

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 15th September 2026 at 6.30 pm

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

ALSO PRESENT: 19 Members of the Public, Cornwall Councillor Paul Cador, D Joyce (Office Manager / Assistant to the Town Clerk) and E Lowton-Smith (Planning and General Administrator)

APOLOGIES: S Gillies and J Peggs.

76/26/27 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.

77/26/27 HEALTH AND SAFETY ANNOUNCEMENTS.

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

78/26/27 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.

None received.

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

None received.

79/26/27 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None received.

80/26/27 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 18 AUGUST 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 (10 in favour, 0 against, 2 abstentions), it was proposed by Councillor B Samuels, seconded by Councillor Ashburn and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 18 August 2026 were confirmed as a true and correct record.

81/26/27 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

82/26/27 TO RECEIVE AND NOTE RECENT FIVE DAY PROTOCOL SURVEY POLL RESPONSES.

Members received and noted the results of the Five Day Protocol Survey relating to applications PA26/00853 and PA26/00854 for the proposed Pulse Smart Hub at 6 Fore Street.

It was noted that the ward Councillor - Cornwall Councillor K Johnson requested the applications be referred to Cornwall Council's Planning Committee and were expected to be considered at Cornwall Council's scheduled meeting to be held 28 September 2026, subject to confirmation.

Members approved that Councillor B Samuels attend the Cornwall Council Planning Committee meeting as the Town Council's nominated representative.

The Chair advised that a draft statement would be circulated to Members ahead of the meeting, with any feedback to be provided in advance of the Committee meeting.

It was **RESOLVED** to note.

83/26/27 TO REVIEW THE PLANNING AND LICENSING BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE;

It was **RESOLVED** to note.

84/26/27 TO RECEIVE A REPORT ON THE NEIGHBOURHOOD PLANNING REVIEW AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

Members received an update from the OMAttTC on the Neighbourhood Plan review, including forthcoming communications and engagement activities to support the public consultation launch on 9 October 2026.

It was noted that due to difficulties securing a distributor for a leaflet drop, it had been agreed with the Neighbourhood Plan Working Group that two advertisements would be placed in the local paper.

Due to publication deadlines, the first advertisement scheduled from 21 September is aimed to raise awareness of the consultation and a follow up advertisement planned for mid-October to encourage further participation during the consultation period.

Members were advised of planned drop-in sessions, stakeholder engagement activities and consultation arrangements taking place throughout the consultation period and expenditure incurred to date.

It was further noted that the presentation pack relating to the Settlement Spatial Plan scenarios would be circulated to Members prior to Monday 21 September stakeholder workshop.

The Working Group identified a number of additional stakeholders who could provide valuable input to this early stage of the SSP project and therefore extended invitations to representatives from the education, strategic transport and maritime sectors.

Members recognised the ongoing work being carried out by Officers and thanked all those involved for their continued commitment and efforts in advancing the project.

It was **RESOLVED** to note.

PLANNING:

a. Applications for consideration:

PA26/05533

Mrs Amelia Back - **Pendennis Trematon Saltash Cornwall, PL12 4SA**

Erection of a single rear extension. Erection of replacement side extensions with pitched roofs; and replacement of the existing roof, including replacement dormers; erection of a car port.

Ward: Trematon

Date received: 17 August 2026

Response date: Extended to 18 September 2026

Following a unanimous vote, it was proposed by Councillor Stoyel, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL.**

PA26/05365

Messers K, S And M Hodge, Pickstone And Blank - **Land North East Of Latchbrook Farm Liskeard Road Saltash PL12 4RJ**

Proposed erection of three self-build dwellings, the formation of a new vehicular access together with associated works

Ward: Trematon

Date received: 17 August 2026

Response date: Extended to 18 September 2026

The Chair advised that no public objections or support had been received in relation to the application.

An objection had been received from the Environmental Agency due to the absence of an acceptable flood risk assessment, and the Local Lead Flood Authority had indicated that further investigations were required before it could determine whether the proposal was acceptable.

Advice was sought from the Cornwall Council Planning Officer, who advised that the principle of development had previously been established through an approved permission in principle application. Key considerations were highlighted such as flood risks, ecology and hedgerow removal, impact on trees and the suitability of the proposed access in terms of visibility.

Members discussed the comments and concerns raised by the Environment Agency and Local Lead Flood Authority regarding potential flood risks associated with the development.

Members noted the absence of supporting information relating to flood risk assessments, site access arrangements and the potential increase in traffic generated by the proposed development.

Following a unanimous vote it was proposed by Councillor Stoyel, seconded by Councillor Miller and resolved to **RECOMMEND REFUSAL** due to inadequate supporting evidence addressing access concerns, flood risk assessments, and the objections raised by the Environment Agency.

PA26/05464

Mr D Beer - **14A Wearde Road St Stephens Saltash Cornwall PL12 4PP**

Erection of 1 number four bedroom house

Ward: Essa

Date received: 19 August 2026

Response date: Extended to 18 September 2026

Following a unanimous vote, it was proposed by Councillor Bullock, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL**.

PA26/05660

Mr James Artingstall Bloor Homes Exeter Limited - **Land At Phase 4, Treledan Broadmoor Farm Stoketon Saltash PL12 4SA**

Demolition of an existing barn and the construction of new residential development of 156 dwellings, public open space/landscape planting, pedestrian, cycle and vehicular links and associated infrastructure

Ward: Trematon

Date received: 25 August 2026

Response date: Extended to 18 September 2026

The Chair read out comments received from the Cornwall Council Planning Officer following concerns raised on the application prior to the meeting.

The CC Planning Officer stated that key considerations for members should include infrastructure capacity, flood risk and drainage.

It was noted that the capacity of the water provider's infrastructure to accommodate the additional housing would need to be established, and that objections from the Environmental Agency and the Lead Local Flood Authority remained pending the submission of further supporting information.

It was further advised that the outstanding matters would need to be addressed through the submission of additional information by the applicant.

During discussion, Members raised concerns regarding the impact of the additional housing on local infrastructure, particularly drainage, transport links, flood risk, and the potential impact on Latchbrook Leat.

Members also expressed concerns regarding the level of information available to support consideration of the application.

Members noted that the applicant was not in attendance and commented that they would have welcomed the opportunity to seek clarification on a number of matters.

Members further noted that the application remained substantially unchanged from the proposals previously presented to the Committee and considered that concerns raised at that time had not yet been satisfactorily addressed.

Cornwall Councillor Paul Cador in attendance was invited to speak by the Chairman. CC Cador agreed that insufficient information had been provided for consideration at this evening's meeting and confirmed that similar concerns had been raised by other stakeholders.

Following a unanimous vote, it was proposed by Councillor Stoyel, seconded by Councillor Slavin and resolved to **RECOMMEND REFUSAL** due to unresolved concerns regarding flood risk, drainage and infrastructure capacity, together with the Environment Agency objection and insufficient supporting information.

PA26/05790

Mr Sangit Sedhain - **9 Meadway St Stephens Saltash Cornwall PL12 4NU**

Change of use from dwelling (Use Class C3) to children's care home (Use Class C2)

Ward: Essa

Date received: 25 August 2026

Response date: Extended to 18 September 2026

The Chair read out comments received from the Cornwall Council Planning Officer following concerns raised on the application prior to the meeting.

The CC Planning Officer advised that the application had been submitted following the refusal of a certificate of Lawfulness application, which determined that planning permission was required, rather than indicating that the proposal was unacceptable.

It was further advised that the proposed accommodation would be limited to two children, with key considerations to include staff and visitor movements, shift patterns and the availability of off road parking.

During discussion Members acknowledged the need for specialist residential accommodation for children within Cornwall.

Councillor Ashburn informed Members of comments received from the ward member, Cornwall Councillor H. Frank, regarding enquiries made to the Director of Children's Services at Cornwall Council on the need for additional provision of this type for children in care.

Members considered that the proposal was modest in scale, accommodating a maximum of two children.

Members considered that with a maximum of two children and staff changeovers taking place at reasonable times, the proposal would not have a significant impact on neighbouring properties or result in additional disturbance and would be comparable to a family home.

Following a vote (9 in favour, 0 against, 3 abstentions), it was proposed by Councillor Mortimore, seconded by Councillor Ashburn and resolved to **RECOMMEND APPROVAL.**

PA26/05589

Helen and Megan Walker – **Mariner's Muse Antony Passage Saltash Cornwall PL12 4QT**

The provision of a new garage with studio/home office and new balconies to the existing dwelling.

Ward: Trematon

Date received: 25 August 2026

Response date: Extended to 18 September 2026

Following a unanimous vote, it was proposed by Councillor Miller, seconded by Councillor Stoyel and resolved to **RECOMMEND APPROVAL.**

PA26/05945

Mr and Mrs Robinson - **4 Frith Road Saltash Cornwall PL12 6EL**

Front and rear single storey extensions with rear decking and internal alterations with variation of Condition 2 of Decision Notice PA24/03713 dated 05.08.2024

Ward: Tamar

Date received: 2 September 2026

Response date: 23 September 2026

Following a unanimous vote, it was proposed by Councillor Suter, seconded by Councillor Johns and resolved to **RECOMMEND APPROVAL.**

b. Tree applications:

None received.

c. Tree notifications:

None received.

86/26/27 CONSIDERATION OF LICENCE APPLICATIONS:

None received

87/26/27 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.

88/26/27 **TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

89/26/27 **PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

90/26/27 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

DATE OF NEXT MEETING

Tuesday 20 October 2026 at 6.30 pm

Rising at: 7.15pm

Signed: _____
Chairman

Dated: _____