



Botus Fleming Parish Council

BOTUS FLEMING PARISH COUNCIL CHAIRMAN'S REPORT 2025/2026

It is my pleasure to present Botus Fleming Parish Council Chairman's report for 2025/2026.

During the past 12-month period, Botus Fleming Parish Council (BFPC) has considered and dealt with 12 planning applications. It is an important part of our functions.

One application had been subject to a great deal of work in supporting our residents. The Orchard Meadow planning application (PA25 / 05737) had caused a great deal of consternation and upset, and the resulting decision to grant planning permission was disappointing and will continue to be the cause for concern to some residents. However, we are obliged to accept the decision.

There can often be some confusion as to what we can and cannot do as a Town or Parish Council.

The Role of a Parish Council on Planning Matters.

The simple fact of the matter is that a Town or Parish Council cannot determine applications, only comment on them.

The role of the Parish Council (PC) is to represent local views and should: -

- Provide local knowledge.
- Raise areas of concern.
- Inform, debate, and add value to the process.
- Contact and involve Cornwall Councillors if required.

Parish Councils (PC) are statutory consultees in the planning process and must be informed of all planning applications, and any amendments to those applications, within the parish.

The PC can only comment on these planning applications in the same way as any other member of the public, however, any comments by the PC must be agreed during a properly called public council meeting.

Members of the public attending the meeting can comment, speak in support of or object to any application during the open forum segment of the meeting, which we refer to as 'Public Participation', but not during the council's deliberations later.

However, they may be asked to provide clarity on details of the application during the PC's deliberations at the invitation of the person chairing the meeting.

Comments agreed in the council meeting are submitted in writing by the Parish Clerk to Cornwall Council's Planning Department.

Prior to the meeting members of the PC will study the plans, forms and details submitted with the application carefully and can request the views of the statutory bodies e.g. National Landscape (formally and formerly an Area of Outstanding Natural Beauty), English Heritage, Environment Agency, Highway Authority, etc.

The local planning authority will almost certainly be bound by the advice of such statutory bodies.

Please remember that the PC is only a consultee and counts as one opinion.

Without advice from residents of the Parish the members of the PC will give their own opinions.

The PC can and will seek the views of residents of the Parish, particularly in controversial cases, and will reflect such local feeling during the deliberation process.

However, should there be widespread objection, or support, for a proposal the PC will always urge members of the public to send their own individually written letters or e-mails direct to the planning authority (in your own words rather than a circular type as these are more effective).

It must be understood that the PC's comments in response to a planning application can only be based on planning matters.

Where possible the PC can quote policies in the Cornwall Local Plan as these are the starting point for considering the merits of any application.

Objections should be clear, concise, relevant, and accurate to stand a chance of being accepted.

Whilst Cornwall Council's Planners must consider the representations of the PC this does not mean that an application will be decided in accordance with the views of the PC.

In reaching a decision, Cornwall Council is required to weigh up all issues associated with an application and comments made by the PC may have insufficient weight to enable the application to be determined in line with the wishes of the Parish.

Any comments or objections made must have a genuine material planning consideration (see overleaf) and matter of relevance to the development.

Material Planning Considerations include: -

- Layout
- Density.
- Risk of flooding or pollution.
- Overlooking and loss of privacy.
- Overshadowing and loss light (daylight/sunlight).
- Access and traffic generation (highway safety).
- Local economy.
- Design, appearance and materials.
- Appearance, effects on street, specially designated area or building (e.g. conservation areas, listed buildings, ancient monuments, etc.).
- Adequacy of parking.
- Noise and smell.
- Landscape, contamination, loss of trees, etc.
- Cumulative impact.
- Past planning history or appeal decisions of the site.

- Central government policy and guidance (National Planning Policy Framework, Planning Practice Guidance).

The following are **NOT** considered to be material considerations: -

- History of applicant.
- Loss of view.
- Commercial competition.
- Change from previous scheme.
- Impact on property value.
- Restrictive covenants.
- Ownership of land, right of access.
- Noise & disturbance from construction work.
- Land & boundary disputes.
- Land ownership.
- Damage to property.
- Private rights of way.
- Deeds & covenants.
- Private issues between neighbours.
- Lots of objectors.

When the PC response is '**NO OBJECTION**' it is satisfied that all the above have been considered carefully and applied to the application under consideration so has no area for objection.

However, the PC may make recommendations for planning conditions to be added to the application should the local authority grant approval.

Planning conditions will only be imposed by the local authority where they are:

- Necessary
- Relevant to planning and to the development to be permitted
- Enforceable
- Precise
- Reasonable in all other respects

Planning Decisions

Around 95% of all decisions on planning applications are decided by the planning authority case officers without being reported to a Planning Committee.

Planning officers make a recommendation to the Principal Officer with delegated authority to make decisions.

The case officer's recommendation may or may not be accepted and the decision is not made until the formal Notice of Decision is signed by the Principal Officer.

Alternatively, any member of the Planning Committee may request an application is determined by the Planning Committee prior to the consultation expiry of the application for the following reasons.

The application is:

- a major development.
- has an exceptional level of public interest.
- likely to raise in debate on planning issues.
- Where the applicant (or their spouse or partner) is an employee or a member of the Local Council.
- Where the decision would be significantly contrary to policy in the Local Plan.
- Where the Local Council is the applicant.

Parish objections where the officers are recommending permission does not include:

- domestic extensions.
- lawful development certificates.
- works to protected trees.

Based on the above the PC will, if required, request that an application be brought to committee anytime up to the point that the decision is agreed.



The storms and high winds over the past few months resulted in the Parish Council's noticeboard at the crossroads at Botus Fleming being destroyed. On inspection it became clear that it was unfortunately beyond any repairs.

BFPC has purchased a brand-new noticeboard replacement, and we will shortly install it. Having inspected the other Parish Council noticeboard in Hatt, it became apparent that it was also in a bad state of repair. BFPC decided to purchase an identical new noticeboard as the Botus Fleming one and install it when it is delivered.

We will also attempt to make repairs on the current Hatt noticeboard and if they are suitable, we will remove it and reinstall it at the Hatt Recreation Field in order that notices are used to update members of the community.



In July 2025 we received planning permission for the erection of our Community Centre, car park and associated access on Hatt Recreation Field. We will now endeavour to raise the funds from all possible sources to finance the approximate costs of £600,000 of building it.



Finally, I would like to offer my thanks to all of my fellow councillors and to our Parish Clerk and Responsible Financial Officer, Christopher Cook, for all their hard work, commitment and support.

We should never forget that all parish councillors are volunteers. They give up much of their spare time to make things better for everyone in our community.

Finally, I send my best wishes and hope that all our residents remain safe and healthy.

Thank you.

David James Edwards
Chair
Botus Fleming Parish Council

April 2026