

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 21st April 2026 at 6.30 pm

PRESENT: Councillors: A Ashburn, R Bickford, R Bullock, S Gillies, M Johns, G McCaw, S Miller, P Nowlan, B Samuels (Chairman) and B Stoyel.

ALSO PRESENT: 26 Members of the Public, 2 Representatives Persimmon Homes, D Joyce (Office Manager / Assistant to the Town Clerk) and E Lowton-Smith (Planning and General Administrator)

APOLOGIES: J Brady (Vice-Chairman), S Martin, L Mortimore, J Peggs, P Samuels and J Suter.

1/26/27 HEALTH AND SAFETY ANNOUNCEMENTS.

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

2/26/27 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.

3/26/27 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

A member of the public, on behalf of the resident who submitted the question, read the Public Question in accordance with the Town Council's Public Question Policy.

Date Received	Public Questions to the Town Council	Submitted By
16.04.26	Question: We have the following question: 1. Who will pay for the landscaping and ongoing maintaining of the greenspace proposed in the development. Will this be at the expense of the Saltash Council? Whilst it looks beautiful on plan, if it is not properly maintained or never implemented, this could leave the residents with an unsightly mess. 2. With the 1000 new homes being built at Treledan and then 300 new homes in this development, which could account for up to 5000 new residents in Saltash, how will existing services cope? e.g. Medical, GP, Schools, Recreation space, Roads, Waste and Sewerage. Is there a study that has been done on what the impact of these two developments will be to the existing community? The Treledan proposal was supposed to deliver a school and GP practice, and we would like to know under which conditions these would be provided. If this is not to be expected and further housing is being built we as a community have concerns about the wellbeing of the existing residents as well as the new ones who will arrive. If on the other hand, the Treledan development cannot complete its construction of the houses it has permission for, why is the council considering more housing? 3. We would like to know what the expected sales price point of the new properties will be. Will they be similar to what is offered in Treledan or higher or lower pricing? 4. The pedestrian access proposed in the North West Corner of the development would allow for pedestrians to enter into a narrow country lane that has cars exiting the A38. This lane is not	P Gain

	wide enough for two cars to pass easily, let alone to have pedestrians on it. We believe this would be a dangerous access point. 5. Can we get an undertaking that there will be no further development west towards the village of Trematon? I believe that the council should show a commitment to maintain the rural, low density nature of the village of Trematon. Any further development closer to this village could damage the nature of the village and undermine the assets of those that live in the village. 6. Is there an assurance that any housing provided by the council will firstly be for the benefit of local residents and not designed to attract or be used by other councils to relocate residents to Saltash?	
--	--	--

As the public question related to Agenda Item 9, To receive and note a presentation from Persimmon Homes regarding Latchbrook Farm, the Chairman announced that Agenda Item 9 would be brought forward and that the response to the public question would be taken under that item.

4/26/27

TO RECEIVE AND NOTE A PRESENTATION FROM PERSIMMON HOMES REGARDING LATCHBROOK FARM.

The Chairman welcomed representatives from Persimmon Homes to the meeting.

Chris Thorne, Head of External Affairs, and Jamie Grant, Head of Land and Planning, gave a presentation on an outline planning application relating to proposed development on land west of Latchbrook Farm.

The presenters introduced themselves and outlined their roles, emphasising their commitment to engage with the local community. Background information was provided on Persimmon Homes, its operations across Cornwall and West Devon and its intention to work collaboratively with local authorities to support housing delivery within Cornwall.

They highlighted that the company has a strong track record of providing homes for locals. Homes are typically 25% cheaper than most competitors, achieved through vertical integration and control of the supply chain, allowing costs to be consolidated. They emphasised that its contractor base is predominantly local, supporting local employment.

It was clarified that the company does not currently own the Latchbrook site but holds an option over the land, with planning permission to be sought at the appropriate time on behalf of the landowners. Subject to approval, Persimmon would then proceed with purchasing the site.

The presenters outlined the work undertaken since the site was submitted to Cornwall Council two years ago as part of the call for sites process, and provided an overview of the consultation timeline, including public engagement events and discussions with consultees.

Key issues raised during consultation included infrastructure, flood risk, and the relationship with neighbouring developments such as Treleden. The outline application proposes 300 homes and a community hub, with its final use to be shaped through ongoing local feedback. It was noted that while specific services cannot be guaranteed, the developer can provide necessary infrastructure and create opportunities for facilities.

The technical aspects of the proposal were summarised, including a revision to the access arrangements following feedback from National Highways, potential interest from stagecoach providing a bus service, and the intention to provide 58% open space on the site, with biodiversity net gain expected to exceed 10%.

It was highlighted that drainage assessments and ground water monitoring are currently ongoing. The design of the development aims to reflect local character, with a green corridor and open spaces across different parts of the site.

The public question submitted were answered within the presentation as follows:

1. Responsibility for maintaining public open space (POS) will reside with the Management Company (ManCo) for the site, which will be established should planning permission be secured and is standard practice across new-build developments. At the start, directors of the ManCo will be senior figures from Persimmon Homes Cornwall & West Devon – to be clear, these roles are not remunerated positions. When the site is complete, they will resign allowing for residents of the site to take control. The ManCo is funded through financial contributions from residents of the site in a manner similar to how leaseholders in a block of flat would contribute towards a communal pot to manage common areas.
2. During the determination process with Cornwall Council, the statutory providers of the forementioned services will be consulted on the Application. Any requirement for expansion / improvement in existing provision needed to accommodate the expected increase in residents from the development is

envisaged to be secured by financial Section 106 / CIL contributions. Following preapp and public consultation to include ' a community/mobility hub approximately 0.05ha, including uses in the use classes defined as E(a)/ E(c)/F2(a) (up to 225sqm GIA)'. Flexibility has been allowed dependent on the need.

3. Persimmon Cornwall & West Devon is proud of its record in supporting local first-time buyers, families and young people to buy their own home in the region. Our average selling price is 20% below the UK national average, while around 50% of private sales go to first-time buyers. It is not possible at this stage to predict future price points for properties that may come forward many years from now, particularly given detailed planning permission would still need to be secured even if the outline consent sought through this application is granted. However, maintaining an offer along the lines set out above remains an important part of our approach and identity as a responsible local developer. Our sales data also shows that a substantial majority of homes are sold to local people. For example, at our nearest live site in Liskeard, half of all sales have been to buyers from Liskeard itself, while 75% have been to customers from across Cornwall.
4. A traffic-free pedestrian and cycle access is also promoted from Broad Lane. This has been located to meet relevant highway design standards and also located to pick up the likely desire line for new residents accessing local facilities and public transport infrastructure. The North West active travel connection is indicative as part of this Outline Application, with further detail to be assessed and determined as part of any future Reserved Matters application.
5. Regarding further development west - This is a matter for Cornwall Council and Saltash Town Council as part of any future Local Plan Review and/or Neighbourhood Plan.
6. Regarding an assurance that any housing provided by the council will firstly be for the benefit of local residents - This is a matter for Cornwall Council (or any future Registered Provider) of the Affordable Housing. Mechanisms are typically written into the S106 agreement to ensure that local people are prioritised when it comes to the delivery of affordable housing on new developments. We will work constructively with Cornwall Council as the local authority and will ensure there is a cascade mechanism implemented to address local housing need. The market housing provision on site will be 'open market'.

Members raised questions regarding the potential impact of the development on local infrastructure, including the Tamar Bridge, GP provision, school capacity, access arrangements, public rights of way, and wastewater infrastructure.

Concerns were expressed about the increased pressure the development could place on GP services and schools. It was noted that the developer could provide space for facilities such as a community hub, intended to create opportunities for services should providers come forward.

A Member advised that Saltash primary schools had reduced intake numbers because of fewer young children in the town and vacancies not being filled, and were seeking to attract families to safeguard future funding.

Members of the public also raised concerns that new families could include children of secondary school age, leading to questions about how both primary and secondary education provision would be accommodated, particularly given that the local secondary school is already at capacity.

The Chair highlighted that the responsibility for GP provision, school provisions and wider infrastructure falls with Cornwall Council. These are assessed at later planning stages, with conditions on planning applications applied where necessary.

Questions were raised about the impact on the road network, including Tamar bridge and local junctions. Members also sought clarification on the proposed access arrangements, focusing on the location of the single access point and how traffic would move through the junction and connect to surrounding roads.

Concerns were raised about pedestrian safety, crossing points and access to nearby cottages. The presenters advised that traffic modelling had been undertaken across the network and indicated that the proposal would not create significant additional impact. Regarding the single access point, testing had been carried out for visibility and turning movements. No new links are proposed, and connections would be directed towards Saltash from the existing network.

Pedestrian and cycle access would be incorporated and existing routes such as the Latchbrook slipway would remain. The status of public rights of way would also remain in place and be incorporated as a green corridor within the development.

Members queried wastewater capacity and the effects of wastewater in conjunction with the ongoing development at Treleden. The presenters explained that detailed drainage strategies are carried out at a later stage following outline approval.

The Chair thanked the presenters.

As the presentation related to planning application PA26/02250, Members agreed to bring the application forward and took the application as the next item of business to be considered.

5/26/27

PLANNING:

a. Applications for consideration;

PA26/02250

Persimmon Homes Cornwall – **Land West of Latchbrook Farm Trematon Cornwall PL12 4RJ**

Outline permission with some matters reserved (appearance, landscaping, layout and scale) for residential-led development, including site preparatory works as necessary; up to 300 residential units (Use Class C3); a community/mobility hub approximately 0.05ha, including uses in the use classes defined as E(a)/E(c)/F2(a) (up to 225sqm GIA), with associated car parking, landscaping works and public realm; other open space including amenity green space, natural and semi-natural green spaces, equipped and natural play spaces; associated infrastructure and internal estate roads.

Ward: Trematon

Date received: 13 April 2026

Response date: 4 May 2026

The Chair noted that several public objections had been submitted on the Cornwall Council website.

Members discussed the application received with a focus on infrastructure capacity, access concerns and whether the timing of further development was appropriate.

Members discussed how and when contributions toward local facilities would be determined. It was advised by the Chair that infrastructure provision would be determined by Cornwall Council.

Concerns were raised that local infrastructure, particularly schools and the road network were already significantly under pressure and that further housing should not precede essential investment in these areas.

Some Members highlighted the ongoing Treleden development, suggesting it was too soon to assess its full impact before considering additional large scale housing developments.

Access arrangements were a concern, with comments that the proposed access appeared unsafe and was shoehorned into the existing layout, questioning its suitability for a development of this scale.

The Chair noted that the proposal conflicts with both the Saltash Neighbourhood Development Plan and Cornwall's Local Plan. The development is beyond the settlement boundary and was considered unjustified in protected countryside and open land area adjacent to the boundary line.

It was further stated that the proposed mitigation did not outweigh the harm to the spatial strategy, and that approving the application could undermine public confidence in the adopted planning policy.

Following a vote (9 in favour, 0 against, 1 abstentions), it was proposed by Councillor Miller, seconded by Councillor Johns and was resolved to **RECOMMEND REFUSAL** on the basis of the following points:

1. The proposal conflicts with the Saltash Neighbourhood Plan and Cornwall's Local Plan as it would result in development in an unsustainable location not supported by adopted planning policy;
2. The site lies outside the defined settlement boundary, is not allocated for development and is designated as protected countryside / open land within the Saltash Neighbourhood Plan. The proposed development is therefore considered unjustified and contrary to policies which seek to direct growth to sustainable locations;
3. Existing infrastructure capacity, including schools, highways and local services, is insufficient to support development of the scale proposed, and that no adequate or timely mitigation has been demonstrated as part of the proposal;
4. The proposed access arrangements were considered unsafe and unsuitable for a development of this scale and likely to give rise to highway safety issues.

The Chair thanked both the public and the presenters in attendance at this evening's meeting.

The meeting was adjourned at 7.30pm and reconvened at 7.35pm.

6/26/27 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 17 MARCH 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 (9 in favour, 0 against, 1 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 17 March 2026 were confirmed as a true and correct record.

7/26/27 TO RECEIVE A RECOMMENDATION FROM TOWN VISION AND CONSIDER ANY ACTIONS.

Members agreed to take Agenda Items 6 and 7 together.

8/26/27 TO REVIEW THE PLANNING AND LICENSING BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE;

Members noted the inclusion of Town Vision's recommendations on planning and licensing achievements against the Committee's objectives.

It was **RESOLVED** to note.

9/26/27 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

10/26/27 PLANNING:

a. Applications for consideration:

PA26/00940

Mr Brian Venables Brunel Recycling Limited – **Roodscroft Waste Management Facility Roodscroft Hatt Saltash PL12 6PJ**

Waste management facility and associated activities, including the erection and operation of a wash plant, raising the height of the existing waste materials building, extension to the workshop and provision of a sustainable drainage scheme.

Ward: Trematon

Date received: 12 March 2026

Response date: Extended to 22 April 2026

The Chair noted that a high number of consultee comments had been made but were expected due to the nature of the proposal.

Members acknowledged the benefits of the development to the waste facility, including improved recycling measures and additional local employment, but raised concerns regarding the recent removal of trees resulting in increased visibility of the building in an area in close proximity to an area of natural beauty.

The Chair read out comments from Tamar Valley National Landscape, confirming that the site is not within the designated national landscape but lies within its immediate landscape setting. The Chair also noted that the applicants landscape plans include substantial tree planting around the edge of the development.

Members felt further clarification was required, as the landscaping and screening shown at pre-application stage appeared not to be evident. The increased height and visual impact of the building were considered more imposing than previously understood due to the recent removal of existing trees.

It was proposed by Councillor Miller, seconded by Councillor McCaw and recommended to refuse due to:

1. Lack of detail regarding the landscaping;
2. Overdevelopment of the site;
3. The existing structure is more visually imposing due to the increased height.

Following a vote of 4 in favour and 6 against the motion was not carried.

Subsequently, following a vote (7 in favour, 3 against, 0 abstentions), it was proposed by Councillor Bullock, seconded by Councillor Ashburn and resolved to **RECOMMEND APPROVAL** subject to clarification of more substantial landscaping plan.

PA26/01946

Mr Darren Bennetts – **Sunnycourt Carkeel Saltash Cornwall PL12 6NR**

Single story two bedroom detached dwelling with two parking spaces; with two parking spaces also retained for the existing dwelling.

Ward: Trematon

Date received: 10 April 2026

Response date: 1 May 2026

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

PA26/01524

Mr Nigel Palk – **Myrtle Cottage Fairmead Road Saltash Cornwall PL12 4JQ**

Replace roof to garden room and extend to back of house. Convert garage to bedroom and utility/WC.

Ward: Tamar

Date received: 14 April 2026

Response date: 5 May 2026

Councillor Stoyel left the meeting.

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

b. Tree applications:

None received.

c. Tree notifications:

None received.

11/26/27

CONSIDERATION OF LICENCE APPLICATIONS:

Premises Name and Address	Shillingham Vineyard, Shillingham Manor, Saltash, Cornwall, PL12 4QU
Applicant	Shillingham Vineyard LLP
Application Accepted	02.04.2026
Application Type	Grant
Licensable Activities	Sale of Alcohol on and off sales
Reference	LI26_001321
Representations Deadline	30.04.2026
Licensing Officer	Fiona Cannon
Ward	Trematon

Councillor Stoyel returned to the meeting.

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

12/26/27

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.

13/26/27 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

14/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

15/26/27 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 19 May 2026 at 6.30 pm

Rising at: 8.01 pm

Signed: _____
Chairman

Dated: _____