



## **PUBLIC MEETING OF THE PARISH COUNCIL**

**Wednesday 23<sup>rd</sup> July 2025**

**Present: Councillor Edwards (Chair)**

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

**Also in attendance:**

Christopher Cook - Parish Clerk & Responsible Financial Officer.  
Cllr Paul Cador (Cornwall Councillor)

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 23<sup>rd</sup> July 2025**

### **1591/2025 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.

### **1592 Public participation**

The resident affected by the proposed development for Planning Application PA25 / 03258 was present and made the following comment viz-

"At the Botus Fleming Parish Council meeting of the 25th June 2025 and following my presentation of the concerns with the errors and quality of detail in the documents, the applicant agreed to withdraw the planning application. The Council also confirmed it would not support the application in its current format. (See item 1577 in the Minutes at: [https://www.botusfleming.org.uk/data/uploads/1767\\_1541837203.pdf](https://www.botusfleming.org.uk/data/uploads/1767_1541837203.pdf))

I see the application is still "live" and it is also interesting to see that since that meeting the applicant has continued to undertake further work specifically within the barn area.

In the meantime we asked a local (Callington) Tree Specialist to give us some advice on the position of the trees to the barn and this is as follows:



'Before I give the advice I would like to outline the authority that I give such advice. I have a degree in Forestry from Bangor University and since then I have been working in the arboricultural industry, including a number of years working for Warwickshire County Council as an Arborist. I have run a small tree surgery business here in Cornwall for over 22 years. My practical experience has built on the academic knowledge I gained at university.

You asked me to advise on a group of trees on the boundary of the northern eastern corner of your property.

I have included a sketch plan at the end of the letter, along with a couple of photos just to give some context to the advice.

There is a significant group of 5 Monterey Pines (*Pinus radiata*) (T1- T5 on the sketch plan. Also, Photo 1 shows T1-3 clearly) These are a group of mature trees between 60 and 80 years old that were probably planted as shelter for Fanns cottage and it's land. They are in good health and are currently a group of well-balanced trees. They have grown up together and must therefore be considered as a cohesive group of trees and actions to one or two of the trees will have consequences for the whole group.

Although Monterey pines are not native trees they were introduced around 200 years ago and there are many fine specimens in this area as they are suited to a maritime climate. These trees have become associated with the character of Cornwall. Although these trees are in good health; the pinus genus has a tendency to have weak unions on branches, this is a way of reacting to high winds; The tree would lose a few branches in high winds rather than being completely blown over. There is clear evidence that this has happened on these trees (see Photo 2) It is important to clarify that this is not evidence of the trees being in poor health, this is a natural process that occurs all the time. However, this does have implications for the development of the barn below the trees. It would be impossible to guarantee the structural safety of branches extending over the barn.

I would be concerned if the branches on the north eastern side of T1 and T2 (see plan) extending over the roof of the barn were removed as part of the development process as not only would this affect the stability of T1 and T2, it would also have a major effect on the stability of the other 3 trees as they are relying on the structural integrity of each other to withstand high winds. This also applies to the structural integrity of the roots of T1 and 2, any development must take account of this. In my opinion any work on this group of trees could have serious implication to the group as a whole and as T3, 4 and 5 are over a public highway this must be a consideration. Also, drastic work on these trees would have a significant visual effect on the landscape in the area, these trees can be seen from a long way.

There is also a Common Oak (*Quercus Robur*) along the bank, north/northwest of the Monterey Pines (T6). This is a mature tree, although shorter than the pines. This type of oak is common in banks around this area of Cornwall and is part of the landscape of the area; it has a number of large branches extending over the area where the development will take place. Again, this tree is in good health and would have to have work done on it to allow any development to happen. This must be taken into consideration as part of the Planning Application.

I would expect any planning application for the barn to be accompanied by a very detailed tree survey explaining exactly how the issues I have raised would be addressed and that a Planning Authority must consider the proximity of these trees as a highly significant negative factor in the development of the barn.'

I can provide a copy of this letter should the council require sight of it.



As you will appreciate from the letter's contents, I now have even more concerns over the planning proposal from the perspective of a significant health and safety risk for future tenants and road users should approval be granted, as well as for the continued health of the other trees in this grouping if planning is approved.

The letter demonstrates the potential for significant issues, which must be addressed as part of this planning process.”

See also comments listed under Item 1577 25<sup>th</sup> June 2025.

Cllr Edwards (Chairman) expressed the disappointment of the Parish Council in that the applicant had failed to keep the promise of Withdrawing the Planning Application as discussed at length under Item 1577.

Councillors **resolved** to note.

### **1593            To receive Apologies for Absence and approve the reasons given**

No apologies – all-present.

### **1594            Declarations of Interest**

Cllr Venables declared a pecuniary interest in Planning Application **PA25 / 04805** the proposed demolition of the agricultural barn and the erection of a replacement dwelling.

Councillors **resolved** that no other Councillors declared pecuniary or non-pecuniary interests.

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

### **1595            Minutes of the Public Meeting 25<sup>th</sup> June 2025**

Draft Minutes 25<sup>th</sup> June 2025 – Proposed Cllr Smith, Seconded Cllr Willey (Vice Chairman).  
7 agreed, 1 abstention.

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

### **1596            Matters arising from the draft Minutes for report purposes only.**

None.

### **1597            A Report from Cornwall Councillor Paul Cador**

Report from Cornwall Cllr Paul Cador 23<sup>rd</sup> July 2025

Only 4 residents are left at the Emergency Housing, all new tenants will be vetted prior to moving in.

The Croft has been authorised their License to sell Alcohol, and have music 11am – 0000hrs 6 days a week and until 23:00hrs on Sunday. Any complaints please refer them to 101.



## Stockton Roundabout

Work commences tomorrow 23<sup>rd</sup> July and will be ongoing until Summer 26, speed restriction through the works down to 30mph.

## Treledan Development

Phase 2 is about to start.

Other news:

## National Grid Electricity Distribution (NGED) Community Matters Fund

Deadline 1<sup>st</sup> August 2025 -

Registered charities or non-profit companies limited by guarantee can apply for grants of up to £5,000, while constituted groups without a charity number can apply for up to £2,000. **The deadline is 1<sup>st</sup> August 2025 at 5pm:**

<https://www.falmouthpacket.co.uk/news/25304737.new-round-funding-cornwall-parish-halls-centres/>

The Fund will accept applications under the following themes:

- Improving energy efficiency and lowering bills for community centres and halls (e.g. insulation and glazing upgrades, smart thermostats, energy efficient lighting systems)
- Education and advice from STEM-qualified professionals on sustainability, renewable energy, and retrofit
- Promoting sustainable transport infrastructure (e.g. supporting active transport schemes, cycling racks, electric car charging points)

This is the page to apply from: <https://localgiving.org/community-matters-fund-low-carbon-communities-2025>

Here is some further eligibility information: [https://s3.eu-west-1.amazonaws.com/localgiving.com-production-asset0/documents/National\\_Grid\\_Community\\_Matters\\_Fund\\_Phase\\_13\\_Guidance\\_Document.pdf](https://s3.eu-west-1.amazonaws.com/localgiving.com-production-asset0/documents/National_Grid_Community_Matters_Fund_Phase_13_Guidance_Document.pdf)

Cllr Edwards (Chairman) referring to the intended walking / cycle pathway which the BOTHER group supported by the Parish Council had been pioneering, requested that when Cllr Cador next meets with Bloor developers for Treledan (Stage 2), that Botus Fleming Councillors are invited to the meeting.

Cllr Cador agreed to this request.

Councillors **resolved** to note this report.

## 1598 Finance

### A Accounts for Payment July 2025

Cllr Edwards (Chairman) proposed, Cllr Smith 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**

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 **£13,066.32** (amended from typo on the agenda at £14,066.32) and the Earmarked Funds as **£10,444.06**. Total Funds **£23,510.38**.

## **D Monthly budget monitoring balances report**

Refer to Finance report at [www.botusfleming.org.uk](http://www.botusfleming.org.uk)

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

## **E Public Works Loan Board Statement July 2025**

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

## **1599 Planning <http://planning.cornwall.gov.uk/online-applications>**

**New Planning Applications – None received**

**Planning Application Decisions – One received**

<b>Application</b>	<b>PA25 / 01599</b>
<b>Location</b>	<b>Hatt Recreation Field, Vollarads Lane, Hatt, Saltash</b>
<b>Proposal</b>	<b>Erection of new Community Centre, car park and associated access</b>

**Planning Application decision APPROVED with conditions 2<sup>nd</sup> July 2025**

**Planning Application for Information – One received**

<b>Application</b>	<b>PA25 / 04134</b>
<b>Location</b>	<b>Land south east of Lyndale Botus Fleming Cornwall PL12 6NL</b>
<b>Proposal</b>	<b>Application for the proposed use of an agricultural building as a C1 hotel under Class R of the Permitted Development rights (under 150sqm)</b>

**Planning Application decision NOT PERMITTED DEVELOPMENT 2<sup>nd</sup> July 2025**



## **Planning Applications received after Agenda published – Two received**

**New Planning Application reconsidered from application 11<sup>th</sup> 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 and 1592, and noting that the Applicant failed to Withdraw their application as promised the Council voted as follows.

Cllr Edwards (Chairman) proposed, Cllr Ellis seconded that, whilst sympathetic to the development could not support the application for the reasons as stated under Items 1577 & 1592. All agreed.

**The Parish Council do NOT SUPPORT Application PA25 / 03258**

## **Councillor Venables Left the Meeting**

**New Planning Application received 16<sup>th</sup> July 2025**

**Application PA25 / 04805**

**Location Agricultural Building at Cross Farm Hatt Cornwall**

**Proposal Proposed demolition of the agricultural barn, the erection of a replacement dwelling in lieu of a Class Q change of use (PA24/09006), the change of use of the surrounding land to garden together with associated works.**

Councillors received a report from the Architect sighting a sustainable building development and no impairment to the landscape and rural surroundings (no protected species). Councillors felt that the Application was very sound and well prepared.

Cllr Edwards (Chairman) proposed, Cllr Smith seconded support for the application. 7 agreed, 1 abstention.

**The Parish Council SUPPORT PA25/04805**

## **Councillor Venables returned to the Meeting**

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

## **1600 Recreation Field**

Cllr Edwards (Chairman) reported that the replacement waste bin from Glasdon had been ordered.

Addition grass cutting services by the Council Contractor in the A388 tree lined verge would cost approximately £300 to September 2025. The amount of expenditure would be met from the existing budget rising to £400 for 2026/2027. Cormac Highways would continue to cut a quadrant on the roundabout.

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



**1601**

**1601 (i) Asset Maintenance Audit**

Cllr White thanked Cllr Willey (Vice Chair) for carrying out remedial repairs to the Wooden Tower in the play equipment area.

Other Assets were reported in order.

Councillors **resolved** to note this report.

Item 1601 (i) can be viewed under 'Reports' at [www.botusfleming.org.uk](http://www.botusfleming.org.uk)

**1601 (ii) Other Councillor reports**

No other reports.

**1602 Clerk's items**

Councillors were asked to consider the proposal to migrate website and email address from the current ".org.uk" to a ".gov.uk" domain.

Councillors agreed to defer the change until May 2026. 7 in favour, 1 abstention.

Councillors **resolved** to note.

**1603 Correspondence**

None.

**1604 Date of next meeting**

The next Meeting of the Council will be the **Public Meeting on Wednesday 10<sup>th</sup> September 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](http://www.botusfleming.org.uk) for further details.

**1605 End of meeting 20:22**

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**Signed**  
**(Chairman)**

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**Date**