



PUBLIC MEETING OF THE PARISH COUNCIL

Wednesday 25th June 2025

Present: Councillor Edwards (Chair)

Councillors Ellis, Robinson, Smith, Walton, White & Willey (Vice Chair).

Also in attendance:

Christopher Cook - Parish Clerk & Responsible Financial Officer.

Members of the public: **14**

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 25th June 2025

1576/2025 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 recorded the meeting.

1577 Public participation

Cllr Edwards (Chairman) recorded that Councillors were saddened to learn of the passing of Gill Mingo. The Council appreciated the support that she has given to the Parish Council and for the service provided with the St. Mary's Hall hirings schedule to accommodate Public Meetings. Gill was always cheerful and helpful to everyone.

A resident mentioned that a large 70-seater coach has recently been using the bus turning bay by Hatt garage. It is rumoured that the coach is hired by Cornwall Council to transport local school children. The coach manoeuvre is quite dangerous and residents should be aware of this fact.

A resident mentioned that the bench situated on the highway at Elbridge junction is damaged and dangerous. The bench is not a Parish Council asset, and considered to be the responsibility of CORMAC highways. This matter will be discussed with the CORMAN Area Manager.



A resident noted that occupants from the Croft were often seen walking along the road through Carkeel to Waitrose, and was this matter being addressed. The Parish Chairman pointed out that a meeting regarding the Croft held on the 26th March 2025 at the Public Meeting addressed on-going problems associated with the Croft, including this issue. Local Police are aware of the situation, and any problems are not within the powers of the Parish Council.

Several residents from Carlton Villas complained about the continuing parking problems particularly in the lane. Emergency services would be hindered having to negotiate parked cars. Could no parking signs be erected.

The Parish Council are not entitled to erect signs and can only request with Highways that double yellow lines be added to one side of the road in question.

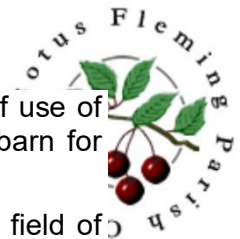
Cllr Willey (Vice Chair) advised the residents that they should complain to the Police using the 101 telephone number, and that they should take appropriate photographs of the cars parked in the area. This information could then be submitted to Cornwall Council Highways for action, as evidence of the continued parking.

The applicant for Planning Application PA25 / 03258 was present, along with the neighbour likely to be affected by the development (see item 1584).

The resident likely to be affected by the proposed development made the following comment viz-

The Application's obvious errors are listed below:

1. In Description of Proposal, the question, Has work or change of use already started? The applicant's response is No. This is fundamentally wrong, as the external area of the barn has recently (since change of owner) been bulldozed to clear a sizable, concreted sloping hard standing area, and a larger hardcore area has also been added/created with an enclosing large embankment, above the steeply descending field. There is also a considerable amount of utility and water pipework on the site now (since change of owner) as well as other construction materials.
2. Is the site currently vacant? The applicant's response is No. Surely it should be Yes, as no one is living there and there is no evidence of it having been lived in other than by animals.
3. Parking - Does the site have any existing vehicle/cycle parking spaces, or will the proposed development add/remove any parking spaces? The answer is Yes although the application then states 0 to the question 'Existing number of spaces'. As mentioned in 1 above a hard standing has been unearthed and larger hardcore area with surrounding embankment recently created.
4. In the Trees and Hedges section a tick has been placed in the 'No' box of the question; And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? This is fundamentally wrong, as there are 3 mature Monterey Pines and a mature Oak tree along with numerous shrubs and native plants that are an intrinsic part of the Cornish hedge that forms the boundary between our property and the applicant's land. These trees are less than 5 metres from the south side of the barn and overhang it. Indeed, as you will see from, the south side of the barn (potentially built subsequently to the main barn building) actually aligns with the fence on their side of the hedge.
5. Foul Sewage. Mains Sewer has been ticked, however existing homes in this location all have septic tanks as there is no sewerage system.



6. Residential/Dwelling Units. Does your proposal include the gain, loss or change of use of residential units? Answered Yes, however the barn has always been just that, a barn for livestock and not for residential or dwelling units.
7. We are yet to look in detail at the biodiversity conservation section, however the field of which the barn is an integral feature is 6 acres and is therefore over the 0.5 hectares that requires a biodiversity net gain review. The creation of the embankment isn't sufficient to separate the barn from the rest of the field.
8. The answer of No has been placed against 'Is a new or altered vehicular access proposed to or from the public highway? Drivers of cars exiting this gate will be severely restricted in their ability to see vehicles coming along from the left and line of sight to the left!'

The Design, Access and Heritage Impact Statement, has further inaccuracies.

A. In Section 3 Relevant Planning History: it could still be used for contemporary agricultural purposes as feeding stations are still useable and accessible.

B. Section 4, The Proposal: Minor associated work is an understatement and claiming there is no significant extension or re-built is highly disingenuous! The side nearest the hedge is part block yet majority corrugated iron panels and plastic transparent panels as the photograph shows. There is no roof on one section of the barn and in another area the roof is falling apart. The construction of this section will surely be more than minor associated work!

C. Section 5 Planning Policy Context: The Tamar Valley National Landscape consultation has identified the following 'conflict with objective 3.4.1 and policies 3.5.1 and 3.5.6 of the Tamar Valley National Landscape Management Plan, which seeks to ensure development maintains and enhances the distinctive characteristics of the National Landscape. There would also be conflict with the provisions of the National Planning Policy Framework (Framework) where it seeks to ensure that development within the setting of National Landscapes should be sensitively located and designed to avoid or minimize adverse impacts on the National Landscape'.

Bat & Owl Survey.

It is good to see a Bat & Owl survey added to the case documents. However, what it doesn't say is that before the field was sold, cleaning and clearance of the barn had been undertaken! I also know there were Barn Owls there as I have listened on many an evening to their calls from the barn and indeed 2 years ago, witnessed a Barn Owl fly from one of the barn windows!

Phase 1 Contamination Report.

The veracity of this report is totally questionable as from page 24 to page 42, it relates to Stables at Trevenen Bal, HELSTON, TR13 0PS which has nothing to do with this application. No doubt this is a copy and paste error, however with the details provided there is also a **GDPR** issue!

There is also a large discrepancy between the plot being defined in this report 401 sqm yet the Application Form states it as 586 sqm.

Proposed floor plan

The proposed floor plan is not user friendly and poorly designed. The plant room is only accessible through two outside doors! The bedrooms are only accessible through the kitchen and the only ensuite is in bedroom 3 which is accessible only through a utility room!!!! The primary block walls are shown as being white which will make the bungalow stand out in the rural landscape.



Photographs and diagrams do not do justice to the number of and closeness of the existing trees to the barn.

Ecology Trigger List:

The following two questions have been answered with No. 'Any building located within, or immediately adjacent to woodland, field hedgerows over 1m tall and over 0.5m thick or scrub well-connected to woodland or hedgerows on or adjacent to the site'. This is wrong as the site is bordered on two sides by a hedgerow meeting these criteria.

'Will the proposal effect old veteran trees (on site or within 50m); Trees with holes, cracks, cavities or heavy vegetation; trees with a girth greater than 1m at chest height?' This is contrary to the evidence covered in the Contamination Report! The trees shown in the photos in that report actually shows the trees on the boundary between the site and Fanns Cottage which meet the criteria.

General Note:

We, i.e. you and us, are custodians of the important Cornish hedge that borders your barn. To demonstrate your commitment to maintaining the unique visual character of the trees, I would suggest that a future application should demonstrate how that hedge and the trees within it will be protected from root damage and your barn from the constant falling of tree debris i.e. branches and large pinecones during and after the course of conversion. This is purely a suggestion and should not be construed as anything else.

In precis, the Parish Council and developer were asked to consider-

PA25/03258 Comments by Mr Ian Pethick at the Parish Council meeting Wednesday 25 Jun 25:

Our concerns with this application are considerable; there are many inconsistencies and errors, and I can provide the Parish Council with a list of those we have found so far, however, 3 issues stand out:

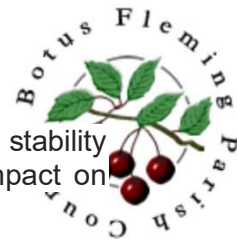
Work has already started, and parts of the site have been bulldozed, a hardcore parking area with surrounding embankment built and construction material is now on site.

The Phase 1 Contamination Report refers to another property in Helston! This totally brings into question the reports veracity and the rest of the supporting documentation!

The south side nearest the hedge is part block yet the majority is corrugated metal and transparent plastic panels. There is no roof on another part. The conversion of this barn will surely be more than minor associated work!

The application totally fails to show the fundamental issue that the barn lies right up against and forms an integral part of the new owners existing boundary fence lying alongside the historical Cornish Hedge that bounds our property and provides a significant and symmetrical shelter belt. Under the Cornish Hedges and Hedgerows Regulations 1997 and Wildlife & Countryside Act 1981 this hedge should be considered highly important for our Parish and County.

Within this Cornish hedge and less than 5 meters from the barn are 3 Monterey Pines and an Old Oak tree. It would appear from the Cornwall & Isles of Scilly Historic Environment website that these trees existed for many years before the barn was built, and they now clearly overhang it. Conversion of the barn will set up its future residents for potential conflict with these trees, and this is identified in TVNL's consultation comments.



The Pine's roots, consisting of a deep taproot and expansive lateral roots to provide stability run under the barn's foundations. Any conversion work will inevitably have an impact on these trees, and this is not fully acknowledged anywhere in the application.

Within the Cornwall Local Plan Strategic Policies and the National Planning Framework this application demonstrates questionable sustainable development of a barn that has weathered into its landscape. Any conversion into a bungalow that will stand proud at the top of a steeply descending field will erode and urbanise the character of this rural transition zone and the agricultural setting of Botus Fleming. Despite what the application claims, it is obvious the conversion will fail to conserve or enhance the landscape and scenic beauty of the immediate landscape setting of the TVNL, the boundary of which lies immediately across the road from it.

I also draw your attention to 3 planning applications made by a previous owner of Fanns Cottage that were refused. The last one being in 2019. Two of them related to conversions of existing buildings within the curtilage and were similar to this application, although they actually do not abut an existing historic Cornish hedge and were not built under mature trees.

I therefore request the Parish Council recognises our significant concerns with this application and strongly objects to it.

The Applicant of PA25 / 03258 accepted many of the points raised above, confirming that he had not actually seen the Application submitted to Cornwall Planning as this had been executed by the Architects. The applicant confirmed that the PA25 / 03258 would be withdrawn and would be contacting the Planning Team direct.

The Applicant confirmed that the work already started in connection with the embankment and car parking area would be reinstated, and that generally, that any development in the future would cause no disruption to landscaping in the area.

Having listened to a reasonable discussion regarding the above facts, and that both parties wished to meet to agree a solution to a revised application, Cllr Edwards (Chairman) suggested that the current application be withdrawn as it could not be supported by the Parish Council as currently presented. Both interested parties agreed to this proposal

Councillors **resolved** to note.

1578 To receive Apologies for Absence and approve the reasons given

Cornwall Cllr Paul Cador (holiday), Cllr Venables (holiday).

Councillors **resolved** to note.

1579 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.

1580 Minutes of the Annual Meeting of the Parish Council 19th May 2025

Draft Minutes 19th May 2025 - Proposed Cllr Willey (Vice Chairman), Seconded Cllr Smith.
7 agreed, 1 abstention.



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

1581 Matters arising from the draft Minutes for report purposes only.

None.

1582 A Report from Cornwall Councillor Paul Cador

Report from Cornwall Cllr Paul Cador 25th June 2025 (sent to the Parish Clerk for distribution)

Future planning.

Treleden phase 1 building is due to end soon and phase 2 will be starting spring, this has started with the X roads round about,

In the future, Highways will be starting to place the Average speed camera poles between Carkeel round about and Trerulefoot.

At the this time there is a footbridge to be built over the A38 somewhere from Treledan side. Not known yet but I will be getting a brief end of June and will update.

A funding opportunity that has been identified by the Cornwall councillors has now been forwarded to the mayor. TRIP is a funding pot to regenerate towns and high streets across Cornwall. Grant funding between £2,500 - £500,000 is available for projects that can contribute to this aim and boost local business growth and productivity.

Support given for a Community Capacity Fund application by Saltash Town Council, for a community project that sits within the CAP area. "I fully support this application and recognise it would support the STC 24-27 business plan"

Latest A38 Tunnel upgrades

The latest travel information on Traffic England: <https://www.trafficengland.com/> To find out more about our work in the tunnel, visit: <https://nationalhighways.co.uk/ourroads/south>

Councillors **resolved** to note this report.

1583 Finance

A Accounts for Payment May 2025

Cllr Willey (Vice Chair) proposed, Cllr Ewards (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 **£13,526.76** Total receipts **Account1** 2025/2026 **£13,526.76.**

Bank Receipts were reported as **£550.00.** Total receipts **Account2** 2025/2026 **£550.00 (Transfer from A/C 1 – Vat)**



Total Receipts all Accounts 2025/2026 **£14,076.76**

Councillors **resolved** to note.

C Bank reconciliation and Earmarked Funds (EMF)

The General Account balance was reported as **£14,378.00** and the Earmarked Funds as **£10,448.31**. Total Funds **£24,826.31**.

D Monthly budget monitoring balances report

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

Councillors **resolved** to note items 1583 (B) (C) & (D).

E Public Works Loan Board Statement June 2025

Councillors **resolved** to note the Loan amount outstanding **£49,057.21**

1584 Planning <http://planning.cornwall.gov.uk/online-applications>

New Planning Applications – None received

Planning Application Decisions – One received

Application PA25 / 02575
Location 7 Carlton Villas Hatt Saltash Cornwall PL12 6PS
Proposal Erection of two semi-detached dwellings

Planning Application decision APPROVED with conditions 22nd May 2025

Planning Application for Information – None received

Planning Applications received after Agenda published – Two received

Notification received 10th June 2025
Application PA24 / 06783
Location Agricultural land at Hatt Saltash
Proposal Erection of earth banked slurry lagoon

Planning Application decision APPROVED with conditions 9th June 2025

New Planning Application received 11th June 2025
Application PA25 / 03258
Location Fanns Cottage Botus Fleming Saltash Cornwall
Proposal Conversion of existing block barn to form dwelling house and associated works

Following discussions under item 1577 between the Council and interested parties, an amicable arrangement was reached for the Applicant to Withdraw their application and to resubmit at a future date

Cllr Edwards (Chairman) proposed, Cllr Willey (Vice Chair) the withdrawal of the application as it could not be supported as currently presented.
All agreed.



The Parish Council SUPPORTED WITHDRAWAL of Application PA25 / 03258

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

1585 Recreation Field

Cllr Edwards (Chairman) reported that two residents had noted that waste/dog bin situated at the Recreation Field was often overflowing and requested that Council purchase another similar bin.

The current bin lid catch level is damaged and requires attention.

A replacement waste bin from Glasdon would cost approximately £700.
The maintenance budget will finance this expenditure.

Cllr Edwards (Chairman) has devoted time checking costings and equipment with Glasdon.

Cllr Edwards (Chairman) proposed, Cllr Willey (Vice Chair) seconded the purchase of a second waste bin for the Recreation Field. All agreed.

Councillors **resolved** to note this action and expenditure.

1586

1586 (i) Asset Maintenance Audit

Cllr White noted that the Wooden Play Tower was showing signs of rot in places.
Cllr Willey (Vice Chair) agreed to carry out remedial repairs.
A maintenance repair budget amount of £600 was available for play equipment.

Cllr White enquired as to whether a new picnic bench could be purchased from the Community Chest Grant of £500 which the Parish Council had received.

Councillors were agreed that this request could be considered further.

Other Assets were reported in order.

Councillors **resolved** to note this report.

Item 1586 (i) can be viewed under 'Reports' at www.botusfleming.org.uk

1586 (ii) Other Councillor reports

Cornwall Area Partnership (CAPs)

Cllrs Walton & Robinson attended the CAPs AGM 23rd June 2025, and reported on Officers who had been appointed as Chair & Vice Chair for the CAPs group adding that a Committee format would be regenerated once all areas had been identified.

Cllr Robinson added the following statement received by CAPs members in connection with the Neighbourhood Watch plan viz-



Dear business owner,

Your local Neighbourhood Police Team is taking action to target Anti-Social Behaviour, and support investigations into Retail Crime. We recently organised two events, which was an opportunity for businesses to find out more about UK Partners Against Crime (UK PAC) so they could choose whether to sign up. UK PAC is an organisation backed by the D&C Police and Crime Commissioner. It has been founded as a co-operative, with the key aim of providing businesses, regardless of location, size or type, with the opportunity to band together and combat crime. UKPAC unites business communities through a secure and widely used crime management platform.

This crime reduction scheme enables its members to quickly and conveniently report crime incidents to a centralised crime hub and collaborating police constabularies. If you run a business within the areas of Liskeard, Saltash, Torpoint, and Looe – with funding from the Crime Prevention Team of Devon and Cornwall Police – you can trial UKPAC with a one year's free subscription from May 2025 to May 2026. After membership will be £20 / month but you have no obligation to continue after the trial. To get your free trial: 1. Visit UKPAC's website at – www.uk-pac.com/sign-up or go through the QR Code below 2.

When completing your details, select 'yes' to 'is your business already part of a paid scheme.' 3. Select 'Devon and Cornwall Police Constabulary – Liskeard & Saltash' Benefits of signing up: · Quick and easy to report crime (theft, anti-social behaviour, criminal damage, drug offences) via an online platform which is fully GDPR compliant · Gain the advantages of working at scale – more intelligence and crime data to pursue offenders. · Targeting of prolific and repeat offenders. · Police are supported to collate quality evidence, leading to a higher rate of successful prosecutions. · Access to UK PAC Partners and their services at a discounted rate. Businesses are stronger together. By working in partnership, we can fight back against retail crime.

Councillors **resolved** to note.

1587 Clerk's items

The Current Government Planning Consultation briefing note was distributed to all Councils by the Parish Clerk.

Cllr Edwards (Chairman) remarked that he had read the entire transcript and was not overly impressed with some of the proposed Planning changes to be introduced.

Councillors **resolved** to note.

1588 Correspondence

Cllr Edwards explained that a resident had written to the Parish Council requesting that the Parish Council consider strimming a path through the North East verge of the A388.

The area now has over 13 different species of tree and a variety of wildflowers. Residents could view the area easier with a pathway created with tall grasses and brambles strimmed back.

Cllr Edwards (Chairman) and Malcolm Fletcher agreed to meet with the Council's grounds maintenance contractor for the strimming work to be completed on a monthly basis (April to September annually).

The additional costs for the strimming work would be considered by Councillors and the (RFO) would provide budget advice.



Malcolm Fletcher offered to provide guided tours through the tree verge in the future.

Councillors **resolved** to note this action.

1589 Date of next meeting

The next Meeting of the Council will be the **Public Meeting on Wednesday 23rd July 2025 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.

1590 End of meeting 20:59

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Signed
(Chairman)

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Date