

SURVEY POLL RESULT

7 October 2026

Application: PA26/03107

Proposal: Non-material amendment to decision notice PA23/06306 dated 15/04/2024 for the revision of the drainage scheme

Location: 127 Old Ferry Road Saltash Cornwall PL12 6BL

Applicant: Mr D Harrison

Planning and Licencing Committee meeting 16 June 2026

Saltash Town Council submitted the following response to the above proposal:

It was resolved to RECOMMEND REFUSAL on the basis that it does not comply with the original application, particularly in light of the drainage issues that were identified at the time of its initial approval.

The Planning Officers response to the above:

I appreciate your comments which will be included in my report.

However, following careful consideration, in this instance I feel that it is appropriate to recommend approval of the application.

Having considered the amended drainage scheme, Officers cannot see why the proposal would alter the previous approval of the application. It is appreciated the Town Council held concerns in respect of the scheme, and we understand that these views are unlikely to have changed. Nonetheless, the scheme was approved by Cornwall Council's Planning Committee; the planning history and previous approval is a material consideration which cannot be discounted. The current non-material amendment simply seeks to reorder the location of the below ground attenuation tanks – it does not seek a fundamental change to the approach to managing surface water on the site previously approved. When the development is complete the changes proposed under this NMA would not even be perceptible.

South West Water have confirmed acceptance to connect to the combined sewer.

As such, the changes to the scheme are found to be non-material and the amendment should be granted.

In light of the above, the officer intends to recommend the application for approval and requests that the council consider the following options as set out within the Protocol for Local Councils:

1. Agree with the Officers Recommendation (your concerns are resolved and you agree with the recommendation)
2. Agree to disagree (respective views are noted and you agree to disagree)
3. Maintain previous response (your concerns remain and you maintain your position)

In the case of option 3), the matter will be discussed with the Divisional Member and the Group Leader to confirm their views. As a result of these discussions, a delegated decision may be issued in accordance with my recommendation, and we will notify you of that decision.

Due to the 5 day protocol and limited time permitted to return a response to Cornwall Council, the response has been decided via Survey Poll.

Having held a Poll on these planning applications, the result is:

- Agree with the Officer's recommendation - 2 Votes
- Agree to disagree - 3 Votes
- Maintain previous response – 2 Votes

Therefore, Saltash Town Council has voted to **Agree to Disagree**.