

**To receive an update on the Community Infrastructure Levy Fourth Round -  
Saltash Waterside Improvement Project and consider any actions and  
associated expenditure**

**Report to:** Services Committee

**Date of Report:** 21.03.25

**Officer Writing the Report:** Town Clerk

**Pursuant to:** Services Committee meeting held 13 February 2025 minute 111/24/25.

**Officers Recommendations**

1. To ask questions regarding the update and to note the report received.
2. To consider submission of pre planning advice and or full planning application for the play park section of the project by appointment of contractor.
3. To consider the associated cost and budget availability.

**Report Summary**

Following on from minute 111/24/25, the arranged meetings with the responsible Cornwall Council officers for both the sea defence work and devolution package were cancelled on the day of the meetings.

A phone call took place with Cornwall Council's Flood and Coastal Erosion Risk Asset Manager who explained that the associated project cost for the sea defence work against Cornwall Council's available budget (there is no available funding to help with the project) will determine if a full repair is to be complete or the areas patched – this is the stage they are at with no further updates yet or timescales.

They are fully aware of Saltash Town Council's commitment to the Waterside improvement project and awarded CIL funds, they are liaising with the relevant officers so that the funds are not jeopardised.

The following four questions were posed to Cormac (appointed contractor) on 18 March copied to Cornwall Council (the client) regarding the sea defence work:

1. Jubilee pontoon is operated by Saltash TC, currently the pontoon is out of the water due to storm damage, we are looking to relaunch the pontoon back into the water at the latest end of May - how will paid berth holders and ferry users access the pontoon?
2. The CIL awarded project is to deliver a sensory garden and play park - you mentioned there will be no impact to the greening space (Jubilee Green, next to the car park) therefore can Saltash TC confidently move forward with delivering the play park and can CC guarantee there will be no impact to that part of the project?
3. The sensory garden project - it would make sense for us to work closely with Cormac during the repairs so that they don't install the finish to the sensory garden that will then be dug to install a sensory garden, will it be possible to work closely with Cormac?
4. Saltash TC have a cabin sited in the car park next to the entrance of the pontoon (staff welfare / collect equipment) - how will staff access that area safely during the work?

No response received.

Devolution meeting is now to be held on 28 April. A licence or something to that effect is needed for the sensory garden and play park project to commence.

Cornwall Council's Grant Funding Agreement remains unsigned until security of the site is achieved. CC CIL department are aware and supportive of the process.

In the meantime, planning advice for the play park only has been received from the Town Council building surveyor as follows:

This is a slightly unusual one insofar as it involves the planning use of land, not buildings. The play park will no doubt be classified as some sort of amenity space, but the addition of dedicated play equipment might be seen to intensify the use in some way. Because the land is Cornwall Council, my feeling is that increases the need to be firm on the planning position.

I think it is best to try and seek a formal opinion on this from Cornwall Planning authority, even if that means paying a little for some pre planning advice. This would be stronger than seeking an opinion from a planning consultant. If the outcome is that STC doesn't need planning permission, that would be a good note on file in case of any contest either from residents or landowner.

Barron Surveying can put together an approach to Cornwall Planning for STC using whatever mechanism for pre application advice is available, and deal with the enquiry for STC. This would be at our agreed hourly rate of £100, allow up to six hours for the investigation, enquiry and report. There are likely to be some fees payable to Cornwall Council to make a pre application enquiry and Barron can advise STC of those in due course.

Should a full planning application be required it would need to be handled by a planning consultant and not through Barron Surveying. This would come at a cost as follows:

Preparation and submission of full planning application for the site, £3,500 + VAT

Drawings and possibly an environmental report, £1500 + VAT

Planning application to Cornwall Council, approx. £400

### **Budgets:**

Budget Code: 6595 SE EMF Legal and Professional Fees

Budget Availability 2025-26: £1,800

Budget Code: 6224 P&F Professional Cost

Budget Availability 2025-26: £5,000

## Report Images

Sensory Garden location:



Play Park location:



End of Report

Signature of Officer:

Town Clerk