SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 20th October 2026 at 6.30 pm

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

ALSO PRESENT: 1 Member of the Public, D Joyce (Office Manager / Assistant to the Town Clerk) L Mansfield (Mayor's Secretary / Receptionist).

APOLOGIES: S Martin and L Mortimore.

91/26/27 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.

92/26/27 HEALTH AND SAFETY ANNOUNCEMENTS.

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

93/26/27 **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	PA26/06112	Non-pecuniary	Neighbouring property	Yes
B Samuels	PA26/05715	Non-pecuniary	Neighbouring property	Yes
P Samuels	PA26/06112	Non-pecuniary	Neighbouring property	Yes
P Samuels	PA26/05715	Non-pecuniary	Neighbouring property	Yes

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

None received.

94/26/27 **PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.**

The Chairman confirmed that no questions had been received for this evening's meeting.

One resident in attendance had, however, registered to speak on planning application PA26/06800 in accordance with the Town Council's Receiving Public Questions, Representations and Evidence at Meetings policy.

95/26/27 **TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 15 SEPTEMBER 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, 2 abstentions), it was proposed by Councillor Slavin, seconded by Councillor Miller and **RESOLVED** to amend minute 85/26/27 planning application PA26/05660 paragraph at the top of page 547 to - Members also expressed concerns regarding the level of information available to support consideration of the application and observed that the application involved exceeding by 156 homes the 1,000 home limit set by condition 17 of the outline planning application for the entire site (PA14/02447).

Following a vote (11 in favour, 0 against, 2 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 15 September 2026 were confirmed as a true and correct record.

96/26/27 **TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.**

Nothing to report.

97/26/27 **TO REVIEW THE PLANNING AND LICENSING BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE;**

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

It was **RESOLVED** to note.

98/26/27 **TO RECEIVE A REPORT ON THE NEIGHBOURHOOD PLANNING REVIEW AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.**

Members received the Officer's report contained within the circulated reports pack.

It was **RESOLVED** to note.

99/26/27 **TO RECEIVE THE SCOPING CONSULTATION FOR THE CORNWALL LOCAL PLAN AND CONSIDER ANY ACTIONS.**

Members received the Officer's report on the Scoping Consultation for the Cornwall Council Local Plan contained within the circulated reports pack.

The Chairman informed Members that responses to the scoping consultation will inform Cornwall Council's Local Plan and is not part of the consultation currently being undertaken by the Town Council. Members were encouraged to respond individually by the consultation deadline of 16 November.

Following a unanimous vote, it was proposed by Councillor B Samuels, seconded by Councillor Nolan and **RESOLVED** to delegate to the Chairman to respond to Cornwall Council's Scoping Consultation on behalf of the Town Council.

The Chairman requested Members email their responses to her directly by the 31 October.

100/26/27 **PLANNING:**

a. Applications for consideration:

PA26/03954
Mr Ryan Rayner – **Land East of 1 Warfelton Crescent Saltash PL12 4NA**
Construction of dwelling and associated works
Ward: Essa
Date received: 11 September 2026
Response date: Extended 22 October 2026

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

PA26/05078
Mr & Mrs M Walsh - **22 Essa Road Saltash PL12 4ED**
Householder single story side extension with associated works
Ward: Essa
Date received: 10 September 2026
Response date: Extended 22 October 2026

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

PA26/06044
Ms Amelia Back – **Land North East of Pendennis Stoketon PL12 4SA**
Construction of a single detached dwelling.
Ward: Trematon
Date received: 11 September 2026
Response date: Extended 22 October 2026

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

PA26/06299
Mrs Perdita Heller – **Grove Elmgate Saltash Cornwall PL12 4QY**
External works to existing barn, including the installation of new doors and windows to front elevation, windows to eastern (side) building elevation and other external works to building masonry.
Ward: Trematon
Date received: 30 September 2026
Response date: 21 October 2026

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

PA26/06782
Mr James Artingstall Bloor Homes - **Land At Phase 2A, Treledan Broadmoor Farm Stoketon Saltash PL12 6PQ**
Non Material Amendment to PA23/07113 approved 22/03/24 to replace rendering on various plots to recon stone.
Ward: Trematon
Date received: 1 October 2026
Response date: Extended 21 October 2026

Members discussed non-material amendments and acknowledged that, while such amendments can sometimes result in notable design changes, it was considered that the reconstructed stone represented a more appropriate material choice than that originally proposed.

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

PA26/06800
Mr and Mrs S Haggart – **Eales Lodge Carkeel Saltash Cornwall PL12 6NR**
Two storey extension
Ward: Trematon
Date received: 5 October 2026
Response date: 26 October 2026

The applicant, who had registered to speak in accordance with the Town Council's Receiving Public Questions, Representations and Evidence at Meetings policy, was invited to address the Council. The applicant was given three minutes to speak in support of the application, after which Members asked questions and discussed the proposal.

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

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

The Vice Chairman in the chair.

PA26/06612
Mr & Mrs J Worth – **81 Liskeard Road Saltash Cornwall PL12 4HQ**
Proposed formation of off-road parking and drop kerb
Ward: Tamar
Date received: 6 October 2026
Response date:27 October 2026

Following a vote (10 in favour, 1 against, 0 abstentions), it was proposed by Councillor Miller, seconded by Councillor Johns and resolved to **RECOMMEND REFUSAL** due to:

1. The loss of existing parking provision;

2. Highway safety concerns, as the proposed access would enter onto a busy road with limited visibility, potentially creating difficulties for vehicles entering and exiting the site;

3. The adverse impact on the character and appearance of the area, together with concerns regarding the length of public footway that would need to be crossed by vehicles to access the proposed parking area.

PA26/05715
Mr Jamie Thomas - **4 Moorlands Lane Saltash Cornwall PL12 4HJ**
Demolition of existing garage and erection of proposed side extension including a sensory room for a disabled child.
Ward: Tamar
Date received: 7 October 2026
Response date: 28 October 2026

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

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

PA26/06799
Trustees of The Core – **The Core Church Road Saltash PL12 4AE**
Garden shelter, building containing a gym/boxing ring, 3 no. storage buildings and building used for crafts.
Ward: Essa
Date received: 9 October 2026
Response date: 30 October 2026

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

PA26/06829
Mr Paul Ashby – **5 Deacon Drive Saltash PL12 4SL**
Ground floor side extension, rear balcony and render to all exposed blockwork elevations.
Ward: Essa
Date received: 12 October 2026
Response date: 2 November 2026

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

PA26/06968
Emma Gillespie BDW Trading Ltd – **Land at Broadmoor Farm Stoketon Saltash PL12 6PR**
Non material amendment in relation to decision notice PA21/01757 to allow omission of windows from side elevations, an increase in the size of certain rear elevation windows and the introduction of Automatic Opening Ventilator (AOV) unites to serve the apartment buildings.
Ward: Trematon
Date received: 14 October 2026
Response date: 28 October 2026

Following a vote (11 in favour, 2 against, 0 abstentions), it was proposed by Councillor Gillies, seconded by Councillor Steers and resolved to **RECOMMEND APPROVAL.**

b. Tree applications:

None received

c. Tree notifications:

None received.

101/26/27 CONSIDERATION OF LICENCE APPLICATIONS:

None received.

102/26/27 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.

103/26/27 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

104/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

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

105/26/27 **TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.**

None.

DATE OF NEXT MEETING

Tuesday 27 October 2026 at 6.30 pm

Rising at: 7.09 pm

Signed: _____
Chairman

Dated: _____