



PUBLIC MEETING OF THE PARISH COUNCIL

Wednesday 26th January 2022

Present: Councillor Edwards (Chairman)

Councillors Ellis, Fletcher, Oakes, Robinson, Solomon, White & Willey (Vice Chairman)

Also in attendance:

Christopher Cook - Parish Clerk & Responsible Financial Officer;

Members of the public: **8**

Members of the public were permitted to speak on each Agenda item for a period of 3 minutes. This meeting was advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media and members of the public. The public were advised that whilst every effort is taken to ensure that members of the public would not be filmed, it could not be guaranteed.

Minutes 26th January 2022

890/2022 Chair's Welcome & Announcements

Cllr Edwards (Chairman) welcomed residents to the Public Meeting of the Parish Council and delivered Health and Safety housekeeping rules.

Social distancing and COVID -19 measures were observed, such as ventilation.

891 Public participation

Margaret Matthews commented on the communication breakdown between the BOTHER working group and the Parish Council in respect to the grant monies received in respect to Sustrans commissioned work.

The Clerk acknowledged the statement stating that there was no need to apologise as the matter had been settled directly between Cornwall Council and the Parish Council (RFO). All matters of finance should be brought to the notice of the Council through Cllr Ellis who leads the group which reports at Public Meetings.

Councillors **Resolved** to note.

892 To receive Apologies for Absence and approve the reasons given

No apologies.

Councillors **Resolved** to note.



893 **Declarations of Interest**

Councillors **Resolved** that no Councillors declared pecuniary or non-pecuniary interests.

Councillors **Resolved** that no Councillors were liable for written Dispensations or Gifts.

894 **Minutes of the Public Meeting 8th December 2021**

The draft Minutes were a true record of the Meeting.

Proposed Cllr Willey (Vice Chairman), seconded Cllr Robinson.

Councillors **Resolved** to approve the Minutes.

895 **Matters arising from the draft Minutes for report purposes only.**

There were no matters arising.

Councillors **Resolved** to note.

896 **A Report from Cornwall Councillor Martin Worth**

Cllr. Martin Worth provided the following updates –

- Cornwall Council's budget amended to £1.4 billion and was focused on providing Adult Social Care, representing a 2.99% increase (1% on Adult Social Care)
- Cornwall Council capital budget focused on Housing needs and economic growth
- Cornwall Council review on Equality & Diversity issue in the County including communication in the digital age.
- Cornwall Council likely 10% reduction in staff numbers to be considered.
- Cornwall Council reviewing Assets and what could be turned into Housing. Modular Homes project has commenced chiefly in West Cornwall.
- Leisure Centre in Saltash has been saved from closure
- Community Grant of £500 available to Botus Fleming Parish Council, this could be put towards playground equipment purchase.
- Tamar Bridge deficit review (£6m deficit)

Cllr. Fletcher asked whether under an Act of Parliament the staff and Tamar bridge undertaking could be transferred to National Highways. Cllr. Worth stated that Primary Legislation (Private Members Bill) could be enacted and local MPs are keen to progress this point.

Cllrs Fletcher & Edwards (Chairman) highlighted the dangerous state of some of the lane surfaces, especially around Hatt House where farmers had left quantities of slurry on the road. This was hazardous to pedestrians causing a danger to vehicles sliding on the road. Some of the slurry was leaching into local streams such as the Lynher. A request that farmers took more care concerning leaving slurry. Reference was made to Landulph slurry control measures in place and the fact that farming operations originated from Landulph.

Cllr Worth stated that CORMAC Highways were able to instruct farmers to clean road surfaces or recharge the farmers if the matter was formally reported to them.



A resident also mentioned that CORMAC Highways had been poor on informing residents of the current Vollards Lane traffic calming measures taking place, and that communication should be improved. Cllr Worth agreed to address this point with the CORMAC Manager Will Glassup.

Councillors **Resolved** to note this report.

897 Finance

A Accounts for Payment

Cllr Fletcher proposed, and Cllr Oakes seconded the approval of the Accounts for payment.

Councillors **Resolved** to approve the accounts for payment.

B Direct bank Payments & Receipts for information

Bank Receipts were reported as **£6,538.61** Total receipts 2021/2022 **£40,595.46**

Councillors **Resolved** to note.

C Bank reconciliation and Earmarked Funds (EMF)

The General Account balance was reported as **£13,420.42** and the Earmarked Funds as **£38,837.17**

Councillors **Resolved** to note.

D Monthly budget monitoring balances report

Councillors **Resolved** to note the report.

E Public Works Loan Board Statement January 2022

Councillors **Resolved** to note.

F Earmarked Funds expenditure

Councillors received the MOTION

Recreation Field purchase of chains & padlocks £104.80

Recreation Field purchase gate, security equipment and grass seed £352.37

Big Event purchase of Community asset gazebo £489.00

Cllr Dave Edwards (Chairman) proposed, and Cllr Robinson seconded approval of the expenditure.

Councillors **Resolved** to approve Earmarked funds expenditure.



New Planning Applications – One received

Application PA21 / 12138

Proposal 34Kw ground mounted PV solar array for domestic use
Location Pineapple Farm Moditonham Botus Fleming Saltash
Applicant Michael Tapley
Grid Ref 241853 / 61277

Cllr Willey (Vice Chairman) questioned whether the number of panels exceeded the domestic use criteria. Cllrs Solomon & Oakes agreed that number of panels were correct and were of the type that travelled to capture the sun's rays.

Margaret Matthews (resident) questioned whether the panels should be situated on the outbuildings in situ, and whether there was any visual impact which the (AONB) association should comment on. Cllr Fletcher agreed that the Council could only support the application subject to receiving a report from the (AONB).

Cllr Fletcher considered that the Planning application had been well presented with reference made to the National Planning Policy framework. Sections 9 and 10 of the application required amending in respect to vehicle parking and surrounding trees and hedges as the responses should have been 'Yes' and not 'No'. Section 9 of the application form asks if there are any existing vehicle/cycle parking places. Applicant has answered "No", whereas there are in fact spaces visible from the lane.

Proposed Cllr Dave Edwards (Chairman), seconded Cllr Fletcher

Councillors voted-
Support 8 votes
Reject 0 votes
Abstain 0 votes

Councillors **Resolved** to SUPPORT the Planning Application subject to the conditions applying with an (AONB) report and Section 9 and 10 modifications.

Planning Application Decisions – One received

Application PA21 / 10831

Proposal Single storey rear extension
Location 25 Sunnybanks Hatt PL12 6SA
Applicant Mr & Mrs Loveridge
Grid Ref 239517 / 61897

Approved with conditions 25th December 2021

Councillors **Resolved** to note.

Planning Application for Information – None applicable

Councillors **Resolved** to note.

Planning Applications received after the Agenda published – None received

Councillors **Resolved** to note.

899 Neighbourhood Development Plan (NDP)

www.botusflemingandhattndp.com



Cllr Fletcher reported that a response had been received from Neighbourhood Planning following a request for advice on how best to proceed with our NDP.

It was commented that a lot had changed since 2019. People's priorities may have changed, and it would be worth considering whether our policies are still appropriate - in particular, the Climate Emergency, the housing crisis and a change in the way that many of us live, work and travel since the pandemic may have changed the way that people think about local issues. Some changes to policies SD2 and SD3 had been suggested in 2019. If these could be incorporated, then the Plan could be rescreened for SEA/HRA.

Neighbourhood Planning will be offering some on-line surgeries in the New Year, which BFPC can access to discuss our Plan, and any issues we have.

Cllrs Edwards (Chairman) & Fletcher proposed that a new working Group with residents be set up with a view to carrying out a fresh approach to the (NDP) document and the Parish Plan.

Cllr Solomon agreed to lead the working group and details would be advertised on the Noticeboards and HCBB Facebook to progress the matter. A few residents had already expressed an interest to join the working group.

Cllr Solomon would be the nominated Parish Councillor to attend future (NDP) surgeries.

Councillors **Resolved** to defer further discussion until 23rd February 2022.

900 Parish Plan

See item (899).

Councillors **Resolved** to defer until 23rd February 2022.

901 Recreation Field

Cllr Edwards (Chairman) reported that security work to the mound and bund perimeter works were complete. Concrete blocks were now strategically placed to restrict vehicular access. The concrete blocks would be painted green and turf added to the tops of the block.

Cllr Willey (Vice Chairman) reported that a minor installation amendment was required to one of the bollards, and that this work would be carried out shortly.

Councillors **Resolved** to note this report.

902 Councillors Reports

A Cllr Sally White - Maintenance

Cllr White advised that there were no changes to report since the last Audits 24th November 2021 & 8th December 2021.

The Bus shelter requires cleaning and painting. Cllr Dave Willey (Vice Chairman) stated that this work could be carried out in the Springtime.

Councillors **Resolved** to note this report.



B Cllr Malcolm Fletcher – Climate Ecological emergency

Cllr Fletcher reported the following-

1. Tree Planting.

On 16th January twenty new “whips” were planted in the tree plantation along the A388 verge in order to fill in some of the gaps resulting from losses to the original plantings. The whips were purchased using a donation from Cllr Ellis’s “Cardinal’s Hatt Quiz Fund.”

The species planted were –

- 5 Common Alder “*Alnus glutinosa*”
- 5 Hornbeam “*Carpinus betulus*”
- 5 Hazel “*Corylus avellana*”
- 5 Dogwood “*Cornus sanguinea*”

Hazel and Dogwood were chosen as the original plantings of these species seem to have done well here. Alder is known to do well in soils that are often waterlogged, which the plantation often is. Hornbeam was chosen as something of an experiment. It is found mainly in the south of England and is comparatively rare.

This site on the A388 verge is far from ideal for establishing young trees. There is a top layer of clay, which varies in thickness underlain by horizontal mudstone, or “shillet” which is relatively impervious. This combination means that in winter the site is often waterlogged, while in summer dry spells the ground is baked hard and dry. However, given the limited sites available to us here in the Parish, this was the most viable option. More optimistically, as the verge continues northwards it is thickly covered with young ash trees, so trees can certainly thrive here once established. Sadly most of the ash trees will succumb to ash dieback, so our decision to replace some of them with other species less prone to disease was probably a good one.

2. Trees are not the only Option!

There is something of a “tree mania” sweeping the country at the moment. We have the Forest for Cornwall, the Queen’s Green Canopy” and similar initiatives elsewhere. All very laudable and necessary if done sensitively and as part of a wider drive to redress the devastation done to our national ecology during the last one hundred years. The UK has the lowest tree cover in Europe at 13%. The European average is approximately 32%, so we certainly need to up our game here.

However, it has to be the right tree in the right place. For decades the Forestry Commission and private landowners covered thousands of acres of upland Britain with mostly non-native conifers. The planting was so dense that they out-competed all other trees, shrubs and other plants. If you’ve ever walked in those forests you’ll know that they are dark, rather eerie places with no other sign of life. The remaining areas of natural British woodlands have a rich variety of trees, shrubs and plants. There are natural glades and clearings where old trees have fallen due to age or storm damage. This kind of habitat supports a wealth of mammals, birds, insects and wild flowers.

So, if we’re serious about increasing biodiversity, the current tree-planting drive should be seeking to recreate as near as possible this diverse type of woodland with open spaces too, rather than simply planting as many trees as possible.



Cllr Fletcher stated that it was worth remembering that peat bogs store more carbon than all the earth's forests put together.

Councillors **Resolved** to note this report.

C Cllr Mervyn Ellis - BOTHER

Cllr Ellis presented the BOTHER report.

- SUSTRANS is expected to deliver Version 2 (the final version) of their original report within the next week or so. Although there was a cost overrun on this (see BOTHER'S report to the Public Meeting 8th December 2021), SUSTRANS suggested that as Cornwall Council had originally made an overpayment in error for this project, the additional costs could be met by using the overpayment.
- The pending report describes four possible routes for a walk/cycleway. However, BOTHER recently discussed with SUSTRANS the possibility of investigating a fifth route if further funds could be found. SUSTRANS took the initiative and applied directly to Cornwall Council for funding to carry out a separate study of this fifth route. The application was successful. However, as SUSTRANS will have to add VAT to the cost, they will invoice the Parish Council direct for settlement in the new financial year 2022/2023. The Parish Council will then reclaim the VAT amount. The Parish Council in respect to the original report or the additional report will incur no additional costs.
- CORMAC has recently been commissioned by Cornwall Council to look into traffic calming measures and connectivity on the A388 from Carkeel. SUSTRANS has communicated the outlines of the BOTHER project to James Hatton the transport officer.
- Informal contacts are still being made with local landowners regarding a walk/cycle route.

Councillors **Resolved** to note this report.

D Cllr Dave Edwards (Chairman) – Play Equipment Funding

Becky Escott (resident) reported that she had met with 5 playground equipment companies to ascertain what equipment could be installed at the Recreation Field and to receive quotations on costs. Consultation had taken place via the HCBB Facebook seeking residents' views on potential play equipment requirements. A Survey Monkey survey would be completed by the 25th February 2022 in order to gather extensive comments and views from residents.

Councillors **Resolved** to note this report.

E Cllr Dave Edwards (Chairman) - Big Event / Platinum Jubilee event

Sarah Edwards (resident) reported that the next Big Event team meeting would be held 29th January 2022, and that event preparations are progressing well. Cllr Dave Edwards (Chairman) would be completing the event Licences and Risk Assessments.

Councillors **Resolved** to note this report.



Cllr Ellis presented the Bude-Stratton PC Housing crisis communication Policy, which was as follows:

1. **Increase social housing and affordable homes in Cornwall** to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
 - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. The repercussions of overcrowding due to a short fall in social housing are cited as one of the causes of the spread of COVID -19 within the past 18 months. The definition of housing need has evolved in line with the shortage of housing to the point where cases of dire need are reclassified as tolerable.
 - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
 - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
 - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated).
 - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use it's financial weight to build publicly-owned, publicly-controlled social housing for rent. This would help to remove the control from developers who are focused on commercial profit and often indifferent to local needs. In adopting this policy, Cornwall Council should employ its own workforce to design and build this housing. Cornwall Council should not sub-contract this work to private developers.
 - 1.6. **Requisition empty or underused properties** to house residents in desperate need. There are historical precedents for such action. Berlin residents have just voted to do similar so surely Cornwall Council is able to take action.
2. **Reduce 2nd home ownership and holiday rentals.** In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.
 - 2.1. **Make it less attractive to own 2nd homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of 2nd homes in in key areas,
 - 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
 - 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc



3. Put People First and improve the quality of life for tenants.

- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
- 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
- 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
- 3.4. **Change the definition of affordability.** "Affordability" should be linked to local incomes rather than local house prices.
- 3.5. **Cornwall Council should end its partnerships with developers.** Council land should be used to provide genuinely affordable, spacious, well-built homes, suiting a variety of needs. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motor force for economic regeneration in the county.
- 3.6. **Close the house transfer register to people with no Cornwall connection.**

Councillors generally agreed that whilst the Policy raised many important issues, several were not pertinent to Hatt & Botus Fleming, and rather than support a Motion required by Bude-Stratton PC, Parish Councillors agreed that they should read the document at their leisure for information only at this stage.

Councillors **Resolved** to note this report and to defer making any decision over the Policy.

G Cllr Julian Oakes – Twenty's Plenty

Cllr Oakes explained the 20s Plenty scheme, and that 3 poles with recording mechanisms had been recently situated over an 8-day period at locations in Botus Fleming in order to monitor the speed of traffic.

Statistics on the volume and speed of traffic were provided revealing that there was a high compliance of drivers driving within the 30mph limit (85%). Although the speed limit officially was 60mph there were clearly hazards to pedestrians, dog walkers and horse riders if vehicles operated at such a speed. No analysis or reaction to the statistics had yet been received from Cormac Highways. The challenge would be on how to use the data in the future in respect to the (15%) exceeding the 30mph range.

The Cornwall Network Panel (CNP) offer funding on road calming schemes, but does not support the 20s plenty scheme as yet.

Cllr Willey suggested that the Parish Council could identify areas in the Parish where 'beware signs' and other road signage relating to speed could be placed.

Cllr Oakes agreed to liaise with Will Glassup of CORMAC to investigate the type of signage that might be appropriate and the costings.



Councillors **Resolved** to note this report.

H Cllr Malcolm Fletcher – Survey Monkey

Cllr Fletcher reported that the Parish Council's Survey Monkey licence ends on the 25th February 2022.

Councillors considered that the licence should be renewed at annual cost of £325.00.

A proposal to renew the licence would be made at the Public Meeting 23rd February 2022.

Councillors **Resolved** to note this report.

I Cllr Malcolm Fletcher – Good Citizen Award

Councillors **Resolved** to defer this item.

J Cllr Malcolm Fletcher – Parish Newsletter

Councillors agreed that the last Newsletter edition had been a success.

Cllr Fletcher agreed to look at print options for future Newsletters in order to curb budget expenditure such as the paper quality for 2022/2023. Cllr Edwards (Chairman) pointed out that the last edition had consisted of eleven (11) pages, which was not the usual amount and would have had an impact on the price. Cllr Willey (Vice Chairman) suggested that advertising in the Newsletter might generate some income.

Councillors **Resolved** to note this report.

903 Clerk's items

No report.

Councillors **Resolved** to note.

904 Correspondence

No correspondence.

Councillors **Resolved** to note.

905 Date of next meeting

The next Meeting of the Council will be the **Public Meeting** on the 23rd February 2022 at 7:30pm The Meeting will take place at the St. Marys Church Hall, (COVID safe), Botus Fleming.

The Parish Council would continue to follow any instructions from CALC concerning the COVID -19 situation in connection with forthcoming Public Meetings. The choice to meet face to face was now an option with safety guidelines applying.

906 End of meeting 21:55



Signed
Chairman)

Date