



PUBLIC MEETING OF THE PARISH COUNCIL

Wednesday 23rd October 2024

Present: Councillor Edwards (Chairman)

Councillors Ellis, Fletcher, Robinson, Smith, Venables, White & Willey (Vice Chairman)

Also in attendance:

Christopher Cook - Parish Clerk & Responsible Financial Officer.

Martin Worth – Cornwall Councillor

Members of the public: **6**

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 23rd Oct 2024

1457/2024 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.

No one intended recording the meeting.

1458 Public participation

A resident asked about the recent update regarding the Saltash Tunnel improvements, see item (1463). The recent press release to be put onto the (HCBB) Facebook.

Councillors **Resolved** to note.



1459 To receive Apologies for Absence and approve the reasons given

No apologies.

1460 Declarations of Interest

Councillor Fletcher declared a non-pecuniary interest in Planning Application PA24/06506

Councillor White declared a non-pecuniary interest in Planning Application PA24/07531

Councillors **Resolved** that no Councillors declared pecuniary interests.

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

1461 Minutes of the Public Meeting 25th September 2024

Draft Minutes 25th September 2024 - Proposed Cllr Smith, seconded Cllr Edwards (Chairman) 6 agreed, 2 abstentions.

Councillors **Resolved** to approve the draft Minutes.

1462 Matters arising from the draft Minutes for report purposes only.

None.

1463 A Report from Cornwall Councillor Martin Worth

Cllr Worth apologised for attending the meeting late.

Cllr Worth actually turned up to the meeting whilst the Parish Councillors were discussing **PA24 / 06783** - the erection of the earth banked slurry "lagoon" in Hatt.

Cllr Worth at the end of the discussions and deliberations informed councillors that he would have declared an interest in this application as the applicant is his nephew.

Cllr Worth took his report following 1468 (C)

- The Secretary of State will decide in December 2024 regarding the amount of increase to the Tamar bridge tolls and tag crossing fee.
- The Government Autumn Statement will advise Cornwall Council on the level of funding that Cornwall can expect to receive for 2025 / 2026.
- The Cornwall Planning Team are meeting with local landowners to discuss linking routes through Treledan for the purpose of cycle routes.



- The Road structure report for Treledan can be viewed under Application PA24/08011 which outlines the Stockton Cross roundabout planned for April 2025.
- The Saltash Tunnel Lane improvement works are now scheduled to commence in early 2025 for completion by 2026.
- Arrangements have been made with Great Western Railway (GWR) for more trains to stop at Saltash station to help during the Tamar Bridge tunnel redevelopment works. This is not an increase in the number of trains in service, but an increase in the number of trains that will stop for passengers at Saltash station.

Councillors **Resolved** to note this report.

1464 Finance

A Accounts for Payment October 2024

Cllr Fletcher proposed, Cllr Willey (Vice Chairman) seconded the approval of the Accounts for payment. All agreed.

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

B Direct bank Payments & Receipts for information

Bank Receipts were reported as **£0.00** Total receipts Account1 2024/2025 **£23,681**.

Bank Receipts were reported as **£0.00**. Total receipts Account2 2024/2025 **£0.00**
Total Receipts all Accounts 2024/2025 **£23,681**

C Bank reconciliation and Earmarked Funds (EMF)

The General Account balance was reported as **£19,528** and the Earmarked Funds as **£19,461**. Total Funds **£38,989**.

D Monthly budget monitoring balances report

Refer to Finance report at www.botusfleming.org.uk

Councillors **Resolved** to note items 1464 (B) (C) & (D).

E Public Works Loan Board Statement Sept 2024

Councillors **Resolved** to note the Loan amount outstanding **£53,422.57**



F Budget & Precept 2025 / 2026

The Responsible Financial Officer (RFO) provided a summary and explanation of the proposed draft Budget and Precept for 2025 – 2026.

The Budget level for 2025 – 2026 was proposed at £30,500 (unchanged from 2024 – 2025)

Proposed Cllr Fletcher, seconded Cllr White. All agreed.

The Precept amount for 2025 – 2026 was proposed at £22,000 (an increase of approximately 2% on the 2024 – 2025 Precept set at £21,500.

Proposed Cllr Fletcher, seconded Cllr White. All agreed.

Councillors **Resolved** to note the Earmarked Funds amounts and Asset Register sums insured. A **Motion** to approve the draft Budget figure of **£30,500** and the draft Precept figure of **£22,000** would be finalised at the Public Meeting 27th November 2024.

Details of the draft Budget and Precept figures can be viewed at www.botusfleming.org.uk

1465 Planning <http://planning.cornwall.gov.uk/online-applications>

New Planning Applications – Three received.

Application PA24 / 06506

Proposal First floor conversion of the existing garage into ancillary annexe and holiday accommodation

Location Myrtle Cottage Botus Fleming Saltash Cornwall

Grid Ref 240446 / 61488

Councillors had no further comments to add.

Cllr Edwards (Chairman) proposed, Cllr Smith seconded **SUPPORT** for the Application. 7 agreed, 1 abstention.

The Parish Council **Resolved** to **SUPPORT** Application **PA24 / 06506**.

Application PA24 / 07531

Proposal Proposed raised patio to rear of existing bungalow.

Location 94 Sunnybanks Hatt Saltash Cornwall

Grid Ref 239656 / 61915

Councillors had no further comments to add.

Cllr Edwards (Chairman) proposed, Cllr Robinson seconded **SUPPORT** for the Application. 7 agreed, 1 abstention.



The Parish Council **Resolved** to **SUPPORT** Application **PA24 / 07531**.

Application PA24 / 06783
Proposal Erection of earth banked slurry lagoon.
Location Agricultural land at Hatt Saltash Cornwall
Grid Ref 239438 / 62769

Parish Councillors noted that the proposed 75 metres X 35 metres slurry pit was now being marketed and described in the application as “Hatt Lagoon”.

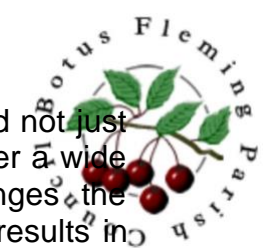
Parish Councillors considered the following issues –

1. It is not clear how or from where the slurry will be transported to the site. The applicant’s farming business is in Landulph, some three miles away along very narrow country lanes. If the slurry is to be transported from there to the lagoon in the 4,000-gallon tankers in current use, this will place yet more stress and congestion on the single-track lanes. Walkers, cyclists and horse riders will have to face a much-increased level of hazards.
2. Access to the site is via a stretch of the busy A388. Current use of the site regularly results in significant and dangerous deposits of large amounts of mud and farm excrement from the vehicles entering and leaving the site. No hazard warning signs have ever been placed there to warn motorists. Increased access to the site by slurry tankers will only worsen this situation and make it even more hazardous.
3. Comments from two of the consultees give rise for concern namely:
 - One of the consultees regarding Public Protection, Noise and Odour has been submitted by a private company called Worcester Regulatory Services. They “*have no objection and no comment in respect of the proposed development*”. The said company provides advice on environmental issues for 6 District Councils in Worcestershire. Our worry is that they are a private consultancy firm, do not seem to have visited the site, and may have no knowledge of local conditions.
 - The other consultee is the Environment Agency. The Agency says it has no objection to the application. However, this is followed by a long list of conditions that must be adhered to in order to conform to the necessary legal requirements. Our concerns here is that the proposed “lagoon” will be hidden from public view, and there does not seem to be any provisions for regular inspection or monitoring to ensure compliance. Breaches of the regulations would only come to light when it is far too late. Unfortunately, this is the same Environment Agency that has presided over the decades long pollution and poisoning of our rivers and beaches.



4. The proposed “lagoon” would be located on steeply sloping ground some 150m above a water course called Dean’s Brook, which flows into the River Lynher. There are two potential worries here:

- Possible seepage through the floor and sides of the lagoon would result in potentially unseen, but no less dangerous, contamination of the water table with large amounts of nitrogen and other components of the slurry.
- The construction of the earth-banked “lagoon” would be such that the built-up north-facing earth containing wall/bank of the “lagoon” is the side directly above Dean’s Brook. This is the side that is most likely to breach under adverse weather conditions, such as torrential rain, that would cause the structure to become unstable and unable to contain the weight of slurry behind it. The contents of the “lagoon” would then spill directly into the water course, with obvious catastrophic results for the wildlife there.
- There have been no suggestions made that the slurry will be transported across the fields rather than using the roads or narrow lanes.
- Yes, residents chose to live in a rural community, where farms and agriculture are very important to us all. We have had tractors pulling huge slurry tankers driving through the roads and lanes far too quickly, whilst coating the surrounding lanes in slurry. This is completely unacceptable. The driving is often dangerous, and the amount of filth slopped onto the roads and lanes adds to the danger for other road users. The slurry deposited is also a health hazard. Pedestrians and dog walkers (and their pets) have been forced to often wade through ankle-deep slurry and it then drains into our watercourses.
- We are now going to be subject of an “ammonia hotspots” as the result of this “lagoon” i.e. the air contains so much ammonia as to be a hazard to human health and to cause damage to flora.
- The various authorities responsible for monitoring the way in which these intensive farmers carry out their activities are impotent in the face of the tidal wave of industrialised farms.
- The impact upon the residents living close to an intensive dairy farm is to destroy their quality of life.
- These residents repeatedly suffer the stench from the slurry (which is inherently different to the historic smell of cow dung). They suffer the noise of large tractors pulling 4,000-gallon slurry tankers as they roar past their homes. Millions of gallons of slurry are spread around them each year. They suffer headaches and coughs from the air pollution that is generated around their homes, their eyes sting and they have good reasons to fear the long-term consequences for their health.



- The impact is significant upon many residents in the area and not just upon those in the immediate proximity. The stench occurs over a wide area. The increased volume of large vehicle traffic changes the ambiance of an area. The damage to roads and verges that results in this is highly visible. The air pollution that results and the damage to the watercourses affects the whole community.

Cllr Edwards (Chairman) proposed, Cllr Fletcher seconded REJECTION for the Application. 4 agreed, 4 abstentions.

The Parish Council **Resolved** to **REJECT** Application PA24 / 06783

Planning Application Decisions – None received.

Planning Application for Information – None received.

Planning Applications received after Agenda published – None received.

Councillors **Resolved** to note all planning matters.

Cornwall Councillor Martin Worth arrived at the Meeting.

1466 Neighbourhood Development Plan (NDP) & Parish Plan
www.botusflemingandhattndp.com

No report.

1467 Recreation Field

Cllrs Edwards (Chairman) and other Councillors met with the SW Community Build Manager (Mr Paul Bearham) and 'Good Growth' Officers at the Recreation Field to discuss the Community Hall plan, and to explain how grant monies received from Cornwall Council had been used so far. All agreed that the meeting was very positive, and the plan revealed that the estimated cost to build the Community Centre would be approximately £600,000.

Mr Bearham will be working on the funding issues and seeking sponsorship to support the project. The Parish Council hope to receive an update from Cornwall Council 'Levelling Up' funding group in February 2025.

Councillors **Resolved** to note.



The full Council reports for Item 1468 (A) can be viewed under 'Reports' at www.botusfleming.org.uk

A Asset Audit

Cllr White referred to the recent Playground equipment inspection report carried out by the Play Inspection Company. Other than a few advisory recommendations in the report, the only major item mentioned was the Wooden Tower unit. Despite earlier work carried out to repair the wooden tower legs, one leg is rotting away, and the Council may have to take the equipment out of use in the future. The slide on the multi-play equipment has been strengthened.

Cllr White mentioned-

- 3 of the 4 salt grit bins have been replenished by Cormac. The 4th bin is $\frac{3}{4}$ full.
- Weeds have been cleared in the Parish Pound
- One strut to the picnic table at the Recreation Field is loose.
- The Bus shelter has been cleaned and will soon be repainted.

Councillors **Resolved** to note.

B Climate and Ecological Emergency

Cllr Fletcher provided a report regarding Ash Dieback dangers. The report will be published on the Parish Council noticeboards.

Ash Dieback Dangers

Following the recent collapse of a mature ash tree onto the road near Bicton, Botus Fleming Parish Council (BFPC) would like to draw the attention of all landowners in the Parish, and whose properties border the public highway, to their responsibilities regarding diseased trees on their land.

The ash tree in question was almost certainly extensively infected with ash dieback disease. It was growing on the verge of the road. This makes it the responsibility of Cornwall Council. The issue has been reported to the Council given that there are several more trees similarly infected along that stretch of verge which will have to be felled and removed by them. **It is important to emphasize that Cornwall Council is only responsible for trees growing on public land owned by them, including roadside verges.**

A brief visual inspection along the lanes in the Parish would suggest that there are several more ash trees bordering the lanes that are similarly infected and could pose a risk to passing motorists and pedestrians. They are likely to fall without any prior warning. BFPC does not have the powers to instruct landowners to remove these trees. However, we feel that we should advise them of their responsibilities. They are solely responsible for trees on their land and for any damage or injury caused to



members of the public or their property. Cornwall Council has discretionary powers to deal with privately owned trees that pose a threat to a public right of way or highway. Cornwall Council will seek to recover the costs of any works from the landowner.

Advice on how to identify diseased trees and how to manage them can be found on Cornwall Council’s website:

<https://www.cornwall.gov.uk/environment/trees-hedges-and-woodlands/tree-and-woodland-management/your-responsibility-as-a-landowner>

Councillors **Resolved** to note.

C BOTHER

No report.

1469 Clerk’s items

None.

1470 Correspondence

None.

1471 Date of next meeting

The next Meeting of the Council will be the **Public Meeting** on Wednesday 27th November 2024 at 7:30pm at the St Mary’s Church Hall (covid safe).

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.

Please refer to www.botusfleming.org.uk for further details.

1472 End of meeting 20:22

.....

.....

**Signed
(Chairman)**

Date