



Saltash Town Council

Konsel An Dre Essa



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

15 April 2026

Dear Councillor

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 21st April 2026 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 three working days 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 three working days 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 March 2026 as a true and correct record. (Pages 5 - 10)
6. To receive a recommendation from Town Vision and consider any actions. (Pages 11 - 12)
7. To review the Planning and Licensing Business Plan Deliverables and consider any actions and associated expenditure; (Page 13)
8. To consider Risk Management reports as may be received.
9. To receive and note a presentation from Persimmon Homes regarding Latchbrook Farm.

10. Planning:
a. Applications for consideration:

PA26/00940

Mr Brian Venables Brunel Recycling Limited – **Roodscroft Waste Management Facility Roodscroft Hatt Saltash PL12 6PJ**

Waste management facility and associated activities, including the erection and operation of a wash plant, raising the height of the existing waste materials building, extension to the workshop and provision of a sustainable drainage scheme

Ward: Trematon

Date received: 12 March 2026

Response date: Extended to 22 April 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAAOU6FGHCJ00>

PA26/01946

Mr Darren Bennetts – **Sunnycourt Carkeel Saltash Cornwall PL12 6NR**

Single story two bedroom detached dwelling with two parking spaces; with two parking spaces also retained for the existing dwelling

Ward: Trematon

Date received: 10 April 2026

Response date: 1 May 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TC7HH9FGFX00>

PA26/02250

Persimmon Homes Cornwall – **Land West of Latchbrook Farm Trematon Cornwall PL12 4RJ**

Outline permission with some matters reserved (appearance, landscaping, layout and scale) for residential-led development, including site preparatory works as necessary; up to 300 residential units (Use Class C3); a community/mobility hub approximately 0.05ha, including uses in the use classes defined as E(a)/E(c)/F2(a) (up to 225sqm GIA), with associated car parking, landscaping works and public realm; other open space including amenity green space, natural and semi-natural green spaces, equipped and natural play spaces; associated infrastructure and internal estate roads.

Ward: Trematon

Date received: 13 April 2026

Response date: 4 May 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCTP50FGM7X00>

PA26/01524

Mr Nigel Palk – **Myrtle Cottage Fairmead Road Saltash Cornwall PL12 4JQ**

Replace roof to garden room and extend to back of house. Convert garage to bedroom and utility/WC.

Ward: Tamar

Date received: 14 April 2026

Response date: 5 May 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBFPIXFGKR600>

b. Tree applications:

None received.

c. Tree notifications:

None received.

11. Consideration of licence applications: (Pages 14 - 24)

Premises Name and Address	Shillingham Vineyard, Shillingham Manor, Saltash, Cornwall, PL12 4QU
Applicant	Shillingham Vineyard LLP
Application Accepted	02.04.2026
Application Type	Grant
Licensable Activities	Sale of Alcohol on and off sales
Reference	LI26_001321
Representations Deadline	30.04.2026
Licensing Officer	Fiona Cannon
Ward	Trematon

12. 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.

13. To consider any items referred from the main part of the agenda.

Public Bodies (Admission to Meetings) Act 1960:

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

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

Date of Next Meeting: Tuesday 19 May 2026 at 6.30 pm

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 Gain	Date of submission: 16 April 2026
Are you attending the meeting in person to ask your question: No	
If your question relates to a Planning or Licensing Application, please confirm the application number, name, address and whether you support or object: Latchbrook Farm Outline Planning Application	
Question: We have the following question: <ol style="list-style-type: none">1. Who will pay for the landscaping and ongoing maintaining of the greenspace proposed in the development. Will this be at the expense of the Saltash Council? Whilst it looks beautiful on plan, if it is not properly maintained or never implemented, this could leave the residents with an unsightly mess.2. With the 1000 new homes being built at Treledan and then 300 new homes in this development, which could account for up to 5000 new residents in Saltash, how will existing services cope? e.g. Medical, GP, Schools, Recreation space, Roads, Waste and Sewerage. Is there a study that has been done on what the impact of these two developments will be to the existing community? The Treledan proposal was supposed to deliver a school and GP practice, and we would like to know under which conditions these would be provided. If this is not to be expected and further housing is being built we as a community have concerns about the wellbeing of the existing residents as well as the new ones who will arrive. If on the other hand, the Treledan development cannot complete its construction of the houses it has permission for, why is the council considering more housing?3. We would like to know what the expected sales price point of the new properties will be. Will they be similar to what is offered in Treledan or higher or lower pricing?4. The pedestrian access proposed in the North West Corner of the development would allow for pedestrians to enter into a narrow country lane that has cars exiting the A38. This lane is not wide enough for two cars to pass easily, let alone to have pedestrians on it. We believe this would be a dangerous access point.5. Can we get an undertaking that there will be no further development west towards the village of Trematon? I believe that the council should show a commitment to maintain the rural, low density nature of the village of Trematon. Any further development closer to this village could damage the nature of the village and undermine the assets of those that live in the village.6. Is there an assurance that any housing provided by the council will firstly be for the benefit of local residents and not designed to attract or be used by other councils to relocate residents to Saltash?	

Representations and Evidence: Add representations/evidence to support your question.

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

(Following a vote (13 in favour, 1 against, 0 abstentions) it was proposed by Councillor Stoyel, seconded by Councillor Brady 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.

PA26/00362

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: _____

**To receive a recommendation from Town Vision and
consider any actions.**

Report to:

Planning and Licensing

Date of Report:

19.03.2026

Officer Writing the Report:

Administration Officer

Purpose of the report:

To receive a recommendation from Town Vision held on 16 March 2026.

Officer's Recommendations

To note the recommended achievements against the relevant Planning and Licensing objectives for the delivery of the Town Council Business Plan.

Report Summary

Following its meeting on 16 March 2026 under minute 56/25/26, the Town Vision Sub-Committee recommended an identified achievement for the Planning and Licensing Committees delivery of the Business Plan objectives.

See attached Appendix A for the recommendation.

Signature of Officer:

Administration Officer

APPENDIX A

Objective	What we will deliver	Lead Officer	Resources	Ongoing	Year	What we achieved	Completed	Already do
To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately	<p>Continue working in partnership with Cornwall Council and keystakeholders to reach the right outcome for Saltash</p> <p>All Councillors to attend planning training annually to keep up to date with current and national planning and licensing laws and local plan policies</p>	Office Manager / Planning and General Administrator			1	<p>Continuing to engage and correspond with Treledan developers. Contacted regarding school provisions, grit bins and noticeboards. Subject to their approval, Treledan are happy for Saltash Town Council to send across the details of having a notice board installed.</p> <p>Contacted Cornwall Council regarding school provisions.</p> <p>Reviewed Councillors planning training and registered Saltash Town Council's interest in planning training sessions with CALC.</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>Continue to strengthen the Town Council's role in the planning process working with key stakeholders</p> <p>Councillors and staff to attend training when available and provided by Cornwall Council and CALC on the National Planning and Policy Framework</p>	Office Manager / Planning and General Administrator			1	<p>Advice sought from CALC on pre-applications to ensure correct procedure is followed.</p> <p>Received presentation from Brunel Recycling regarding pre-application. Followed up on attending an Open Day.</p> <p>Continuing to work with Community Link Officers on the Community Highways Improvement Programme. A working group has been established to review the proposed sale of Burraton Field and to write to Cornwall Council to express concerns regarding the lack of transparency throughout the process.</p>		

To review the Planning and Licensing Business Plan Deliverables and consider any actions and associated expenditure.

Report to:

P&L

Date of Report:

15.04.26

Officer Writing the Report:

Office Manager / Assistant to the Town Clerk

Purpose of the report:

To review the Planning and Licensing Business Plan Deliverables.

Officer's Recommendations

To review and note.

Report Summary

To review and note the Committee's achievements over the past month and provide feedback or input as appropriate.

Signature of Officer:

Office Manager / Assistant to the Town Clerk

Objective	What we will deliver	Lead Officer	Resources	Ongoing	Year	What we achieved	Completed	Already do
To ensure in review of planning and licensing applications and considerations, economic opportunities and impacts are examined appropriately	<p>Continue working in partnership with Cornwall Council and keystakeholders to reach the right outcome for Saltash</p> <p>All Councillors to attend planning training annually to keep up to date with current and national planning and licensing laws and local plan policies</p>	Office Manager / Planning and General Administrator			1	<p>Continuing to engage and correspond with Treledan developers. Contacted regarding school provisions, grit bins and noticeboards. Subject to their approval, Treledan are happy for Saltash Town Council to send across the details of having a notice board installed.</p> <p>Contacted Cornwall Council regarding school provisions.</p> <p>Reviewed Councillors planning training and registered Saltash Town Council's interest in planning training. sessions with CALC.</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>Continue to strengthen the Town Council's role in the planning process working with key stakeholders</p> <p>Councillors and staff to attend training when available and provided by Cornwall Council and CALC on the National Planning and Policy Framework</p>	Office Manager / Planning and General Administrator			1	<p>Advice sought from CALC on pre-applications to ensure correct procedure is followed.</p> <p>Received presentation from Brunel Recycling regarding pre-application. Followed up on attending an Open Day.</p> <p>Continuing to work with Community Link Officers on the Community Highways Improvement Programme.</p> <p>A working group has been established to review the proposed sale of Burraton Field and to write to Cornwall Council to express concerns regarding the lack of transparency throughout the process.</p> <p>Discussions with RPS Tetra Tech to arrange a guest speaker for April's P&L committee, supporting early engagement on pre-application matters.</p> <p>Proactively gathered information on Neighbourhood Priority Statements through discussions with Cornwall Council and the Neighbourhood Plan Team, strengthening the Town Council's understanding and future planning approach.</p>		

**Presentation to
Saltash Town
Council following
Public Consultation**

April 2026

Penn an Vre

'Hilltop'

Latchbrook Farm, Saltash



August 2025 – March 2026 – Formal Pre-Application Submission Made

Detailed technical scoping and assessments were submitted to the Cornwall Council as part of their new Ultimate Planning Performance Agreement covering:

- Planning and master planning;
- Landscape;
- Ecology, biodiversity and arboriculture;
- Heritage and archaeology;
- Drainage and flooding risk;
- Acoustics/noise; and
- Energy, sustainability and climate change.

An officer response was received in March 2026, concluding the Pre-Application stage.

October 2025 – Design Review Panel

An early version of the masterplan was presented to an independent panel for critique on placemaking, landscape, and movement.

6th November 2025 – Member Engagement Forum

First of two sessions involving Cornwall Council (including Ward Members and the Planning Portfolio Holder) to review the proposal's evolution and consultation plans.

November – December 2025 – EIA Screening Request

An EIA Screening Opinion request was submitted to Cornwall Council on behalf of the Applicant in November 2025, validated on 6th November 2025. The Council issued its Opinion on 5th December 2025, confirming that the Proposal was deemed to not constitute EIA Development.

Public Consultation Session – 3 Weeks from 17th November until 7th December

- Invitation leaflets were distributed to approximately 650 local addresses.
- A dedicated project website was launched to provide accessible information and a feedback portal.
- An exhibition held at Isambard House saw a high level of engagement, with over 200 attendees on 24 November 2025.

Response to Consultation Matters

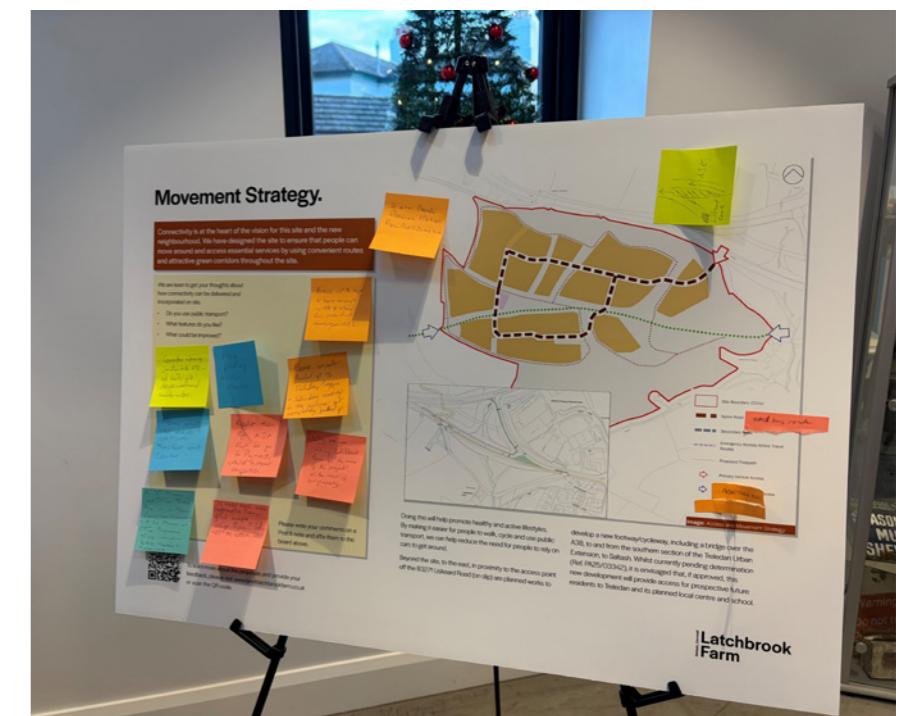
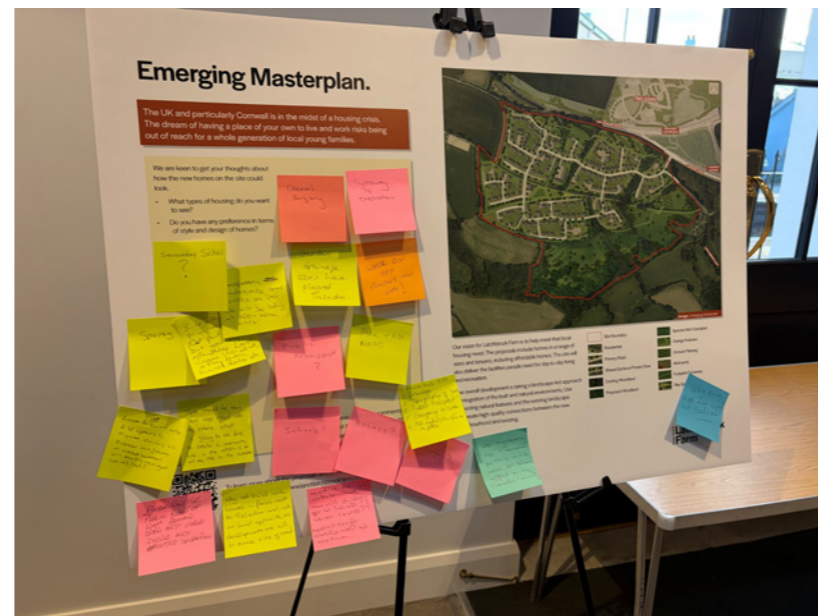
Public Consultation – Response to Key Thematic Feedback

Page 19

- **Transport & Access:** The supporting Transport Assessment looks at the impact of the new development on local roads and junctions, and identify any changes needed to keep traffic moving well. It will also focus on making travel more sustainable, including better bus access and improved walking and cycling links such as the new A38 footbridge.
- **Environment & Landscape:** The scheme also dedicates over half of the site to green infrastructure and public open space, while providing a broad mix of homes to support a range of local housing needs.
- **Affordability & Need:** The development commits to providing 30% affordable housing, which meets the standards for the Saltash area set by Cornwall Council.
- **Desired Amenities:** Strong support for meaningful green infrastructure, including parks, nature areas and community orchards.

Design Review Panel (DRP) – Response to Technical Recommendations

- **Placemaking:** The masterplan comprises four character areas that cover urban and landscaped areas. These have been covered in the following section.
- **Sustainability:** Adoption of a “whole-life carbon approach” was urged, specifically recommending layouts that minimise the high carbon cost of earthworks on steep sections of the site.
- **Movement:** It is intended that with the bus route onto the Site, the community hub building can look to operate as a mobility hub to provide sustainable travel options.



Engagement and Key Responses to Feedback

Response to Topography

Access Arrangements and Connections

Treledan - Saltash Active Travel Connection

Review of density

Landscape Sensitivity and Views

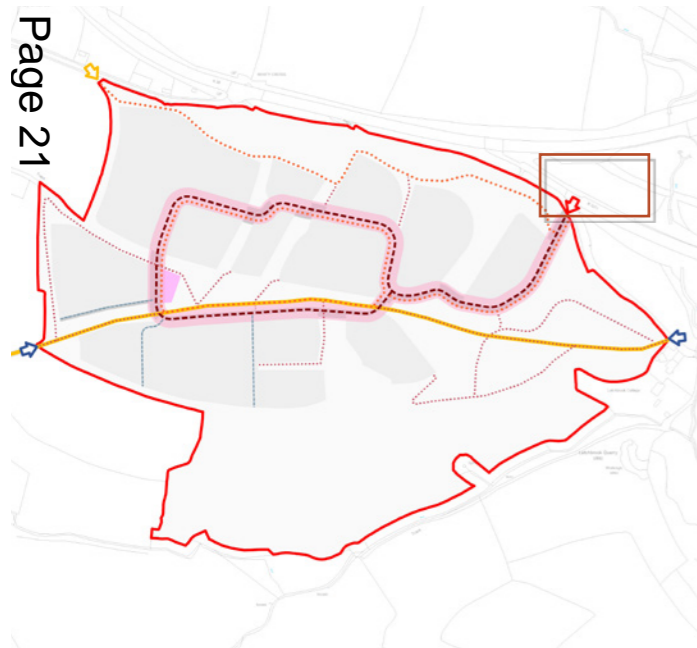
Community Focus

Site Identity and Cultural References

- 1. Single point of access connecting to B3271/ Liskeard Road.
- 2. Active travel connection to Broad Lane.
- 3. Potential for community building.
- 4. Latchbrook Green (featuring play and community kitchen gardens).
- 5. New habitat mosaic in biodiversity zone.
- 6. New Cornish hedgerow planting.
- 7. Existing vegetation.
- 8. Drainage features.
- 9. Existing Public Right of Way (PRoW).



Technical Design



Access and Movement

- Opportunity for Stagecoach South West to divert their existing number 2 bus service through the proposed development.
- Connection to 3.5m wide traffic-free pedestrian and cycle bridge over the A38 Liskeard Road.
- Site will be accessed of a single point of access on the B3271 Liskeard Road.
- The western extent of Latchbrook Lane stopped up with bollards to avoid through route for vehicles.
- A traffic-free pedestrian and cycle access will be promoted from Broad Lane to enable future onward connections to/from Saltash Town Centre and potential future northward connections to Treledan via a new overbridge.

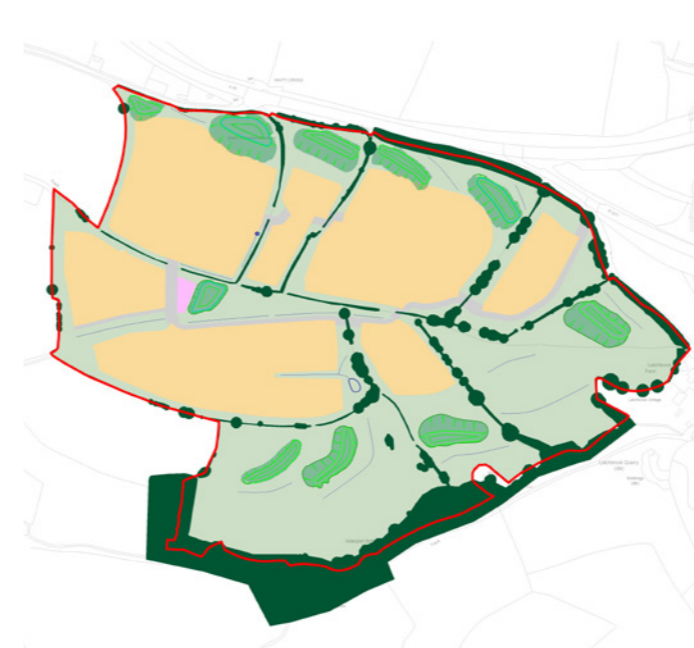


Pedestrian footpath link along Liskeard Road from Site access



Landscape and Biodiversity

- Green Infrastructure framework accounts for 11.98ha, 58% of the site area.
- The proposed landscaping meets the minimum 10% net gain BNG requirements and 15% canopy coverage.
- The proposed landscaping includes an enhance LEAP at the heart of the development, teenager provision, food growing opportunities and an orchard.
- Whity Cross Edge: Semi-natural landscape that builds on the existing boundary vegetation.
- Latchbrook Greens: Amenity greenspace at the heart of the development. To include community assets.
- Alderplot Park: Parkland inspired landscape divided into 'outdoor rooms' that contain community a variety of spaces.
- Alderplot Edge: Ecological zone comprising woodland edge mosaic.



Drainage

- Falls within the Saltash 'Critical Drainage Area' (CDA), approach send all runoff to the ground via infiltration basins.
- Provide a significant betterment to the existing site runoff rates, reducing the impact on the Latchbrook Leat.
- Low-risk flood area and passes national planning tests for safety.
- Sustainable Drainage Systems (SuDS) includes features like basins and swales to control rainwater in a SuDS train.
- Infiltration basin systems will also be used to hold water, increasing the water quantity held back on-site.
- Drainage features will be multi-functional also providing biodiversity and amenity benefits.



Urban Design and Placemaking

- Gateways: Formal entrances to the site define through key building and landscaping.
- Key Frontages and Building Lines: Key frontages and strong building lines will be used to define key corridors and frame nodal spaces
- Green Edges: irregular arrangement of dwelling will be used to soften the interface with the POS.
- Green Nodes: Pockets of greenspace to create interest and relief from the continuous built form.
- Views and Vistas: Create keys within the development as well as identifying opportunities to create and frame views to the surrounding landscape.
- Landscape Features: Key landscape features, including Cornish hedgerows and feature trees.

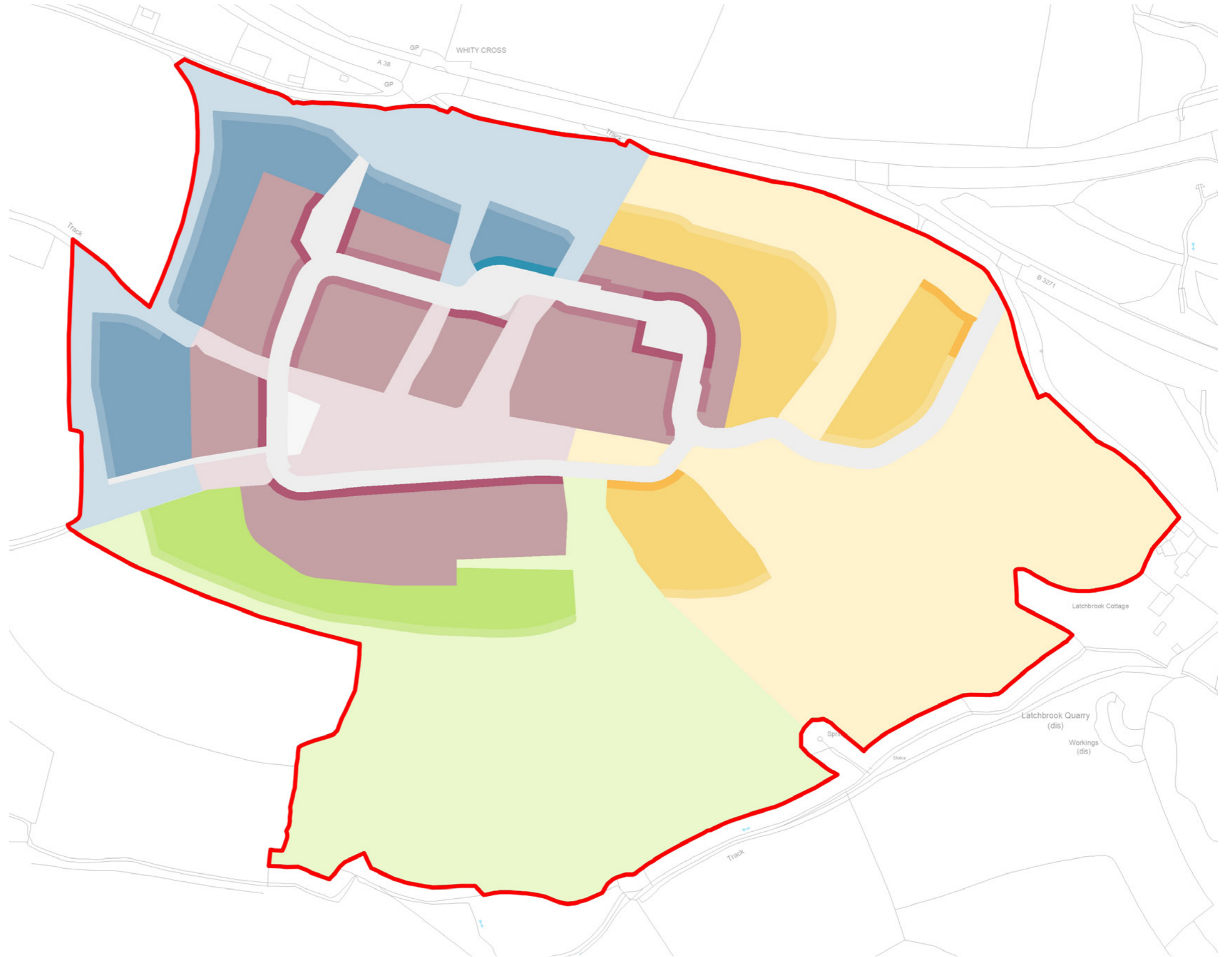
Defining Character

Latchbrook Edge: Development parcels and landscaped areas that respond to the local topography to create a 'tiered' effect, resulting in a layered roofscape and a softened appearance in views towards the Site.

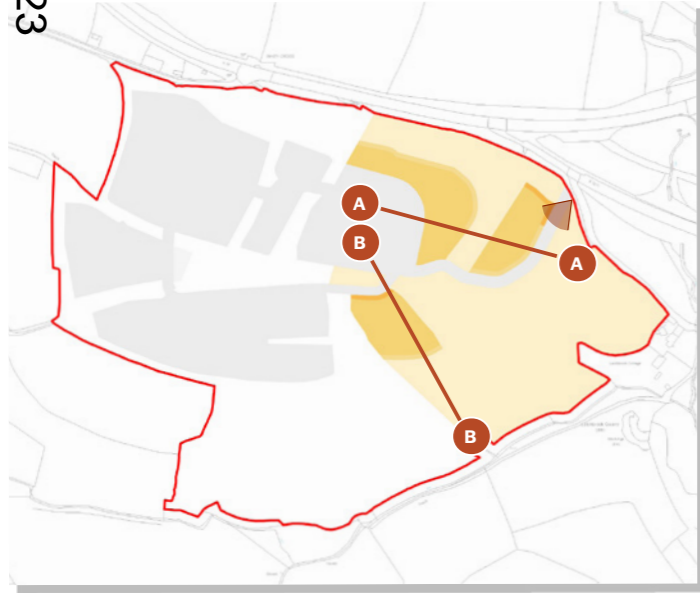
Whity Cross Edge: A linear character area wrapping the northern and western edges of the Site. This area will be largely defined by landscape proposals, which seek to create a sense of enclosure through enhancements to the existing mature vegetation along the Site's boundaries.

Latchbrook Green: The urban core of the community, characterised by higher-density development and a central green that creates a sense of being within an urban core. Latchbrook Green will accommodate many of the GI and community facilities, including the potential for a community centre, play provision, and community kitchen gardens comprising raised planters for local food growing.

Alderplot Bottom Views: An edge condition addressing the valley to the south. Alderplot Bottom Views also includes an eco-park that seeks to enhance the existing woodland within the valley corridor.



Latchbrook Edge

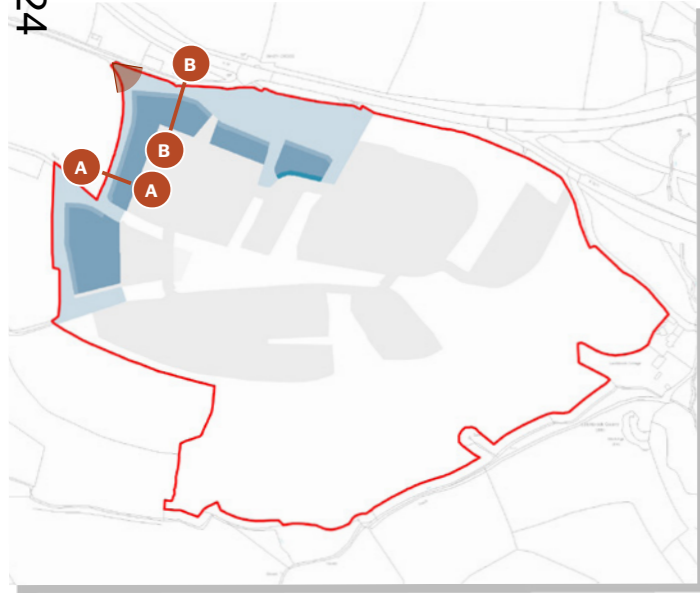


Key Principles

- Tiered development parcels that respond to the local topography, creating a layered roofline.
- Density to comprise predominantly medium-density housing, with some lower-density areas adjacent to POS;
- Formal gateway welcoming people to the Site and to establish a strong sense of arrival;
- To soften the appearance of development in wider views, the character area adopts a loose arrangement of dwellings.
- Semi-formal parkland area that offers opportunities for leisure and recreation, including key movement routes.



Whity Cross Edge



Key Principles

- Transition between built areas and the adjacent POS through a soft edge treatment and irregular layout;
- Density to comprise predominantly medium-density housing, with some lower-density areas adjacent to POS;
- Strong sense of arrival at the secondary non-vehicular access to Broad Lane; and
- Landscaping to incorporate tiered drainage features on the steeper ground to the north.



A

A



B

B

Latchbrook Greens



Key Principles

- Defined heart to the community through a central green providing access to community uses, including a potential community building, play provision and community kitchen gardens;
- Green nodes will provide opportunities for additional planting within the streetscape, creating visual interest;
- Higher densities and strong building lines will be used to frame the streetscape along the primary route.
- Landscape features characteristic of the local area to reinforce the local sense of place.



Alderplot Bottom Views



Key Principles

- Lower density housing and an irregular layout to create a soft edge condition, reducing the prominence of development in cross-valley views.
- Materials will include natural finishes such as stone and slate to soften the appearance of the built form in views towards the Site.
- Landscaping designed to facilitate outward-looking views towards the surrounding landscape.
- Creation of a new ecological park comprising a woodland-edge mosaic of habitats.



A

A

1. Who will pay for the landscaping and ongoing maintaining of the greenspace proposed in the development. Will this be at the expense of the Saltash Council? Whilst it looks beautiful on plan, if it is not properly maintained or never implemented, this could leave the residents with an unsightly mess.

Responsibility for maintaining public open space (POS) will reside with the Management Company (ManCo) for the site, which will be established should planning permission be secured and is standard practice across new-build developments. At the start, directors of the ManCo will be senior figures from Persimmon Homes Cornwall & West Devon – to be clear, these roles are not remunerated positions. When the site is complete, they will resign allowing for residents of the site to take control. The ManCo is funded through financial contributions from residents of the site in a manner similar to how leaseholders in a block of flat would contribute towards a communal pot to manage common areas.

2. With the 1000 new homes being built at Treledan and then 300 new homes in this development, which could account for up to 5000 new residents in Saltash, how will existing services cope? e.g. Medical, GP, Schools, Recreation space, Roads, Waste and Sewerage. Is there a study that has been done on what the impact of these two developments will be to the existing community? The Treledan proposal was supposed to deliver a school and GP practice, and we would like to know under which conditions these would be provided. If this is not to be expected and further housing is being built we as a community have concerns about the wellbeing of the existing residents as well as the new ones who will arrive. If on the other hand, the Treledan development cannot complete its construction of the houses it has permission for, why is the council considering more housing?

During the determination process with Cornwall Council, the statutory providers of the forementioned services will be consulted on the Application. Any requirement for expansion / improvement in existing provision needed to accommodate the expected increase in residents from the development is envisaged to be secured by financial Section 106 / CIL contributions. Following preapp and public consultation to include 'a community/mobility hub approximately 0.05ha, including uses in the use classes defined as E(a)/ E(c)/F2(a) (up to 225sqm GIA)'. Flexibility has been allowed dependent on the need.

3. We would like to know what the expected sales price point of the new properties will be. Will they be similar to what is offered in Treledan or higher or lower pricing?

Persimmon Cornwall & West Devon is proud of its record in supporting local first-time buyers, families and young people to buy their own home in the region. Our average selling price is c20% below the UK national average, while around 50% of private sales go to first-time buyers. It is not possible at this stage to predict future price points for properties that may come forward many years from now, particularly given detailed planning permission would still need to be secured even if the outline consent sought through this application is granted. However, maintaining an offer along the lines set out above remains an important part of our approach and identity as a responsible local developer. Our sales data also shows that a substantial majority of homes are sold to local people. For example, at our nearest live site in Liskeard, half of all sales have been to buyers from Liskeard itself, while 75% have been to customers from across Cornwall.

4. The pedestrian access proposed in the North West Corner of the development would allow for pedestrians to enter into a narrow country lane that has cars exiting the A38. This lane is not wide enough for two cars to pass easily, let alone to have pedestrians on it. We believe this would be a dangerous access point.

A traffic-free pedestrian and cycle access is also promoted from Broad Lane. This has been located to meet relevant highway design standards and also located to pick up the likely desire line for new residents accessing local facilities and public transport infrastructure. The North West active travel connection is indicative as part of this Outline Application, with further detail to be assessed and determined as part of any future Reserved Matters application.

5. Can we get an undertaking that there will be no further development west towards the village of Trematon? I believe that the council should show a commitment to maintain the rural, low density nature of the village of Trematon. Any further development closer to this village could damage the nature of the village and undermine the assets of those that live in the village.

This is a matter for Cornwall Council and Saltash Town Council as part of any future Local Plan Review and/or Neighbourhood Plan.

6. Is there an assurance that any housing provided by the council will firstly be for the benefit of local residents and not designed to attract or be used by other councils to relocate residents to Saltash?

This is a matter for Cornwall Council (or any future Registered Provider) of the Affordable Housing. Mechanisms are typically written into the S106 agreement to ensure that local people are prioritised when it comes to the delivery of affordable housing on new developments. We will work constructively with Cornwall Council as the local authority and will ensure there is a cascade mechanism implemented to address local housing need. The market housing provision on site will be 'open market'.

Next Steps

- Determination Period of Outline Application - Spring - Autumn 2026
- Submission of Reserved Matters Planning Application - with 2 years of any grant of Outline Planning Application



New Premises Licence

Premises Details

Business/Premises Name *

Shillingham Vineyard

Premises Address *

SHILLINGHAM MANOR ROAD FROM TREHAN HOUSE
TO JUNCTION WEST OF THE OLD MILL SALTASH
CORNWALL PL12 4QU

Telephone number at premises (if any)

Non-domestic value of premises. *

£ 0

Applicant Details

I/We apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Please state whether you are applying for a premises licence as:

a person other than an individual -as a limited company/
limited liability partnership

Applicant Details

If you are applying as a person described in one of the above please confirm: *

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

Other Applicant (Non Individual)

Name *

Shillingham Vineyard LLP

Registered Address *

Staverton Court

Address line 2

Staverton

Address line 3

Other Applicant (Non Individual)

Town/City *	Cheltenham
County	Gloucestershire
Postcode *	GL51 0UX
Registered Number (where applicable)	OC452461
Description of applicant (for example partnership, company, unincorporated association, etc) *	Limited Liability Partnership
Telephone Number *	
Email *	i

Operating Schedule

When do you want the premises licence to start? *	
If you wish the licence to be valid only for a limited period, when do you want it to end?	
Please give a general description of the premises. *	<p>Shillingham Vineyard is a working vineyard located in a rural setting in Cornwall. The premises is accessed via a road leading off the A38 and/or via a road from the town of Saltash. The vineyard comprises approximately 70,000 vines across around 50 acres of land (forming part of a wider 240 acre farm). The site consists primarily of vineyard rows, farm tracks and centrally located farm buildings. The premises will operate for two principal purposes: (i) the retail sale of wine produced at the vineyard; and (ii) the provision of guided vineyard tours. Retail sales of wine will be conducted from a portable shepherd's hut, which has been converted for use as a catering and retail unit, and/or from the main farmhouse. These areas will operate as the principal points of sale and collection. Vineyard tours will take place at designated times and may be pre booked. Visitors may be offered the opportunity to sample wine produced at the vineyard. Any such sampling or consumption of wine will take place within designated areas of the premises, which may include areas within the vineyard itself, as well as paved areas overlooking the vineyard and river, located in close proximity to toilet facilities. The designated licensable area includes the shepherd's hut, the farmhouse, associated paved areas, the vineyard, and any other clearly defined areas used for sales, tours or ancillary tasting activities. CCTV is installed at key points including entrances, exits and customer areas. The main entrance to the premises is secured by electronic gates, which are closed outside operating hours.</p>

Operating Schedule

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

Operating Schedule

What licensable activities do you intend to carry on from the premises? * (Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment, late night refreshment or supply of alcohol (please read guidance note 2) *

a) Plays

b) Films

c) Indoor Sporting Events

d) Boxing or Wrestling

e) Live Music

f) Recorded Music

g) Performances of Dance

h) Anything of a similar description falling under Music or Dance

i) Provision of Late Night Refreshment

j) Supply of Alcohol

j) Supply of Alcohol Standard Times

Standard days and timings, where you intend to use the premises for the supply of alcohol. (please read guidance note 7)*
Please enter times in 24hr format (HH:MM)

Day *

j) Supply of Alcohol Standard Times

09:00

18:00

j) Supply of Alcohol

Will the supply of alcohol be for consumption on premises or off premises or both? (please read guidance note 8) *

Both

Is the premises used exclusively or primarily for supply of alcohol for consumption on the premises? *

No

State any seasonal variations for the supply of alcohol. (please read guidance note 5)

Vineyard tours and associated sampling activities will operate on a seasonal basis, currently expected to be between April and October each year. Retail sales of alcohol for consumption off the premises may take place throughout the year. During public holidays or periods of reduced staffing (for example during harvest), the premises may operate reduced trading hours. In all cases, the supply of alcohol and any vineyard tours will remain within the permitted hours set out in this licence.

Please state any non-standard timings, where you intend to use the premises for the supply of alcohol at different times from the Standard days and times listed?(please read guidance note 6)

There are no non standard timings sought.

Designated Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form)

Title *

First name *

Surname *

Street address *

Town/City *

Designated Premises Supervisor

County	Cornwall
Postcode *	
Personal Licence Number (if known)	
Issuing Licensing Authority (if known)	

Adult Entertainment

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9). *

The premises will not provide any adult entertainment or services. Children may attend the premises when accompanying adults as part of vineyard visits or tours; however, alcohol will only be sold or supplied to persons aged 18 or over. A strict Challenge 25 policy will apply to all alcohol sales and any sampling activities, and staff will be trained to refuse service where appropriate.

Opening Hours Standard Times

Standard days and timings, where the premises are open to the public. (please read guidance note 7) * Please enter times in 24hr format (HH:MM)

Day *	Every Day
	09:00
	18:00

Opening Hours

State any seasonal variations. (please read guidance note 5)

Vineyard tours and visits are anticipated to operate on a seasonal basis, currently expected to be between April and October each year. Retail sales of alcohol for consumption off the premises may take place throughout the year. The premises will not necessarily be open for the full range of permitted hours on every day throughout the year; however, any opening to the public will take place only within the permitted hours set out in this licence. Opening times will be clearly advertised.

Please state any Non-standard timings, where you intend the premises to be open to the public at different times from the

There are no non standard timings sought. The hours shown represent the maximum permitted hours during which the premises may be open to the public.

Opening Hours

Standard days and times listed? (please read guidance note 6)

Licensing Objectives

Describe the steps you intend to take to promote the four licensing objectives:

a) General - all four licensing objectives (b, c, d and e) (please read guidance note 10)

Shillingham Vineyard will operate as a vineyard retail and tour premises. Alcohol will be supplied for consumption off the premises by way of retail sales, and may also be supplied for consumption on the premises in connection with vineyard tours or visits and any ancillary sampling activities, within designated areas and during permitted hours. The premises will operate during daytime hours only, with tours anticipated to take place on a seasonal basis. The nature and scale of the operation, together with the rural location of the premises, will ensure that the licensing objectives are actively promoted.

b) The prevention of crime and disorder *

Our Designated Premises Supervisor ("DPS"), Alexander Ramsden, holds a personal licence. Mr Ramsden will have overall responsibility for the supply of alcohol at the premises. All staff involved in the sale or supply of alcohol will receive appropriate training on the Licensing Act 2003, responsible alcohol service, and the operation of the Challenge 25 policy. Alcohol sampling activities will be ancillary to vineyard tours or visits and will take place in a controlled manner within designated areas of the premises. CCTV is installed at key locations across the premises, and the main entrance to the site is secured by electronic gates outside operating hours.

c) Public safety *

Shillingham Vineyard engages a specialist health and safety consultant, Mark Hannaford, who provides advice and support in relation to health and safety management at the premises. Appropriate risk assessments will be undertaken in respect of areas of the premises accessible to the public, including vineyard routes and designated tasting areas. The premises has and will comply with all applicable fire safety and health and safety requirements. Toilet facilities are available on site, and first aid equipment will be maintained, with staff aware of procedures for responding to incidents or emergencies should they arise.

d) The prevention of public nuisance *

The premises is located in a rural area, and activities will be limited to daytime hours only. There will be no regulated entertainment, amplified music, or late night activity. Any on site consumption of alcohol will be limited to designated areas and will be ancillary to vineyard tours or visits, reducing the likelihood of disturbance or nuisance. Customer access and numbers will be managed through the operation of tours and visits, and the premises will operate in a manner respectful of the local environment.

e) The protection of children from harm *

Shillingham Vineyard operates a strict Challenge 25 policy in relation to all alcohol sales and any sampling activities. Alcohol will only be sold or supplied to persons aged 18

Licensing Objectives

or over, and staff will be trained to refuse service where appropriate. Children may attend the premises as part of vineyard visits or tours, typically when accompanying a responsible adult. The operator's health and safety procedures and risk assessments - developed with input from a specialist health and safety consultant, Mark Hannaford - will take account of the presence of children on the premises, including within vineyard areas. There will be no adult entertainment or services provided at the premises.

Declarations

Declaration Type *

Sole Applicant - Individual or Other

Declarations

I have uploaded a copy of the plan of the premises. I have uploaded a copy of the consent form completed by the individual I wish to be designated premises supervisor, if applicable. I understand I must now advertise my application. I understand that if I do not comply with the above requirements my application will be rejected. Applicable to all individual applicants, including those in partnership which is not a limited liability partnership, but not companies or limited liability partnerships I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15)

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT 'IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Signature/Declaration of applicant or applicant's solicitor or other duly authorised agent (see Guidance Note 11 & 12). If signing/applying on behalf of the applicant, please state your name and in what capacity you are authorised to sign/apply. When submitting an on-line application form the 'Declaration made' checkbox must be selected.



I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).



The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

Full Name *

Date *

Capacity *

Declarations



Declaration made

Do you wish to provide alternative correspondence details? *

Alternative Correspondence

Please provide Contact Name and postal address for correspondence associated with this application.

Title First name Surname Street address * Address line 2 Address line 3 Town/City * County Postcode * Telephone Number * Email *

Email confirmation

On submission an email confirmation will be sent using the details below

Forename Surname /Company Name

Email confirmation

Email *

Telephone



