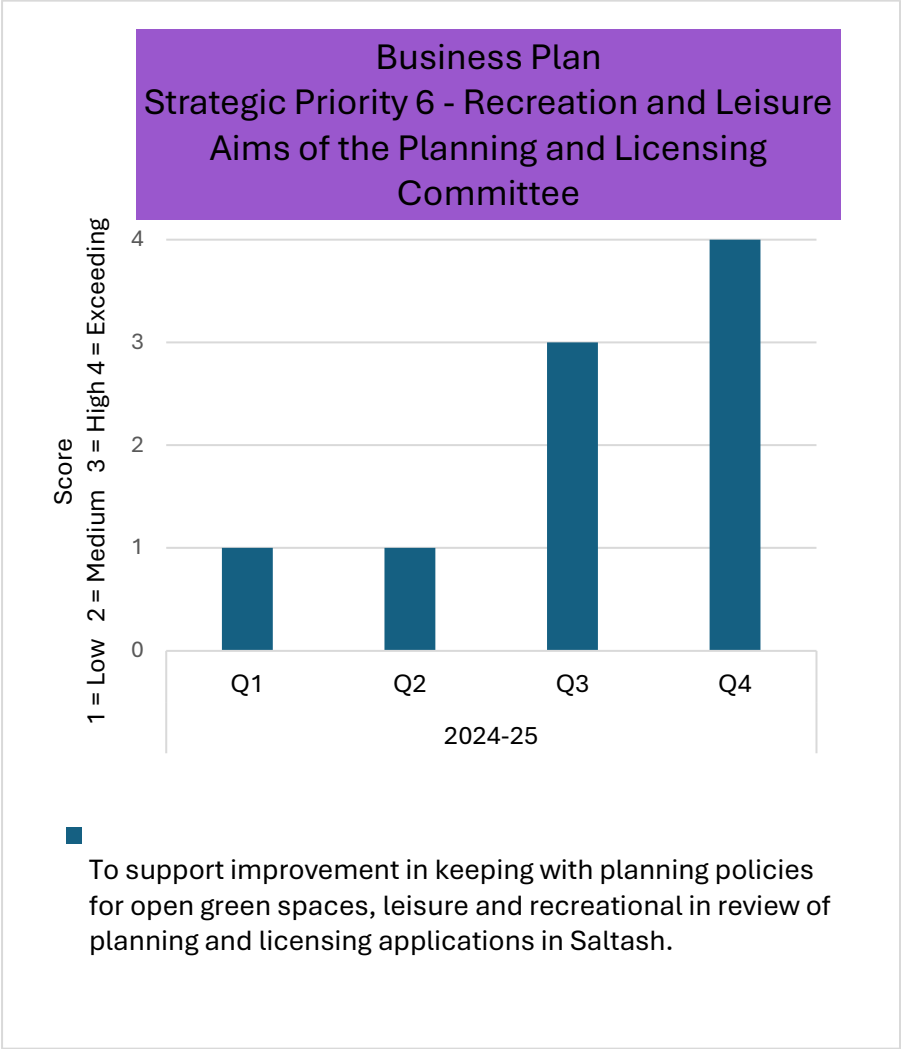
Strategic Priority 5 - Climate Emergency		Aims of the Planning and Licensing Committee	What does success look like?	Actions	Live Score (1 = Low 2 = Medium 3 = High 4 = Exceeding)	2024-25			
						Q1	Q2	Q3	Q4
<div>Page 22</div> 	To continue to acknowledge a climate emergency and to bring forward a local climate change strategy.	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	<p>Being actively involved in the decision making process</p> <p>Partnership working</p> <p>Saltash Neighbourhood Development Plan</p> <p>Saltash Coastal Communities Team</p> <p>National and Cornwall Local Plan Policy</p> <p>Climate and Ecological Emergency</p>	<p>Consideration as a Consultee to Planning applications to ensure developments are sustainable and meeting future climate demands</p> <p>Seek the advice of Cornwall Council as required</p> <p>Refer to the Saltash Neighbourhood Development Plan for guidance on climate change</p> <p>Refer to the National and Cornwall Local Plan Policy</p> <p>Refer to the Saltash Coastal Communities Team for advice as required</p> <p>Consider climate and ecological implications wherever relevant and try to lead by example</p> <p>Consideration was given to the Draft Cornwall Housing Decarbonisation Strategy received from Cornwall Council, Members noted and issued a press release to advise of the public consultation</p> <p>Considered response to Cornwall Council's Planning Policy Consultation - P&L held on 18.02.25 Minute nr. 124/24/25</p>	2	1	1	1	2


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



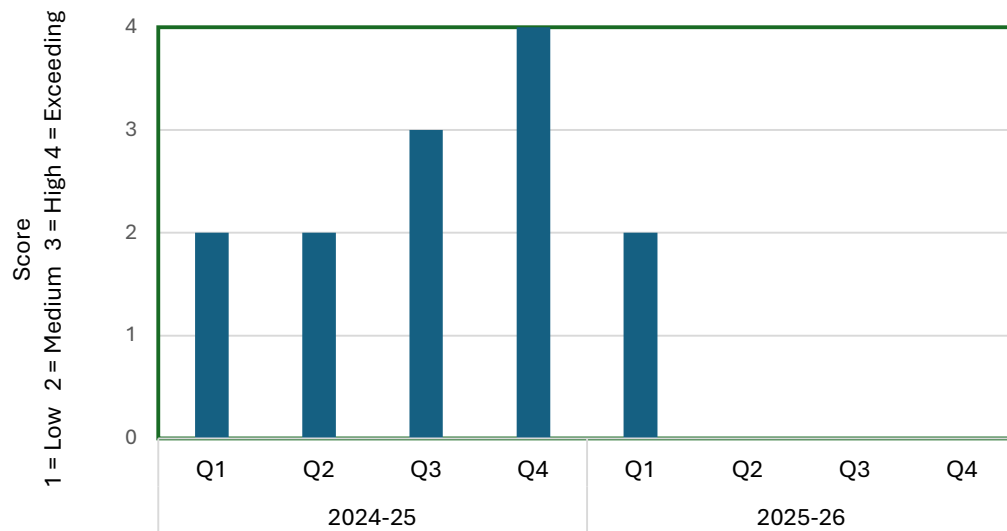
- To continue to acknowledge a climate emergency and considerations given to planning and licensing applications to ensure developments are sustainable and meeting future climate demands

Strategic Priority 6 - 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)	2024-25			
						Q1	Q2	Q3	Q4
<div>Page 24</div> 	<p>To continue to provide, improve, and support in Saltash, play parks, open green spaces, library service, cultural activity, leisure and support facilities, and to acknowledge our unique position on the Tamar and Lynher Rivers.</p>	<p>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>	<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>	<p>Consideration as a Consultee to Planning applications to meet the growing demand for recreation and lesiure in Saltash</p> <p>Refer to the Saltash Neighbourhood Development Plan for guidance on additional sport, recreation and lesiure facilities</p> <p>Refer to the National and Cornwall Local Plan Policy</p> <p>Seek the advice of Cornwall Council as required</p> <p>Seek the advice of Saltash Lesiure Centre Working Group who have experience in lesiure services as required</p> <p>PA24/07191 Saltash Lesiure Centre installation of permanant shipping container for storage, minor amendments to the west elevation and associated works.</p> <p>Refusal of PA24/08269 Berry Park, modification of planning obligation to remove the obligation to construct the footbridge support alongside the obligation to construct a shared pedestrian cycle path to connect the footbridge to a public highway. The application not meeting the requirement in the SNP Section 15.3. Health and safety concerns relating to the ongoing use of the route by residents accessing retail outlets and play parks (STC recognises this action meets additional strategic priority 1 & 6)</p> <p>Considered response to Cornwall Council's Planning Policy Consultation - P&L held on 18.02.25 Minute nr. 124/24/25</p>	4	1	1	3	4




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
Page 26		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					
				Training					
				Awareness of economic opportunities					
				National and Cornwall Local Plan Policy					

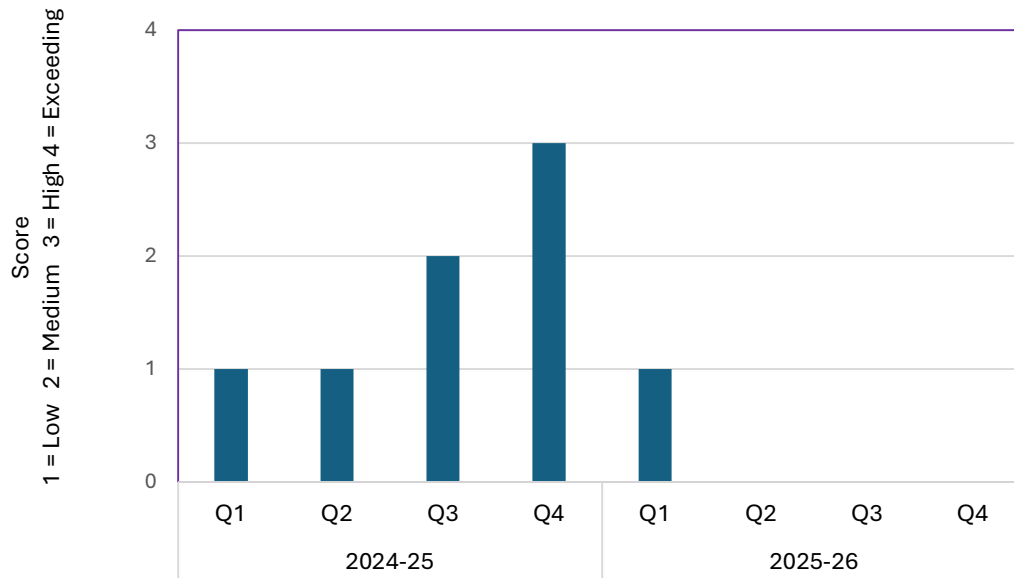
Business Plan
Strategic Priority 1 - Boosting Jobs and Economic Prosperity
Aims of the Planning and Licensing Committee




- 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			

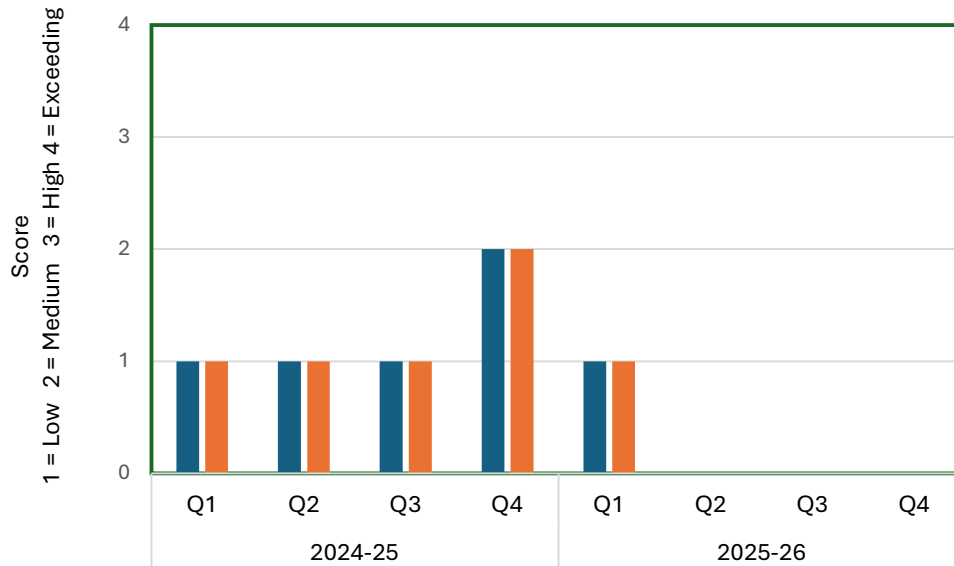
Business Plan
Strategic Priority 2 - Health and Wellbeing
Aims of the Planning and Licensing Committee



- 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			

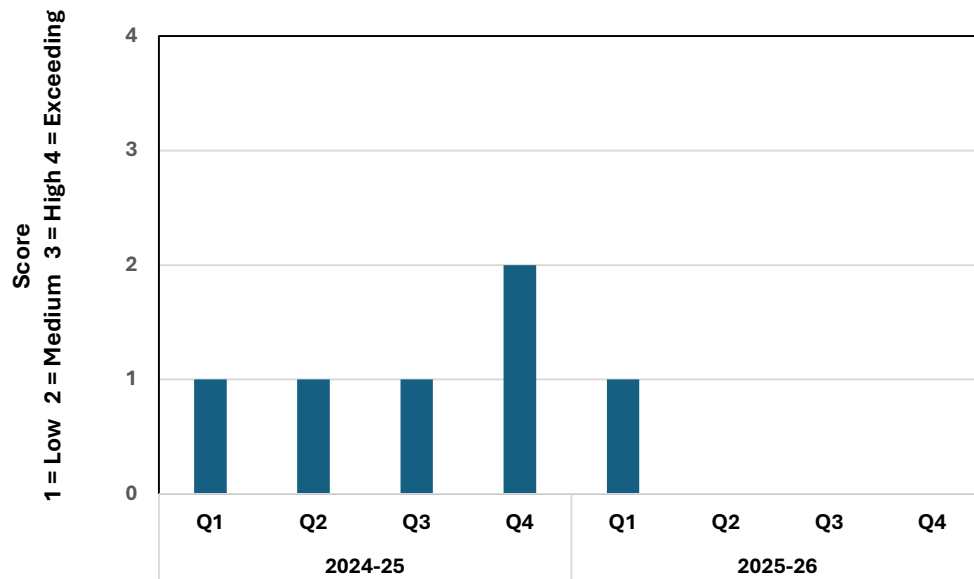
Business Plan
Strategic Priority 3 - Housing
Aims of the Planning and Licensing Committee



■ 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

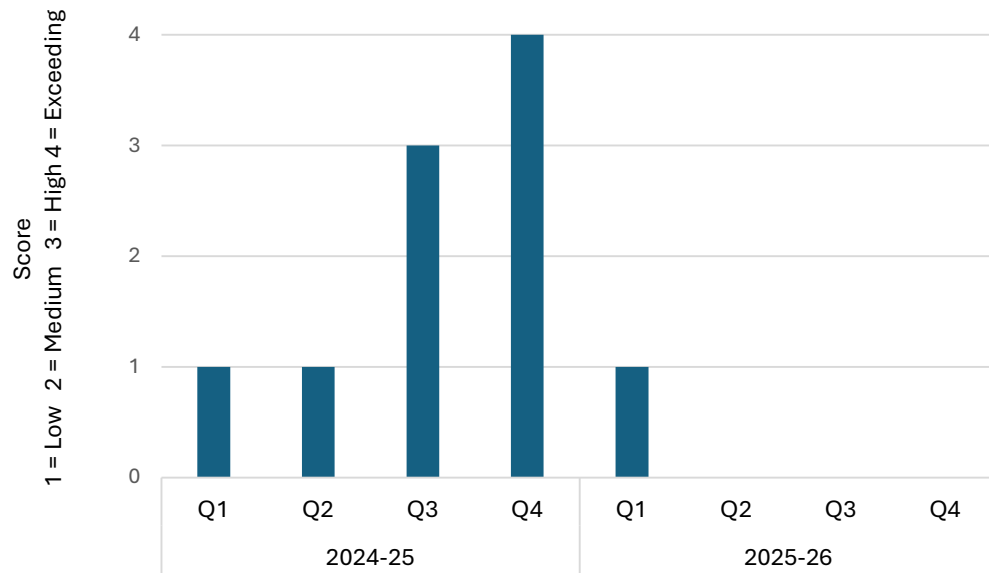
Business Plan
Strategic Priority 5 - Climate Emergency
Aims of the Planning and Licensing Committee




- 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

Strategic Priority 6 - 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
<div>Page 34</div> 	<p>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.</p>	<p>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>	<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			

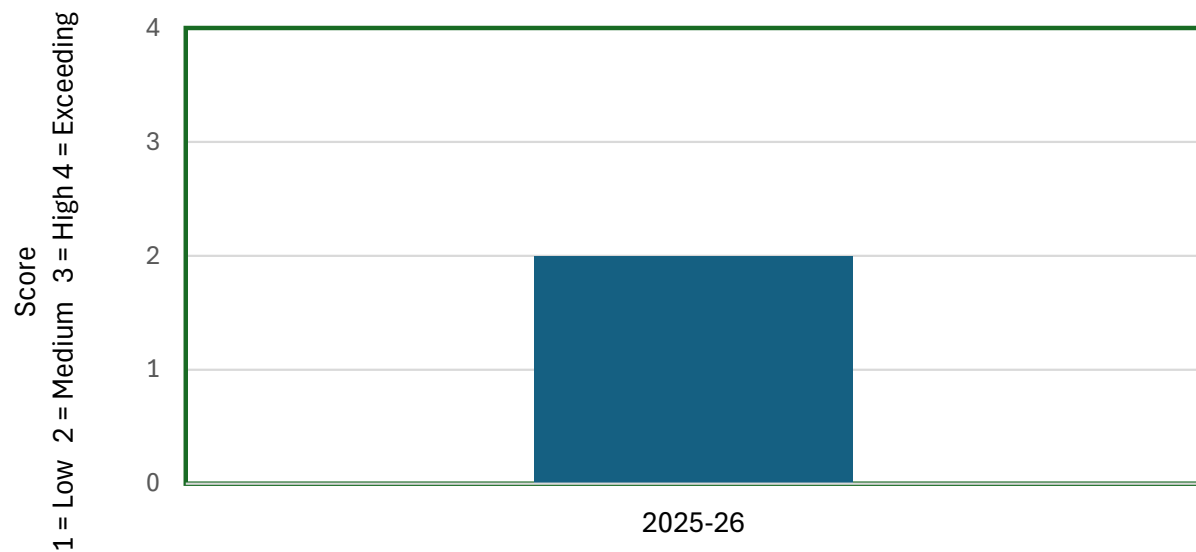
Business Plan
Strategic Priority 6 - Recreation and Leisure
Aims of the Planning and Licensing Committee




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

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
<div> <div>Page 36</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, as a consultee, in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately	Planning and Licensing applications Working in partnership with Cornwall Council to reach the right outcome for Saltash Training Awareness of economic opportunities National and Cornwall Local Plan Policy	PA25/04185 - 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. PA25/04394 - Approved - creation of a mobility parking space. PA25/04225 - Approved - proposed garage and change of use of land to residential. PA25/04177 - Approved the application, subject to careful consideration of its potential impacts and a thorough review of the submitted details. PA25/05519 - Members reviewed the application, noted its location on the boundary liasied with adjacanet Botus Fleming and agreed it was appropriate for Saltash Town Council to comment to avoid no resrepresentation / comment on planning application.		2	

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



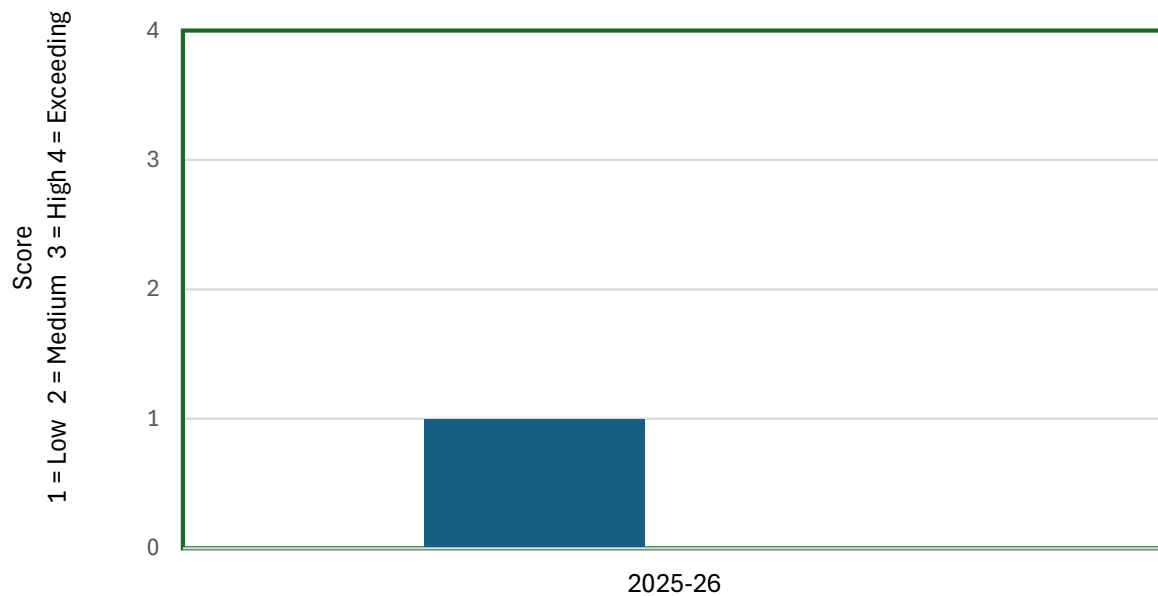
- To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately

Strategic Priority 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
	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	<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>Create and support sustainable neighbourhoods</p>	<p>PA25/05454 - 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.</p>		1	
		To exercise full delegated authority to respond on behalf of Saltash Town Council to all licensing and development applications, including applications relating to Listed Buildings, Conservation Areas, advertisement consents, and other relevant planning matters received from Cornwall Council.	<p>Receive and consider planning applications</p> <p>Respond to five-day protocol's</p> <p>Respond to consultations</p> <p>Ensure committee members are familiar with planning legislation and local planning frameworks.</p>	<p>PA25/04231 - Reviewed a tree application and made informed decisions based on the TPO and advice provided by the Voluntary Tree Warden.</p> <p>PA25/05176 - reviewed and proposed approval subject to taking into consideration the health and safety concerns and land access</p>			
		To review the Town Council planning policy and procedure and make recommendations to Town Council to ensure that the Town Council is able to meet any additional requirements of the planning process.	<p>Regularly review of the Town Council's planning policy and procedures</p> <p>Continue to strengthen the Town Council's role in the planning process</p> <p>Councillors and Staff to attend training when available and provided by Cornwall Council on the NPPF</p>	<p>P&L held on 15.07.25 Minute nr. 43/25/26 - Received the Town Vision recommendation and reviewed the Committee's deliverables. Aim's have been amended or removed where necessary to ensure they align with the P&L Committee's Terms of Reference and remain within its remit.</p> <p>Members attended Cornwall Council's Planning Framework Training on 10 July 2025. Those unable to attend have been advised that a recording of the session is available on Cornwall Council's website for reference.</p> <p>P&L held on 15.07.25 Minute nr. 44/25/26 Survey PollProcess Review to be actioned.</p>			

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 exercise full delegated authority to respond on behalf of Saltash Town Council to all licensing and development applications, including applications relating to Listed Buildings, Conservation Areas, advertisement consents, and other relevant planning m

SALTASH TOWN COUNCIL VOLUNTARY TREE WARDENS' REPORT

PA25/06053 – 5 Babis Farm Way, Saltash PL12 4TA

Works to Trees covered by a Tree Preservation Order (TPO) - 2 large Oak Trees - Tree in middle of back boundary requires 2 branches cutting back. Tree to back right of property requires 3 branches cutting back.

Two volunteer Tree Wardens visited on 9th September and discussed the application with the property owners, who value all their trees highly. The proposed removal of branches will not harm the health or overall appearance of the trees, and there are no grounds to object to this proposal.

Adrian White, STC Voluntary Tree Warden