



Saltash Town Council

Konsel An Dre Essa



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

10 June 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 16th June 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 R Bullock L Mortimore P Samuels	S Gillies M Johns S Martin P Nowlan (Vice-Chairman) J Peggs	S Miller B Samuels (Chairman) B Stoyel

	J Suter	
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Agenda

1. Civility and Respect Pledge Reminder.
The Town Council has adopted the Civility and Respect Pledge. Members are reminded of their obligations under the Code of Conduct. Debate is to be respectful, focused on the issues, and conducted in accordance with the Code of Conduct.
2. Health and Safety Announcements.
3. Apologies.
4. 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.
5. 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.

6. To receive and approve the minutes from the Planning and Licensing Committee held on 19 May 2026 as a true and correct record. (Pages 6 - 13)
7. To review the Planning and Licensing Business Plan Deliverables and consider any actions and associated expenditure; (Pages 14 - 15)
8. To consider Risk Management reports as may be received.
9. Planning:
 - a. Applications for consideration:

PA26/03249

Mr and Mrs Gordon-Brown – **7 Coombe Road St Stephens Saltash Cornwall PL12 4ER**

Proposal Outline Proposed extension to existing kitchen on front elevation

Ward: Essa

Date received: 18 May 2026

Response date: Extended 18 June 2026
<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TEXHUEFGMC600>

PA26/01290

Mr Dale Lyndon Brett – **67 Fore Street Saltash Cornwall PL12 6AJ**

Change of use for 2 upper floors to become residential (3 bedroom maisonette), lower floor remains commercial

Ward: Essa

Date received: 29 May 2026

Response date: 19 June 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TAZ4TZFGHDT00>

PA26/03107

Mr D Harrison – **127 Old Ferry Road Saltash Cornwall PL12 6BL**

Non-material amendment to decision notice PA23/06306 dated 15/04/2024 for the revision of the drainage scheme.

Ward: Tamar

Date received: 5 June 2026

Response date: 19 June 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TENXCEFGFZ200>

b. Tree applications:

None received.

c. Tree notifications:

None received.

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 July 2026 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 19th May 2026 at 6.30 pm

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

ALSO PRESENT: 1 Member of the Public, D Joyce (Office Manager / Assistant to the Town Clerk) and E Lowton-Smith (Planning and General Administrator)

APOLOGIES: J Brady (Vice-Chairman), L Mortimore, J Peggs and B Stoyel.

16/26/27 CIVILITY AND RESPECT PLEDGE REMINDER.

The Chairman reminded Members that the Town Council has adopted the Civility and Respect Pledge.

Members were reminded of their obligations under the Code of Conduct. Debate is to be respectful, focused on the issues, and conducted in accordance with the Code of Conduct.

17/26/27 TO ELECT A CHAIRMAN.

The outgoing Chairman invited Members to indicate their interest in standing for the position of Chairman of the Planning and Licensing Committee for the forthcoming municipal year.

Councillor B Samuels showed interest.

A written ballot was conducted.

Following the ballot, the outgoing Chairman Councillor B Samuels confirmed that a majority vote had been achieved.

It was proposed by Councillor Suter, seconded by Councillor Gillies and **RESOLVED** that Councillor B Samuels be elected Chairman of the Planning and Licensing Committee for the municipal year 2026/27.

The Chairman Councillor B Samuels in the Chair.

18/26/27 **TO ELECT A VICE CHAIRMAN.**

The Chairman invited Members to indicate their interest in standing for the position of Vice Chairman of the Planning and Licensing Committee for the forthcoming municipal year.

Two nominations were received from Councillor Ashburn and Councillor Nowlan.

A written ballot was conducted.

Following the ballot, the Chairman confirmed that a majority vote had been achieved.

It was proposed by Councillor B Samuels, seconded by Councillor Gillies and **RESOLVED** that Councillor Nowlan be elected Vice Chairman of the Planning and Licensing Committee for the municipal year 2026/27.

19/26/27 **HEALTH AND SAFETY ANNOUNCEMENTS.**

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

20/26/27 **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.

Councillor	Agenda Item	Pecuniary/ Non-Pecuniary	Reason	Left Meeting
Ashburn	PA26/03075	Non-Pecuniary	Friend	Yes

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

None received.

21/26/27 **PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.**

None received.

22/26/27 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 21 APRIL 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 (7 in favour, 0 against, 2 abstentions), it was proposed by Councillor B Samuels, seconded by Councillor Bullock and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 21 April 2026 were confirmed as a true and correct record.

23/26/27 TO REVIEW THE PLANNING AND LICENSING BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE;

It was **RESOLVED** to note.

24/26/27 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

25/26/27 TO RECEIVE A REPORT ON NEIGHBOURHOOD PRIORITY STATEMENTS AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

The Office Manager/Assistant to the Town Clerk provided a summary of the report received and contained within the circulated reports pack.

It was noted that the current Saltash Neighbourhood Development Plan (NDP) expires in 2030 and due to recent Government changes, it no longer carries significant weight. The Town Council must therefore ensure its priorities are clearly represented in Cornwall's emerging Local Plan through the development of a Neighbourhood Priority Statement (NPS), which will require substantial community engagement.

The Settlement Spatial Plan (SSP) was identified as a useful and unique document, assessing development pressures and infrastructure impacts across Saltash. This process will include public engagement, workshops and Member involvement in shaping priorities and scenarios, leading to a final SSP document to support the completion of the NPS.

Councillor B Samuels noted that a comprehensive evidence base document is required to support consideration of larger planning applications and that consultation will follow a similar process as the Saltash NDP but on a shorter timescale.

Councillor Bickford supported the proposed approach and agreed it should progress through the working group but questioned when all Members would have the opportunity to contribute prior to public consultation. It was confirmed that the working group would meet initially to develop the framework, followed by structured workshops involving the working group and invited Members to help shape the engagement exercise. Wider Member review and input would be incorporated at key stages throughout the process.

Following a unanimous vote, it was proposed by Councillor B Samuels, seconded by Councillor Gillies and **RESOLVED** to:

1. Approve the submission of a Neighbourhood Priority Statement (NPS) to Cornwall Council and confirm by issuing a formal letter of designation;
2. Delegate authority to the Town Clerk to sign and submit the letter of designation on behalf of Saltash Town Council;
3. Appoint Councillor Nowlan to the Neighbourhood Plan Working Group and provide delegated authority to the working group and Office Manager to oversee delivery of the NPS and SSP process;
4. **RECOMMEND** to Full Council the appointment of Company A to deliver a Settlement Spatial Plan (SSP) at a cost of £14,950, plus £100 for two in-person visits with associated costs to be allocated to budget code 6275 PR EMF Neighbourhood Plan and to approve a payment schedule of three equal instalments, upon appointment, at the mid-point and on completion;
5. **RECOMMEND** to Full Council to provide delegated authority to the Office Manager to manage any additional public engagement costs working within budget code 6275 PR EMF Neighbourhood Plan, with progress and expenditure reported back to future Planning and Licensing Committee meetings.

26/26/27

PLANNING:

a. Applications for consideration:

PA26/02746

Mr and Mrs Jane – 6 Linnet Court Latchbrook Saltash PL12 4UJ
Single storey rear extension, with internal alterations. Boundary treatment works.

Ward: Trematon

Date received: 05 May 2026

Response date: 26 May 2026

Following a unanimous vote (9 in favour, 0 against, 0 abstentions), it was proposed by Councillor B Samuels, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL**.

PA26/02036

Mr Danny Butchers UK Wages – The Annexe Tavy View Carkeel Saltash PL12 6NR

Change of use of existing annex from C3 (dwellinghouse), to E(g)(i)(administrative office) to serve as the office for UK Wages, a local payroll business employing six members of staff.

Ward: Trematon

Date received: 05 May 2026

Response date: 26 May 2026

Following a unanimous vote (9 in favour, 0 against, 0 abstentions), it was proposed by Councillor Miller, seconded by Councillor Bickford and resolved to **RECOMMEND APPROVAL** subject to additional parking made available as declared in original pre-application.

PA26/01750

Mrs. Pippa Hyam – Wivelscombe Manor Elmgate Saltash Cornwall PL12 4QY

Erection of machinery store.

Ward: Trematon

Date received: 06 May 2026

Response date: 27 May 2026

Following a unanimous vote (9 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bullock, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL**.

PA26/01886

Mrs Karen Bowen – 28 Spencer Gardens St Stephens Saltash Cornwall PL12 4PE

Conversion of existing garage to residential use.

Ward: Essa

Date received: 28 April 2026

Response date: 21 May 2026

Following a unanimous vote (9 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bullock, seconded by Councillor Nowlan and resolved to **RECOMMEND APPROVAL**.

PA26/02440

Mr Michael Bullock – 5 Deer Park Saltash Cornwall PL12 6HE

Proposal to provide offroad parking at the front of 5 Deer Park, Saltash by removing the existing lawned area and building new retaining walls and a hard standing.

Ward: Tamar

Date received: 11 May 2026

Response date: 1 June 2026

Following a unanimous vote (9 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bullock, seconded by Councillor Suter and resolved to **RECOMMEND APPROVAL**.

PA26/02792

Mr and Mrs D O'Brien – 25 St Stephens Road Saltash Cornwall PL12 4BG

Loft Conversion to create two extra bedrooms with a shared dormer.

Ward: Essa

Date received: 11 May 2026

Response date: 1 June 2026

Following a unanimous vote (9 in favour, 0 against, 0 abstentions), it was proposed by Councillor P Samuels, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL**.

Councillor Ashburn declared an interest in the following item and left the meeting.

PA26/03075

Mr and Mrs G Wellington – 1 Warraton Road Saltash Cornwall PL12 4HZ
Construction of front entrance porch and garage/store.
Formation of off road parking space.

Ward: Essa

Date received: 11 May 2026

Response date: 1 June 2026

Following a unanimous vote (8 in favour, 0 against, 0 abstentions), it was proposed by Councillor P Samuels, seconded by Councillor B Samuels and resolved to **RECOMMEND APPROVAL**.

Councillor Ashburn was invited and returned to the meeting.

PA26/02892

St James Court (Saltash) Limited – 74-94 Fore Street Saltash Cornwall PL12 6JW

Changes to the facade of the building following planning permission being granted under application PA24/09840

Ward: Tamar

Date received: 12 May 2026

Response date: 2 June 2026

Following a vote (8 in favour, 0 against, 1 abstentions), it was proposed by Councillor Bullock, seconded by Councillor Nowlan and resolved to **RECOMMEND APPROVAL**.

b. Tree applications:

None received.

c. Tree notifications:

None received.

27/26/27 CONSIDERATION OF LICENCE APPLICATIONS:

None received.

28/26/27 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.

29/26/27 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

30/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

31/26/27 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

Following a unanimous vote (9 in favour, 0 against, 0 abstentions) it was proposed by Councillor B Samuels, seconded by Councillor Gillies and **RESOLVED** to issue the following Press and Social Media releases;

1. The Town Council to confirm submission of a Neighbourhood Priority Statement;
2. Election of Chair and Vice-Chair for the Planning and Licensing Committee.

DATE OF NEXT MEETING

Tuesday 16 June 2026 at 6.30 pm

Rising at: 7:13 p.m.

Signed: _____
Chairman

Dated: _____

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

Report to:

Planning and Licensing

Date of Report:

29.5.26

Officer Writing the Report:

Planning and General Administrator

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:

Planning and General Administrator

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 keystoneholders 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> <p>Emailed Councillors details of April's Neighbourhood Priority Statement training event delivered by Cornwall Council.</p> <p>Cllr Nowlan to attend Planning Enforcement and Appeals Training in July with CALC.</p> <p>Designation Letter sent to Cornwall Council to produce a Neighbourhood Priority Statement that will feed in to Cornwall Councils Local Plan.</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 consultants 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> <p>Reviewed planning paperwork following a decision and identified that an informed landscape assessment had been included in the application. The Chairman was notified to ensure transparency and to strengthen our working relationship with the stakeholder.</p> <p>Planning Administrator and Office Manager/Assistant to the Town Clerk attended Cornwall Councils NPS training event.</p>		