



Saltash Town Council

Konsel An Dre Essa



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

14 October 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 20th October 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 J Steers	S Gillies M Johns S Martin P Nowlan (Vice-Chairman) J Peggs J Suter	S Miller B Samuels (Chairman) S Slavin B Stoyel



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 15 September 2026 as a true and correct record. (Pages 7 - 15)
7. To consider Risk Management reports as may be received.
8. To review the Planning and Licensing Business Plan Deliverables and consider any actions and associated expenditure; (Page 16)
9. To receive a report on the Neighbourhood Planning Review and consider any actions and associated expenditure. (Pages 17 - 19)
10. To receive the Scoping Consultation for the Cornwall Local Plan and consider any actions. (Pages 20 - 36)
11. Planning:
 - a. Applications for consideration:

PA26/03954

Mr Ryan Rayner – **Land East of 1 Warfelton Crescent Saltash PL12 4NA**
Construction of dwelling and associated works

Ward: Essa

Date received: 11 September 2026

Response date: Extended 22 October 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TGD49DFGHAF00>

PA26/05078

Mr & Mrs M Walsh - **22 Essa Road Saltash PL12 4ED**

Householder single story side extension with associated works

Ward: Essa

Date received: 10 September 2026

Response date: Extended 22 October 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIIW6IFGH2600>

PA26/06044

Ms Amelia Back – **Land North East of Pendennis Stoketon PL12 4SA**

Construction of a single detached dwelling.

Ward: Trematon

Date received: 11 September 2026

Response date: Extended 22 October 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TKHQ3XFGLTJ00>

PA26/06299

Mrs Perdita Heller – **Grove Elmgate Saltash Cornwall PL12 4QY**

External works to existing barn, including the installation of new doors and windows to front elevation, windows to eastern (side) building elevation and other external works to building masonry.

Ward: Trematon

Date received: 30 September 2026

Response date: 21 October 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TL56LXFGLDF00>

PA26/06782

Mr James Artingstall Bloor Homes - **Land At Phase 2A, Treledan Broadmoor Farm Stoketon Saltash PL12 6PQ**

Non Material Amendment to PA23/07113 approved 22/03/24 to replace rendering on various plots to recon stone.

Ward: Trematon

Date received: 1 October 2026

Response date: Extended 21 October 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TM654XFG LNA00>

PA26/06800

Mr and Mrs S Haggart – **Eales Lodge Carkeel Saltash Cornwall PL12 6NR**

Two storey extension

Ward: Trematon

Date received: 5 October 2026

Response date: 26 October 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TM6KFCFG 1OU00>

PA26/06612

Mr & Mrs J Worth – **81 Liskeard Road Saltash Cornwall PL12 4HQ**

Proposed formation of off-road parking and drop kerb

Ward: Tamar

Date received: 6 October 2026

Response date: 27 October 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TLT2QAFG KON00>

PA26/05715

Mr Jamie Thomas - **4 Moorlands Lane Saltash Cornwall PL12 4HJ**

Demolition of existing garage and erection of proposed side extension including a sensory room for a disabled child.

Ward: Tamar

Date received: 7 October 2026

Response date: 28 October 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TJV1H4FGF FQ00>

PA26/06799

Trustees of The Core – **The Core Church Road Saltash PL12 4AE**

Garden shelter, building containing a gym/boxing ring, 3 no. storage buildings and building used for crafts.

Ward: Essa

Date received: 9 October 2026

Response date: 30 October 2026
<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TM6JJQFG1OU00>

PA26/06829

Mr Paul Ashby – **5 Deacon Drive Saltash PL12 4SL**

Ground floor side extension, rear balcony and render to all exposed blockwork elevations.

Ward: Essa

Date received: 12 October 2026

Response date: 2 November 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TM86EUFG1FD00>

PA26/06968

Emma Gillespie BDW Trading Ltd – **Land at Broadmoor Farm Stoketon Saltash PL12 6PR**

Non material amendment in relation to decision notice PA21/01757 to allow omission of windows from side elevations, an increase in the size of certain rear elevation windows and the introduction of Automatic Opening Ventilator (AOV) unites to serve the apartment buildings.

Ward: Trematon

Date received: 14 October 2026

Response date: 28 October 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TMHVG7FGLUR00>

b. Tree applications:

None received.

c. Tree notifications:

None received.

12. Consideration of licence applications:

None received.

13. 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.

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

15. Public Bodies (Admission to Meetings) Act 1960:
To resolve that the public and press be re-admitted to the meeting.
16. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 27 October 2026 at 6.30 pm

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: _____

Objective	What we will deliver	Lead Officer	Resources	Ongoing	Year	What we achieved	Completed	Already do
Revitalise and Improve Signage - Improved maintenance - Fix if required - Identify areas for new / improved signage	Improved maintenance Fix if required Identify areas for new / improvements	Office Manager, Communications and Engagement Officer, Operations Manager		N/A	Review 3 / 4 Year	Currently reviewing existing signage and considering opportunities for improved and additional signage Contacted Treledan Developers regarding the installation of a new noticeboard within Treleden. Subject to their approval, they are happy for STC to send across the relevant details. CC Highways confirmed cleaning can progress and continuing to liaise with CC to find suitable solution for improved signage. Confirmed Town Council insurance covers works for SD Team to clean subject to Risk Assessments being in place. Review of signage ongoing and report to be received at future Services meeting. Cornwall Council Highways Team have been contacted regarding associated costs and permissions for additional / new signs. Discussions continue with GWR regarding signage at Saltash Railway Station. S106 funding confirmed can be used for signs on the basis that funding is only for signage directing people to Fore Street/Town Centre. Finger point signs are to be explored. Services agreed to delegate to P&GA and Cllr Bickford to progress. S106 application has been drafted and work continues to improve signage identified. Signage scheduled to be cleaned end of June early July with further signs identified for cleaning in Pillmere. Progress has been made on the design of the Welcome to Saltash sign at the lower end of Fore Street. Quotes have been obtained for new fingerpost signs and Cllr Bickford is liaising with Community Shed.		
Promote Saltash as a vibrant and welcoming visitor destination	Improve communications, publicity and marketing of Saltash and increase footfall / tourism.	Office Manager, Communications and Engagement Officer, Operations Manager		Ongoing	Review 3 / 4 Year	Continued work with keystakeholders for the delivery of a Saltash leaflet and Town Visitor Guide Banners for events procured Advertisement for Shop Your Town Parishioners and Civic Awards approved by the Town Council. Positive results from Shop Your Town and Civic Awards being held in conjunction to Annual Parishioners Meeting. Saltash Leaflet delivered and being distributed across Cornwall. Admin have passed to local organisations such as Saltash Studios, Mary Newmans Cottage / Elliot Stores and internally to Saltash Library and neighbouring Libraries. Leaflets have been monitored and received a positive response in pick up with statistics expected to be received by Town Team Working group at the end of summer. Plymouth Boat Trips has returned to Saltash Jubilee Pontoon Communications data as attached The additional CCTV camera at Carkeel has been successfully installed and commissioned, funded through the Office of the Policy and crime Commissioner (OPCC) Grant Scheme. The total project cost exceeded the POCC grant award by £2,988.26 solely for the installation, which has been met by Saltash Town Council. Saltash Chronicles open day for May Fair and Saltash Regatta, with further open days offered to the volunteer team. P&GA is continuing work on the Town Visitor Guide, working with Bamboo Publishing on content and publication requirements, and looking at ways to incorporate the Saltash Chronicles. Content has been drafted for the Heritage Board Trail.		
						The D&EM Working Group is continuing to work closely with the Christmas Lights Working Group to deliver the 2026 Christmas Lights Event. A significant programme of work is currently being undertaken across a number of departments, including arrangements for the event itself, the provision of loudspeaker systems, the replacement of festoon lighting, and inspections of the associated electrical infrastructure to ensure safety and compliance.		

To receive a report on the Neighbourhood Plan Review and consider any actions and associated expenditure

Report to:

Planning and Licensing Meeting

Date of Report:

7 October 2026

Officer Writing the Report:

Planning and General Administrator

Purpose of the report:

The Neighbourhood Plan Steering Group and Office Manager / Assistant to the Town Clerk to provide regular updates on the Settlement Spatial Plan project and Neighbourhood Priority Statement.

Pursuant Minute:

P&L held on 19.5.26 Minute 25/26/27.

Officer's Recommendations

To note the updates

Report Summary

Settlement Spatial Plan (SSP)

On 21 September 2026 Saltash Town Council held a key stakeholder workshop at the Guildhall as part of the SSP process, facilitated by ONH Planning Consultants.

The workshop brought together a range of key stakeholders with representatives from South West Water, Saltash Healthcare Action Group, Cornwall Councillors, Cornwall Council Planning and Housing Policy, Cornwall Council Transport Strategy, Tamar Crossings, together with Saltash Town Councillors and Officers.

ONH presented a series of growth scenarios for Saltash and facilitated discussions with stakeholders. Through a series of group exercises, attendees considered the opportunities and constraints associated with each scenario, drawing on their professional knowledge and local expertise. Discussions focused on infrastructure requirements, transport and connectivity, service provision, environmental consideration and potential delivery challenges.

The workshop provided valuable stakeholder feedback which informed the next stage of the Scenario Planning project. ONH reviewed the outputs from the session and incorporated the findings into the development of the scenarios for public engagement.

The public engagement website has been completed, and the accompanying public survey launched on 9 October 2026, this will enable residents and stakeholders to provide their views on the future growth and development of Saltash and clearly identify priorities for the town.

The engagement programme is now underway, with a wide range of sessions scheduled throughout October.

The project aims to reach a broad cross-section of the community, including schools, youth organisations, key stakeholders, and local residents. In addition, Town Council officers and councillors will be available at the Library each day from Monday to Friday, excluding Wednesdays, to discuss the project and answer questions.

Full details of the engagement programme can be found on the Town Council website and the project website: www.saltashplan.co.uk

Neighbourhood Priority Statement (NPS)

The Town Clerk, Officers and Councillors attended Cornwall Council's Local Plan stakeholder workshop on 29 September 2026 at Isambard House, facilitated by Creative Kernow.

The workshop focused on gathering local knowledge and perspectives to help inform the emerging Cornwall Local Plan. A range of interactive sessions were undertaken during the session, focusing on:

- The Town Centre
- Housing and Employment Growth
- What Makes Saltash Special
- Local Intelligence and Place Based Mapping Exercises

Through a series of facilitated discussions, mapping exercises and visioning activities, participants explored housing needs, employment opportunities, connectivity, infrastructure requirements, environmental considerations and the future role of the town centre.

Stakeholders were asked to reflect on how Saltash functions today, how different areas connect, and what improvements may be required to support sustainable growth.

Officers will continue to engage with Cornwall Council's programme and will review evidence gathered through both the Town Council's and Cornwall Council's engagement processes to help inform future planning decisions and support the identification of community priorities.

Budgets – Finance to confirm

Budget Codes:

6275 PF EMF Neighbourhood Plan

Budget Availability:

£12,904.00

Committed Spend:

£10,412.00

Remaining Balance:

£2,492.00

Signature of Officer:

Planning and General Administrator

To receive the Scoping Consultation for Cornwall Council Local Plan and consider any actions.

Report to:

Planning and Licensing Committee

Date of Report:

7 October 2026

Officer Writing the Report:

Planning and General Administrator

Purpose of the report:

To note the Cornwall Council Local Plan Scoping Consultation and consider submitting a response on behalf of the Town Council.

Officer's Recommendations

Members are asked to consider:

1. Confirm whether Saltash Town Council wishes to submit a collective response to the Cornwall Council Local Plan Scoping Consultation;
2. If a collective response is agreed, to delegate authority to the Planning and General Administrator to collate Members comments and submit a response on behalf of the Town Council by the Consultation Deadline on 16 November 2026.
3. To encourage individual Members to submit their own responses to the consultation.

Report Summary

Cornwall Council is undertaking a scoping consultation for the new Cornwall Local Plan 2029. The purpose of the consultation is to seek views on the scope and content of the Plan, which will guide future development across Cornwall.

The consultation invites comments on:

- A draft vision for Cornwall;
- Key facts, figures and baseline evidence;
- Evidence gathered across a range of topics;
- A draft engagement strategy;
- Initial policy ideas;
- The proposed methodology for allocating housing and employment sites; and
- Approaches to accommodating and distributing future growth.

Feedback received will help shape the scope, evidence base and overall approach to preparing the new Local Plan.

Consultation documents and the online survey can be viewed at:
<https://letstalk.cornwall.gov.uk/cornwall-local-plan-scoping-consultation>

The consultation closes on **16 November 2026**.

A copy of the survey questions is attached as **Appendix A**.

It is important that Saltash Town Council engages with this consultation, as the Local Plan will influence future decisions relating to housing, employment, infrastructure, transport, community facilities, the environment and economic growth across Cornwall. The outcomes will also help inform future planning priorities affecting Saltash and the surrounding area.

Signature of Officer:

Planning and General Administrator

APPENDIX A

Local Plan Scoping Consultation Questions

Privacy Notice

We will use the information you provide to inform the development of the Cornwall Local Plan and related policies and strategies.

The Data Controller for the information you provide in this survey is Cornwall Council, New County Hall, Treyew Road, Truro TR1 3AY. Data Protection Registration Number: Z1745294. Once the survey has closed, your data will be held within Cornwall Council's secure network and premises for up to 2 years. Where we ask you to supply personal data on this form, we will only make access to this data available to authorised members of staff who are required to process it for the purposes outlined in this privacy notice.

Please note that other information you provide, such as responses to open questions, may be published in full.

For more information, please see our full [privacy policy](#).

Please note that, if you are responding on behalf of an organisation, the responses you provide may be attributed to your organisation in the consultation reporting.

Name:	
Postal Address:	
Email Address:	
Phone Number:	

Would you like to be kept informed about the progress of the Local Plan (in accordance with Regulation 20 (4d) of the Town and Country Planning, England Regulations 2026?

Yes ☐

No ☐

[Cornwall Local Plan Vision](#)

Q1. Have we captured the right challenges and opportunities for the new local plan?

APPENDIX A

Yes ☐ No ☐ Unsure ☐

Q2. Are there any other challenges or opportunities that we should include? (please tell us what we should include)

Q3. Does the proposed vision set out a positive and understandable vision for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q4. Is there anything else that we should include in the vision?

Q5. Have we set out the most appropriate measures for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q6. If no – do you have suggestions for alternative measures? (please let us know what you think that we should measure or any other comments that you have on the vision).

Q7. Do you have any other comments that you would like to make about either of the visions?

Minerals and Waste vision

Q8. Have we captured the right challenges and opportunities for the new local plan?

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Yes ☐ No ☐ Unsure ☐

Q9. Are there any other challenges or opportunities that we should include? (please tell us what we should include)

Q10. Does the proposed vision set out a positive and understandable vision for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q11. Is there anything else that we should include in the vision?

Q.12 Have we set out the most appropriate measures for the new local plan?

Yes ☐ No ☐ Unsure ☐

Q13. If no – do you have suggestions for alternative measures? (please let us know what you think that we should measure or any other comments that you have on the vision).

[Draft Engagement Strategy](#)

Q1. Do you support our principles and approach to engagement on the plan in section 4 of the strategy?

Yes ☐ No ☐ Unsure ☐

Q2. Are there any other principles or approaches that we should include? (please tell us what we should include)

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Q3. Have we set out all of the people and organisations that should be involved in developing the new local plan in section 5 of the strategy?

Yes ☐ No ☐ Unsure ☐

Q4. Is there anyone else that we should include here?

Q5. Are the engagement types that we have set out in section 7 of the strategy appropriate?

Yes ☐ No ☐ Unsure ☐

Q6. If no – do you have suggestions for alternative techniques? (please let us know what you think we could do).

Q7. Do you have any other comments that you would like to make about the engagement strategy approach?

[Growth and distribution](#)

Growth Requirement and Plan Period

Q1. Which plan period should the new Cornwall Local Plan cover?

- 10 years from adoption ☐

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- 15 years from adoption ☐
- 20 years from adoption ☐
- No preference ☐

What are the main reasons for your preferred plan period? (please state)

Factors Influencing Growth Distribution

Q2. In section 3 we have set out the broad factors that can help determine locations for growth – are there others that we should include? (please state)

Understanding the differences between our places

Q4. Do you agree that different parts of Cornwall may require different approaches to planning for growth based on their differing character and types of settlement?

Yes ☐ No ☐ Unsure ☐

Q5. Do you agree with the broad geographical areas used to describe Cornwall's different settlement patterns and characteristics?

Yes ☐ No ☐ Unsure ☐

Q6. If not, how and why could the geography of Cornwall be described differently for planning purposes? (please state)

Settlement Classification (please note that there is more detail in [the accompanying topic paper](#))

Q7. Do you agree that facilities, size, employment, connectivity and proximity are appropriate measures for understanding the role and function of settlements?

Yes ☐ No ☐ Unsure ☐

Q8. Are there any that should not be included or additional factors that should be included in the settlement classification? (please state)

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Growth Strategy Options

Q9. Do you think that we have identified the most relevant and genuine reasonable alternative options for the basis of Cornwall's future growth strategy?

Q10. Are there other genuine reasonable alternatives that we should consider? (please state your preferred alternatives and reasons why)

Q11. We will be giving all of the reasonable alternatives further consideration, but which of the following options do you think should form the basis of Cornwall's future growth strategy?

- Option 1: Continue the existing Local Plan strategy ☐
- Option 2: Highly distributed growth ☐
- Option 3: Growth focused on strategic urban areas ☐
- Option 4: Rural regeneration ☐
- A combination of these options ☐
- None of these ☐

Q10. What are the main reasons for your preferred option? (please state)

Q11. Which option do you think would best balance housing delivery, economic growth, infrastructure provision and environmental protection? (please state)

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New Settlements and Strategic Growth

Q12. Do you think new settlements should form part of Cornwall's long-term growth strategy?

Yes ☐ No ☐ Unsure ☐

Further developing the reasonable alternatives

Q13. In section 8 we have set out the growth and constraint factors that we think can be used to help understand opportunities for growth across any of our settlements. Do you think that we have the right mix of factors?

Yes ☐ No ☐ Partly ☐

Q14. Are there any that should not be included or additional factors that should be included? (please state)

General comments

Q15. Do you have any other comments that you would like to make about this document? (please state)

[Delivering homes and supporting economic growth](#)

Q1. Based on section 2 – is there anything else that we need to know or other evidence that you're aware for delivering homes? (please state)

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Q2. Do you agree with the potential actions that we have identified in section 3 for delivering housing?

Yes ☐ No ☐ Unsure ☐

Q3. Do you agree with the potential policy areas that we have identified in section 4 for delivering housing?

Yes ☐ No ☐ Unsure ☐

Q4. Do you have any other comments or suggestions to make about this section?

Supporting Growth

Q5. Based on sections 6 and 7 – is there anything else that we need to know or other evidence that you're aware for supporting growth? (please state)

Q6. Do you agree with the potential actions that we have identified in section 8 for supporting growth?

Yes ☐ No ☐ Unsure ☐

Q7. Do you agree with the potential policy areas that we have identified in section 9 for delivering housing?

Yes ☐ No ☐ Unsure ☐

Q8. Do you have any other comments or suggestions to make about this section?

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Creating high quality places and sustainable places

Sustainable transport and connectivity

Q1. Based on section 2 – is there anything else that we need to know or other evidence that you're aware for sustainable transport and connectivity? (please state)

Q2. Do you agree with the potential actions that we have identified in section 3 for sustainable transport and connectivity?

Yes ☐ No ☐ Unsure ☐

Q3. Do you agree with the potential policy areas that we have identified in section 4 for sustainable transport and connectivity?

Yes ☐ No ☐ Unsure ☐

Q4. Do you have any other comments or suggestions to make about this section?

Well-designed and healthy places

Q5. Based on section 5 – is there anything else that we need to know or other evidence that you're aware for well-designed and healthy places? (please state)

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Q6. Do you agree with the potential actions that we have identified in section 5 for well-designed and healthy places?

Yes ☐ No ☐ Unsure ☐

Q7. Do you agree with the potential policy areas that we have identified in section 6 for well-designed and healthy places?

Yes ☐ No ☐ Unsure ☐

Q8. Do you have any other comments or suggestions to make about this section?

Conserving and enhancing the environment

Managing flood risk and coastal change

Q1. Based on section 2 – is there anything else that we need to know or other evidence that you're aware for managing flood risk and coastal change? (please state)

Q2. Do you agree with the potential actions that we have identified in section 3 for managing flood risk and coastal change?

Yes ☐ No ☐ Unsure ☐

Q3. Do you agree with the potential policy areas that we have identified in section 4 for managing flood risk and coastal change?

Yes ☐ No ☐ Unsure ☐

Q4. Do you have any other comments or suggestions to make about this section?

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Natural Environment

Q5. Based on section 6 – is there anything else that we need to know or other evidence that you're aware for natural environment? (please state)

Q6. Do you agree with the potential actions that we have identified in section 7 for natural environment?

Yes ☐ No ☐ Unsure ☐

Q7. Do you agree with the potential policy areas that we have identified in section 9 for natural environment?

Yes ☐ No ☐ Unsure ☐

Q8. Do you have any other comments or suggestions to make about this section?

Historic Environment

Q9. Based on section 11 – is there anything else that we need to know or other evidence that you're aware for historic environment? (please state)

Q10. Do you agree with the potential actions that we have identified in section 12 for historic environment?

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Yes ☐ No ☐ Unsure ☐

Q11. Do you agree with the potential policy areas that we have identified in section 13 for historic environment?

Yes ☐ No ☐ Unsure ☐

Q12. Do you have any other comments or suggestions to make about this section?

Using our resources wisely

Energy and water

Q1. Based on section 2 – is there anything else that we need to know or other evidence that you're aware for energy and water? (please state)

Q2. Do you agree with the potential actions and policies that we have identified in section 4 for energy and water?

Yes ☐ No ☐ Unsure ☐

Q3. Do you have any other comments or suggestions to make about this section?

Minerals and Waste

Q4. Based on section 7 – is there anything else that we need to know or other evidence that you're aware for minerals and waste? (please state)

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Q5. Do you agree with the potential actions that we have identified in section 8 for minerals and waste?

Yes ☐ No ☐ Unsure ☐

Q6. Do you agree with the potential policy areas that we have identified in section 10 for minerals and waste?

Yes ☐ No ☐ Unsure ☐

Q7. Do you have any other comments or suggestions to make about this section?

Infrastructure

Q8. Based on section 13 – is there anything else that we need to know or other evidence that you're aware for Infrastructure? (please state)

Q9. Do you agree with the potential actions that we have identified in section 14 for Infrastructure?

Yes ☐ No ☐ Unsure ☐

[Proposed settlement classification method](#)

Q1. Do you agree with the key indicators described in section 2.2 as a way to assess the role, function and sustainability of settlements?

Yes ☐ No ☐ Unsure ☐

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Q2. Is there anything else that should be taken into account? (please state)

Q3. Do you agree with the proposed 'further filters' in section 2.3?

Yes ☐ No ☐ Unsure ☐

Q4. Are there any further filters that should be applied? (please state)

Q5. Do you agree that the factors listed in section 3 of facilities, size, employment, connectivity and proximity are appropriate measures for understanding the role and function of settlements?

Yes ☐ No ☐ Partly ☐

Q8. Are there any that should not be included or additional factors that should be included in the settlement classification? (please state)

Q.7 Do you agree with the way that we propose to weigh the factors in section 4?

Q.8 Do you have any other comments or views on the proposed settlement classification method? (please state).

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Proposed site allocation methodology

Q1. Is the process for assessing sites clear and logical?

Yes ☐ No ☐ Unsure ☐

Q2. Is there anything else that should be taken into account? (please state)

Q3. Is there any other evidence we should consider when assessing sites?

Yes ☐ No ☐ Unsure ☐

Q4. Do you agree with the proposed approach to recording and further testing sites described in stage 3?

Yes ☐ No ☐ Unsure ☐

Q5. What is the best way for us to engage on potential site allocations with stakeholders?

Q6. Do you have any other comments or views on the proposed approach to making site allocations? (please state).