

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 17th March 2026 at 6.30 pm

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

ALSO PRESENT: S Potter and D Butchers, D Joyce (Office Manager / Assistant to the Town Clerk) and E Lowton-Smith (Planning and General Administrator)

APOLOGIES: Councillors S Gillies and P Nowlan.

137/25/26 HEALTH AND SAFETY ANNOUNCEMENTS.

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

138/25/26 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.

139/25/26 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None received.

140/25/26 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 17 FEBRUARY 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 (11 in favour, 0 against, 3 abstentions) it was proposed by Councillor B Samuels, seconded by Councillor J Brady and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 17 February 2026 were confirmed as a true and correct record.

141/25/26 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

142/25/26 TO RECEIVE AND REVIEW THE PLANNING AND LICENSING COMMITTEE'S BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

Members received the Committee's Business Plan Deliverables contained within the circulated reports pack.

It was **RESOLVED** to note.

143/25/26 TO RECEIVE A PRESENTATION ON PA25/01075/PREAPP FOR TAVY VIEW, CARKEEL SALTASH.

Members received a presentation from Danny Butchers and Samantha Potter, present at this evening's meeting, outlining a proposal to change the use of part of an existing annexe to create a small, home-based office for their business, UK Wages.

The presentation followed Cornwall Council's pre-application advice, which encourages early engagement with Saltash Town Council.

Danny explained the nature of their business, the reasons behind the proposed change of use, and the findings of their noise survey and sound assessment, which indicated that the proposed change of use would have no noise impact.

The Chairman clarified the planning protocol, noting that at this stage Members could only receive and note the presentation and ask questions.

Councillor B Samuels explained that any future planning application would be considered once submitted and thanked the presenters for the detailed information they provided.

Members sought clarification on neighbour support, parking provision, business scale and growth, and proposed working hours.

Members thanked Danny and Samantha for their attendance and detailed presentation, noting that it was very well-prepared and informative.

It was **RESOLVED** to note.

144/25/26 PLANNING:

a. Applications for consideration:

PA26/00854

C/o Mr David Phillips Urban Innovation Company (UIC) Ltd –
Pavement Outside 130 Fore Street Saltash PL12 6AS

Advertisement consent for installation of "Pulse Smart Hub" with integrated digital screens at 2 locations within Saltash.

Ward: Tamar

Date received: 17 February 2026

Response date: Extended to 19 March 2026

Members considered the proposed installation of the Pulse Smart Hubs.

Discussion focused on the suitability of the hubs within the town's street scene and the central locations proposed.

Members expressed concern that both suggested locations for advertisements could be distracting and contribute to visual clutter. It was also noted that the Hubs might create a physical barrier, potentially making it difficult for mobility scooters to pass safely.

Members felt that further clarity was needed on the full range of features and benefits, as well as whether any of these could be utilised by the Town Council.

While some members were supportive of the concept in principle, they felt the proposed installations were not in keeping with the character of Fore Street.

Councillor Bickford highlighted potential benefits including free Wi-Fi, free phone calls, health-related features, pollution monitoring, footfall counting, and opportunities for local advertising.

Members acknowledged the potential value of the technology but concluded that the proposed locations were inappropriate, insufficiently justified, and not aligned with the character or practical needs of the town.

The Chair also relayed comments from the Chair of the Town Team, as these could not be uploaded to the Cornwall Council planning portal due to technical issues being reported.

Following a vote (13 in favour, 1 against, 0 abstentions) it was proposed by Councillor Stoyel, seconded by Councillor Mortimore and resolved to **RECOMMEND REFUSAL** on the grounds that the proposal conflicts with the Saltash Neighbourhood Development Plan Policies ENV2 and TC2, on the basis of the following points:

1. Harm to visual amenity and local character from an intrusive illuminated digital display;
2. Increased street clutter impacting the appearance and accessibility of the public realm;
3. Light pollution and potential disturbance to nearby residential properties;
4. Advertising content not aligned with the local town centre identity, favouring national commercial advertising;
5. Highway safety concerns due to close proximity to roadside with the potential distraction to drivers.

PA26/00853

C/o Mr David Phillips Urban Innovation Company (UIC) Ltd -

Pavement Outside 130 Fore Street Saltash PL12 6AS

Installation of "Pulse Smart Hub" with integrated digital screens at 2 locations within Saltash

Ward: Tamar

Date received: 17 February 2026

Response date: Extended to 19 March 2026

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2. Increased street clutter impacting the appearance and accessibility of the public realm;
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4. Advertising content not aligned with the local town centre identity, favouring national commercial advertising;
5. Highway safety concerns due to close proximity to roadside with the potential distraction to drivers.

PA26/00362

Mr. & Mrs. Beer-Stiff - **182 Callington Road Saltash Cornwall PL12 6LL**

Creation of Ground floor shower room, complete with accessible W.C. Hand Basin, Level Access shower, for disabled child

Ward: Tamar

Date received: 23 February 2026

Response date: Extended to 19 March 2026

Following a unanimous vote (14 in favour, 0 against, 0 abstentions) it was proposed by Councillor Peggs, seconded by Councillor Martin and resolved to **RECOMMEND APPROVAL.**

PA26/01469

Lesley Richards – **9 Lower Port View St Stephens Saltash Cornwall**

Proposed loft conversion with dormer and slate tiles on the roof

Ward: Essa

Date received: 10 March 2026

Response date: 31 March 2026

Following a unanimous vote (14 in favour, 0 against, 0 abstentions) it was proposed by Councillor Brady, seconded by Councillor Martin and resolved to **RECOMMEND APPROVAL.**

b. Tree applications:

None received.

c. Tree notifications:

None received.

145/25/26 CONSIDERATION OF LICENCE APPLICATIONS:

None received.

146/25/26 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.

147/25/26 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

148/25/26 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

149/25/26 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 21 April 2026 at 6.30 pm

Rising at: 7.13 am

Signed: _____
Chairman

Dated: _____