

From: Catriona Smith <Catriona.Smith@cornwall.gov.uk>

Sent: Tuesday, February 03, 2026 10:04

To: Jonny Alford <jonny.alford@cornwall.gov.uk>; Sinead Burrows <sinead.burrows@saltash.gov.uk>

Cc: Councillor Rachel Bullock <r.bullock@saltash.gov.uk>; Councillor Brian Stoyel <b.stoyel@saltash.gov.uk>; Catherine Thomson <Catherine.Thomson@cornwall.gov.uk>

Subject: RE: *URGENT* Re: Burraton Park - Report from Cornwall Council

Information Classification: CONTROLLED

Dear Sinead

I refer to your message on behalf of Saltash Town Council expressing concern regarding the wording of the report approved by the Leader of the Council in September 2024 authorising the disposal of the land at Burraton Park. I referred your concerns to the Council's Monitoring Officer and have now received advice from them.

The Monitoring Officer has advised that whilst the language in the covering report could have been clearer in terms of referring to engagement with representatives of the Town Council, they do not consider the matter raised to be a material issue in respect of the decision-making report. In any event the decision was made and published circa 16 months ago and the Council has implemented the decision by entering into a conditional contract with Aldi in respect of Aldi's potential acquisition of this site. We recognise that the wording of the report has caused some issues for the Town Council and we will take this into account for future report writing where we are referring to consultation and engagement with third parties.

The decision taken by Cornwall Council in September 2024 to dispose of the property was made in its capacity as a landowner, and this stands distinct from the Council's role as a Statutory Planning Authority. The report to dispose was made on the clear understanding that the property would only be sold *if* the purchaser is able to obtain planning consent for their proposed supermarket development, and in doing so will need to address local concerns regarding the loss of facilities at this site. As a statutory consultee to the planning process, Saltash Town Council is entitled to comment in a formal capacity on the proposed development, and we would encourage the Town Council to engage with this process to ensure that all concerns are considered robustly as part of the statutory planning process. That is completely unaffected by the decision to dispose and we recognise and support the Town Council's rights to comment independently on the planning application as part of the planning process.

Kind regards

Catriona Smith MA MRICS | Principal Surveyor (Disposal Lead)

Cornwall Council | Economy, Regeneration and Assets

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catriona.smith@cornwall.gov.uk

Telephone: 01872 322222 and say my name when prompted

www.cornwall.gov.uk

New County Hall, Treyew Road, Truro, TR1 3AY

From: Sinead Burrows <sinead.burrows@saltash.gov.uk>

Sent: 17 January 2026 15:51

To: Jonny Alford <jonny.alford@cornwall.gov.uk>

Cc: Councillor Rachel Bullock <r.bullock@saltash.gov.uk>; Councillor Brian Stoyel <b.stoyel@saltash.gov.uk>

Subject: Re: *URGENT* Re: Burraton Park - Report from Cornwall Council

Importance: High

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Dear Jonny

I hope all is well. Thank you for responding to Saltash Town Council's query regarding Burraton Field, Saltash.

At Thursday evening's Full Town Council meeting the following public question was received:

Cornwall Council officers submitted a report dated 29 August 2024 relating to the release of the recreational ground/park on Callington Road, Burraton for development, stating that representatives of Saltash Town Council were supportive of the principles of the recommendations (Sections 2.12 and 5.3).

I understand from the Town Clerk that Saltash Town Council has not given any confirmation of support in principle for this development and that the Town Clerk is working with Cornwall Council for clarification, as the report contains several inaccuracies.

Further to this, if Cornwall Council fail to respond, or are not willing to correct the inaccuracies and reconsider their decision using accurate information, how do Saltash Town Council plan to challenge the outcome so that public confidence in the process can be restored?

Saltash Town Council's response to the public question (Minute 293/25/26) is as follows:

The Town Clerk informed Members that she had been working with Cornwall Council to establish how the report, and the information contained within it, had come to light.

She further confirmed that a response had been received from Jonny Alford, Strategic Property Lead at Cornwall Council.

At the instruction of the Chairman, the Town Clerk proceeded to read the response to Members.

We briefed the Town Council and Local members before we pushed this deal in 2024.

We explained this was a potential Win Win.

- Developer gets a new supermarket*
- Community of Saltash gets an improved play provision*
- There is a capital receipt paid to the Council*

But the route to that Win Win is via a full planning application which requires full public consultation including the Town Council.

The Town Councils support as we recorded it was not support of the planning application but of the principles of the deal that the Council was working on.

I can see how the report has been misunderstood.

If the Developers proposals are not acceptable then the Town Council can object...they have not prejudiced or pre-called their position.

I can see how the report reads and that was not the intention.

The developer consultation meeting is the beginning of the developers process to develop a planning proposal for the site that meets the needs of the community and will appropriately replace the playing field that will be developed on.

Members discussed the response received and expressed both frustration and disappointment.

Councillor Bickford challenged the accuracy of the response and the report issued by Cornwall Council, stating that it had grossly misrepresented what took place at the meeting. That meeting had been attended by the Chairman and Vice Chairman of the Town Council at the time, Councillors Bickford and Peggs together with the Town Clerk.

Councillor Bickford clarified that, although the report presented the meeting as a consultation, it had in fact been a briefing. It was not a forum for discussion or debate.

Saltash Town Council had not been permitted to express a formal opinion, as this can only be done through the lawful planning process.

It was further noted that no new information had been provided at the meeting; all material shared by Cornwall Council was already in the public domain.

Members requested that Cornwall Council update or withdraw the report and challenge the Strategic Property Lead regarding his description of the development as a “win-win”. Members sought a correction to any implication that the Town Council supported or approved the development, as it did not.

Members also requested an apology due to the upset caused to the Town Council who had faced criticism arising from the inaccuracies in the report.

The Town Clerk confirmed that her recollection aligned with the Members’ account and expressed concern regarding the management of future private and confidential briefings held by Cornwall Council.

Members agreed that this matter should be reviewed at a future Town Council Forum meeting.

It was additionally noted that the report implied multiple consultations with several Members, which had not taken place. Members queried whether a transcript or notes of the meeting existed. The Town Clerk confirmed that neither was available.

*Following a unanimous vote (14 in favour, 0 against, 0 abstentions), it was proposed by Councillor Bickford, seconded by Councillor Peggs and **RESOLVED:***

- 1. To delegate authority to the Town Clerk, in consultation with the Chairman and Vice Chairman, to challenge the inaccuracies within the Cornwall Council report relating to Saltash Town Council, requesting that the report be withdrawn or amended to reflect the accurate position, and to seek an apology accordingly.*
- 2. To reassure residents that Saltash Town Council has neither expressed support for nor objected in principle to the proposed development.*
- 3. To refer to a future Council Forum Meeting a discussion on how best to manage attendance at private and confidential briefings with Cornwall Council, when the Mayor, Deputy Mayor, and Town Clerk are invited, in order to prevent similar issues arising in the future.*

As my availability will be limited over the next two weeks, it was important to reach out as soon as possible due to the urgent nature of this matter. I will be checking my emails during this period, though not regularly, so please accept my apologies for the delay in responding.

The Mayor and Deputy Mayor for 2025–26 have been copied into this email and may be able to respond during this period.

I look forward to hearing from you at your earliest convenience regarding how this matter will be resolved.