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SALTASH TOWN COUNCIL

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

PRESENT: Councillors: R Bullock, M Johns, S Miller, P Nowlan (Vice-Chairman), J Peggs, B Samuels (Chairman), P Samuels, B Stoyel and J Suter.

ALSO PRESENT: James Artingstall (Planning Manager Bloor Homes), D Joyce (Office Manager / Assistant to the Town Clerk) and E LowtonSmith (Planning and General Administrator).

APOLOGIES: A Ashburn, R Bickford, S Gillies and L Mortimore.

45/26/27 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.

46/26/27 HEALTH AND SAFETY ANNOUNCEMENTS.

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

47/26/27 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
B Samuels	PA26/03554	Non-Pecuniary	Business Acquaintance	Yes
P Samuels	PA26/03554	Non-Pecuniary	Business Acquaintance	Yes
Bullock	PA26/03272	Non-Pecuniary	Acquaintance	Yes

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

None received.

48/26/27 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None received.

49/26/27 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 16 JUNE 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 (7 in favour, 0 against, 2 abstentions), it was proposed by Councillor B Samuels, seconded by Councillor Stoyel and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 16 June 2026 were confirmed as a true and correct record.

50/26/27 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

51/26/27 TO REVIEW THE PLANNING AND LICENSING BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE;

It was **RESOLVED** to note.

52/26/27 TO RECEIVE A REPORT ON THE NEIGHBOURHOOD PLANNING REVIEW AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

It was **RESOLVED** to note.

53/26/27 TO RECEIVE AND NOTE A PRESENTATION FROM BLOOR HOMES.

James Artingstall, Planning Manager from Bloor Homes presented a proposal for the new Phase 4 comprising 156 homes, including a mix of 1-4 bedroom houses. James confirmed that the a new application is to be submitted for Phase 4 as it is separate to the existing consent for the site.

Members were updated on progress across the site, including Stoketon Cross roundabout due to be completed in Autumn 2026. The sports pitches have been relocated further north to a more suitable area due to engineering constraints and site levels.

The Phase 4 proposal includes three land parcels comprising landscape and biodiversity enhancements, residential development of approximately 156 dwellings, and improvements to walking and cycling connectivity.

The application also proposes 43 affordable homes, with a mix of shared ownership and affordable rent housing.

Members raised questions regarding affordable housing allocation, education provision, healthcare provision, the care facility site, and the use of undeveloped land within the allocation.

James advised that affordable housing allocations would be administered through Cornwall Council's housing register. James also confirmed that the proposed care facility continues to be actively marketed and that interest has been received from potential providers.

In response to questions regarding the proposed development areas, James explained that these sites had already been identified for residential development within the original masterplan. As the original consented limit of 1,000 dwellings has been achieved without the need to develop all allocated land, the remaining areas are now available for development.

James further clarified that the current proposal relates to land previously allocated for development and does not involve the release of additional greenfield land.

Members were advised that approximately 400 homes are currently occupied across the development to date.

Following the presentation and with James in attendance, Members agreed to bring forward application PA26/03775, relating to the Treledan development site, as the next item of business to be considered.

PLANNING:

a. Applications for consideration:

PA26/03775

Mr James Artingstall Bloor Homes Exeter Limited - **Land At Phase 3 Treledan Broadmoor Farm Stoketon Saltash PL12 6PQ**

Application for the discharge of a planning obligation dated 13th October 2017 in relation to application PA14/02447 contained within Schedule 11, Para 1 of the Section 106 Legal Agreement. This application relates only to Phase 3 of the Treledan Development

Ward:Trematon

Date received: 22 June 2026

Response date: Extended to 22 July 2026

Members discussed the application with the applicant, who was in attendance.

The applicant explained that the application related to the Open Space Delivery Plan, which sets out the proposed management and delivery of open spaces within the development. It was noted that such details are submitted on a phased basis as the development progresses. The application had been submitted in advance of the relevant phase to facilitate consideration of the proposed arrangements. It was also noted that the application does not seek to amend existing planning obligations.

Members raised questions regarding the sports facilities and care site. The applicant advised that the sports provision remains subject to the agreed planning requirements and that the care site continues to be marketed.

Following a vote (7 in favour, 0 against, 2 abstentions), it was proposed by Councillor Miller, seconded by Councillor Nowlan and resolved to **RECOMMEND APPROVAL**.

Members thanked James Artingstall for his attendance at this evening's meeting.

The Chairman announced the next item of business to be received was planning application PA26/03951.

PA26/03951

Wildstone Estates Limited - **Londis Esso Tamar Callington Road Saltash PL12 6LF**

Advertisement consent for 1no. single-sided D6 display

Ward: Tamar

Date received: 22 June 2026

Response date: Extended to 22 July 2026

Following a vote (8 in favour, 1 against, 0 abstentions), it was proposed by Councillor Johns, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL**.

Councillors B Samuels and P Samuels declared an interest in the following item and left the meeting.

PA26/03554

Dr Will McMullan South Moor Ltd - **Burley Court Pillmere Drive Saltash Cornwall PL12 6FH**

Change of use application to convert the entire premises (Units 1 and 1A)

into a single veterinary practice (Use Class E), including reclassification of the existing B8 garage/store area.

Ward: Tamar

Date received: 17 June 2026

Response date: Extended to 22 July 2026

Following a vote (5 in favour, 1 against, 1 abstentions), it was proposed by Councillor Johns, seconded by Councillor Stoyel and resolved to **RECOMMEND APPROVAL**.

Councillors B Samuels and P Samuels were invited and returned to the meeting.

Councillor Bullock declared an interest in the next item and left the meeting.

PA26/03272

Mr B Ruby – **Tremabyn Duck Lane Trematon Cornwall PL12 4RT**

Extension to existing building to provide workshop and store.

Ward: Trematon

Date received: 25 June 2026

Response date: Extended to 22 July 2026

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

Councillor Bullock was invited and returned to the meeting.

b. Tree applications:

None received

Tree notifications:

PA26/04636

Rebecca Pearce Forder Creek Community Conservation Association
– **Land Pt Os 3200 Forder Cornwall PL12 4QS**

Works to trees in a Conservation Area, namely; 1) T1 Oak - removal of large hanging branch from upper canopy. Retaining the tree with zero damage to existing cambium through best practice rope access. 2) T2 Cherry tree - Fell cherry. 3) T3 Ash - Fell dead ash. Crown raise various lower branches along the green to a height of 12 ft to allow marquees to be erected. Trees are a mix of hazel, ash and sycamore. The client has requested I complete this work before the 5th of August as they have a village fete taking place on the green.

Ward: Trematon

Date received: 13 July 2026

It was **RESOLVED** to note.

55/26/27 CONSIDERATION OF LICENCE APPLICATIONS:

None received.

56/26/27 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.

57/26/27 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

58/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

59/26/27 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 18 August 2026 at 6.30 pm

Rising at: 7.39 pm

Signed: _____
Chairman

Dated: _____