# SALTASH TOWN COUNCIL

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

**PRESENT:** Councillors: A Ashburn, R Bullock, S Gillies, M Johns, S Miller, J Peggs, B Samuels (Chairman), P Samuels, S Slavin, J Steers, B Stoyel and J Suter.

**ALSO PRESENT:** 2 Members of the Public, D Joyce (Office Manager / Assistant to the Town Clerk) and E Lowton-Smith (Planning and General Administrator).

**APOLOGIES:** R Bickford and P Nowlan (Vice-Chairman).

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## 117/26/27 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.

## 118/26/27 HEALTH AND SAFETY ANNOUNCEMENTS.

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

**119/26/27 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 |
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| Bullock | PA26/07264 | Non-Pecuniary | Friends | Yes |

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

None received.

**120/26/27 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.**

The Chairman confirmed one public question had been received.

At the invitation of the Chairman the resident in attendance read their question to Members.

| Date Received | Public Questions to the Town Council | Submitted By |
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| 12 November 2026 | 1) At the 27th October meeting at Saltash Methodist Church, Aldi revealed that Saltash Community School had contacted Aldi offering to become the alternative site for the recreation ground on Callington Road that Aldi propose to build on. Many residents to whom I have spoken are both shocked and disappointed that the school has effectively chosen to partner with Aldi in the proposal.<br><br>The NPPF requires any planning application from Aldi for the Callington Road site to provide an alternative site to the local community that is at least as good in terms of quantity and quality to the site being replaced. The school's intervention is therefore potentially significant in the success or otherwise of | Mr Jenson |

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| | any such application. As a result I ask;<br><br>a) will the council please make known to Saltash Community School's headmistress and governors the level of disappointment at the school's intervention in Aldi's controversial proposal.<br><br>b) will the council ask the school whether the existing all weather pitch is currently available for booking at weekends and also during school holidays, and the tariff of charges for hiring the pitch? The school has not yet responded to me on that.<br><br>c) will the council enquire of the school how much of the current 5pm -8pm, Mon-Fri availability of the existing all-weather pitch is already taken up by both school and public bookings?<br><br>d) putting aside the inadequacy of the 3G pitch as an alternative site, in terms of eg location and proximity, size ( the Callington Road site is 52% larger than the proposed alternative), and that the alternative site is for organised sport only, not general recreation, will the council please note and highlight to the school that DEFRA describes such 3G pitches as the UK's primary source of intentionally added microplastics into the environment: such pitches are being phased out in Europe for environmental reasons and in any case require replacing every 10-12 years at a cost of several hundreds of thousands of pounds. This is a short term structure which comes at significant environmental cost, replacing a recreation ground that has been of long-term community service since 1938 and benefits the environment.<br><br>2) At the meeting at Saltash Methodist Church Aldi committed to respond to the council on several questions that | |

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| | remained unanswered at the meeting. One such unanswered question, a question posed by Marie Whittam on behalf of Save Saltash Green Spaces, asked for Aldi's response to a solicitor's letter concerning the incorrect address on CC's section 123 Notice of Disposal.<br><br>Has Aldi's promised responses to any of the unanswered questions been received and if not will the council chase Aldi for those answers? | |

Members noted that a response had been received from the school in relation to some of the matters raised and considered whether any further clarification was required at this stage.

Members noted that no planning application had yet been submitted and emphasised the importance of remaining impartial and avoiding any action that could be interpreted as predetermination. It was agreed that any requests for clarification should be pursued through the Town Clerk, and that any future planning application would be considered at the appropriate time through the planning process.

Members noted the comments regarding the proposed use of the all-weather pitch as an alternative site and thanked the member of the public for their contribution. If an application is submitted, all relevant information will be taken into account.

In relation to Question 2, the Chairman advised that Aldi had been contacted regarding the outstanding questions and that the Council was still awaiting a response.

Following a unanimous vote, it was proposed by Councillor Ashburn, seconded by Councillor Miller and **RESOLVED**

1. Questions 1 a - c be delegated to the Town Clerk to gather information and seek clarification on the questions raised, including the proposal for the long-term maintenance and replacement of the pitch, and to report back to Members as appropriate;

2. Question 1d to be noted;

3. To note a response is still to be received in relation to question 2.

**121/26/27** **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 20 OCTOBER 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, 1 abstention), it was proposed by Councillor B Samuels, seconded by Councillor Slavin and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 20 October 2026 were confirmed as a true and correct record.

**122/26/27** **TO RECEIVE AND APPROVE THE MINUTES FROM THE EXTRAORDINARY PLANNING AND LICENSING COMMITTEE HELD ON 27 OCTOBER 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 Steers and **RESOLVED** that the minutes of the Extraordinary Planning and Licensing Committee held on 27 October 2026 were confirmed as a true and correct record.

**123/26/27** **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

Nothing to report.

**124/26/27** **TO REVIEW THE PLANNING AND LICENSING BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE;**

Members received the Planning and Licensing Business Plan Deliverables contained within the circulated reports pack.

It was **RESOLVED** to note.

**125/26/27** **TO RECEIVE CORNWALL COUNCIL'S PLANNING GUIDE FOR COUNCILLORS AND CONSIDER ANY ACTIONS.**

Members noted that, due to competing priorities and the length of the document, Officers had not yet completed their review of Cornwall Council's Planning Guide for Councillors.

Following a unanimous vote, it was proposed by Councillor B Samuels, seconded by Councillor Ashburn and **RESOLVED** to defer the item to a future Planning and Licensing Committee meeting.

**126/26/27** **TO RECEIVE A REPORT ON THE NEIGHBOURHOOD PLAN REVIEW AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.**

Members received the Officer's report contained within the circulated reports pack and noted the correction to the date of the ONH meeting, which is scheduled for 20 November 2026.

It was **RESOLVED** to note.

**127/26/27** **PLANNING:**

a. Applications for consideration:

**PA26/07182**
Mr Stankovic – **35 Hillside Road Saltash Cornwall PL12 6EX**
Erection of rear balcony and external staircase
**Ward: Tamar**
Date received:19 October 2026
Response date: Extended 18 November 2026

Members discussed the potential impact of the proposed balcony and external staircase on neighbouring amenity, including overlooking of adjacent gardens. Members noted the objections received from neighbouring residents, the length of surrounding gardens and the presence of similar balconies within the locality. Members concluded that the proposal would not result in an unacceptable level of overlooking or loss of privacy to neighbouring properties.

Following a vote (11 in favour, 0 against, 1 abstention), it was proposed by Councillor P Samuels, seconded by Councillor Bullock and resolved to **RECOMMEND APPROVAL.**

Councillor Bullock declared an interest in the following tree application and left the meeting.

b. Tree applications:

**PA26/07264**
Mr Justin Lusher – **Haven View 2 Higher Port View Saltash Cornwall PL12 4BU**
Works to trees subject to a Tree Preservation Order (TPO) Trim large Sycamore Tree close to property
**Ward: Essa**
Date received: 23 October 2026
Response date: Extended 18 November 2026

The Chairman read out the comments from the Cornwall Council Forestry Officer and the report from the Tree Wardens.

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

Councillor Bullock was invited and returned to the meeting.

c. Tree notifications:

None received.

**128/26/27 CONSIDERATION OF LICENCE APPLICATIONS:**

None received.

**129/26/27 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.

**130/26/27 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.**

None.

**131/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:**

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

**132/26/27** **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

Members asked if the Extraordinary Planning and Licensing Committee meeting recording could be advertised alongside a press and social media release.

Following a vote (11 in favour, 1 against, 0 abstentions), it was proposed by Councillor Slavin, seconded by Councillor Ashburn and **RESOLVED** that, subject to the quality of the recording of the Extraordinary Planning and Licensing Committee meeting held on 27 October, the recording be released together with an accompanying press and social media release.

**DATE OF NEXT MEETING**

Tuesday 15 December 2026 at 6.30 pm

Rising at: 7.08 p.m.

Signed: _____
Chairman

Dated: _____