



Notes of the Public Meeting of the Parish Council

Wednesday 22nd July 2026

Present: Councillor Edwards (Chairman)

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

Also in attendance:

Christopher Cook - Parish Clerk & Responsible Financial Officer.

Paul Cador – Cornwall Councillor

Members of the public: **7**

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 22nd July 2026

1741/2026 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.

1742 Public participation

A resident mentioned that the 'passing point' from Botus Fleming crossroads heading towards Hatt roundabout was not being properly utilised.

Cllr Edwards (Chairman) acknowledged the point raised stating that the passing point was clearly visible and should be used by drivers, and that Councillors would consider the matter further.

Councillors **resolved** to note.



1743 To receive Apologies for Absence and approve the reasons given

No apologies.

1744 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.

1745 Minutes of the Public Meeting 10th June 2026

Draft Minutes 10th June 2026 – Proposed Cllr Smith, Seconded Cllr Edwards (Chairman).
7 agreed, 1 abstentions.

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

1746 Matters arising from the draft Minutes for report purposes only.

None other than - see item 1751 (ii) and the point made by Cllr Walton concerning the defibrillator training.

1747 A Report from Cornwall Councillor Paul Cador

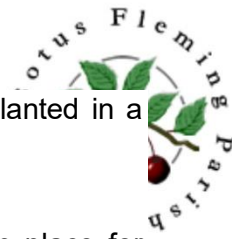
Cllr Cador took his report at item 1742 as he had to leave the meeting early to attend another meeting.

The following points below discussed were –

- Stoketon Cross roundabout completion is expected Autumn 2026.
- Pillmere resident's association (PRA) have now been formed and are addressing the proposed development of 650 homes at North Pill Saltash. Roundabout and transport issues are under discussion led by Cllr Cador. A consultation process is being considered by the PRA.
- Cllr Cador is to have a face-to-face meeting with Bloor Homes to discuss the cycle lane/walkway development now that the Treledan development is well underway. A Planning application would have to be submitted in relation to any cycle routes.
- Planning Committee reform draft measures have been circulated to all Councillors, one implication being that it is proposed that any housing development under 10 properties be immediately considered by the Planning Committee with little if any reference to the Parish Council affected by the development. This proposal is currently being challenged.
- With reference to **PA26/03325** and the proposed change of use of the Croft Public House to a children's day nursery, there is a significant obstacle to the development with



- Planning suggesting that chalets to the rear of the Croft would interfere with the operations at the nursery.
- Moditonham Quay – The Police and Saltash Fire station manager have been informed of the storage of wood by the quay, which could promote fire and arson incidents. Wildfires have increased in the last few weeks with an incident at Churchtown Farm, Saltash. The incident was brought under control, but could have become far more serious.
- The further stages of the Treledan development are continuing with a football / rugby pitch, a Care Home and a Primary School being items on the Treledan development longer term to 2034.
- Dangerous tree at St. Mary's Church – churchyard wall.
- The complete dialogue and photographic evidence relating to the dangerous wall is mentioned in the agenda at item 1753 (iv) and below in the minutes.
- The Cornwall Councillor has received a response from the Cornwall Council Environment Officer/Arboriculturalist with a suggestion that the Cormac structures team complete buttress work to the wall. A Faculty for this work would be required from the Diocese as the Yew tree is inside the church grounds.
- A response from the Diocese is awaited and will be sent to Cornwall Council and the St. Mary's Church P.C.C.
- The P.C.C.Chairman for St. Mary's church was present at the Public Meeting and advised Councillors as follows –
- The dangerous wall is a loadbearing wall supporting the yew tree.
- The area in question has suffered from lack of maintenance, inspection or any risk management for many years.
- Current drought conditions and contracted earthworks has resulted in the yew tree roots becoming exposed in places.
- Tree roots are invading and disturbing some graves which might result in reburial of some remains etc. This would be a costly project for the church to complete.
- Tree roots are also causing the catafalque to crack.
- The porch is the only entrance to the church and must be kept open. The catafalque forms part of the porch and pillar area.
- Any buttress work to the churchyard wall would result in the narrowing of the road and car parking space.
- The war memorial rests in the place where proposed buttress work would be done.



- Should the existing yew tree be removed then a new yew tree would be planted in a suitable place.

Residents made comments stating that the existing yew tree should remain in place for posterity (see comments above regarding a replacement tree).

A comment was made that the replacing of the War Memorial is a specialised task and that they would vote against any such action bearing in mind the history and heritage of war memorials in villages.

The response from the Diocese should provide direction to deal with a number of issues raised above.

Councillors **resolved** to note this report.

1748 Finance

A Accounts for Payment July 2026

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

Receipts **Account1** 2026/2027 **£11,814.46**

Receipts **Account2** 2026/2027 **£375.00**

Total Receipts all Accounts 2026/2027 £12,189.46

Councillors **resolved** to note.

C Bank reconciliation and Earmarked Funds (EMF)

The General Account balance was reported as **£8,349** and the Earmarked Funds as **£11,615**.
Total Funds **£18,964. (rounded)**.

D Monthly budget monitoring balances report

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

Councillors **resolved** to note items 1748 (B) (C) & (D) as specified in the agenda.

E Public Works Loan Board Statement June 2026

Councillors **resolved** to note the Loan amount outstanding **£44,599.69**



1749

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

Planning Application NEW – One received

Application PA26/03297
Proposal Change of use from dwelling (Class C3) to 2 no. supported Living Units (Sui Generis)
Location 20 Sunnybanks Hatt Saltash Cornwall
Grid Ref 239047/61988

Councillors discussed the following points regarding the proposed change of use for 20 Sunnybanks-

- An objection to the development had been made by a resident and comments added to the Planning portal. A number of Councillors had been approached by concerned residents but their comments were not yet logged onto the portal.
- The area at Sunnybanks currently has restricted parking and access facilities.
- The proposed development seems to suggest extending the property to provide for residents with special needs which would require care staff.
- There would be a significant and constant uplift in traffic flow if the above point is realised.
- It appears that some development work around the garage area has already started **AHEAD** of any planning permission.

Cllr Venables proposed, Cllr White seconded **NOT TO SUPPORT** the application. All agreed.

The Council **resolved** to **NOT TO SUPPORT** Application **PA26/03297**

Planning Application Decisions – One received

Application PA26/02058
Proposal Erection of an agricultural building to be used for dry Storage of farm equipment and as animal shelter on exting agricultural land
Location Land South East of Ploughman's cottage Botus Fleming Saltash

Application approved 12th June 2026

Planning Application for Information – None received

Planning Application received after Agenda issue – None received.

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



1750 Recreation Field

Cllr Willey (Vice Chair) has ordered the new swing seats and shackles with delivery expected soon.

Cllr Willey (Vice Chair) noted that the bank(s) in the Recreation Field were overgrown and required trimming. This work would be carried out by the Council's grass cutting contractor.

Councillors noted the estimated cost to purchase new Picnic tables was approximately £640. There would be an installation / concreting to the base cost which the Parish Council would have to meet.

Cllr Edwards (Chairman) stated that a significant donation would be made to the Parish Council to assist with the purchase of new assets such as the picnic benches. Councillors noted this information with gratitude. Precise financial information to follow.

Councillors **resolved** to note this report.

1751 (i) Asset Maintenance Audit

Cllr White acknowledged the installation of the new Hatt Noticeboard.

The cost of installation works from Cllr Venables are awaited.

The pedestrian gate to the playing field had slackened and dropped, but has now been tightened effectively.

The new refuse dogbin to be situated at the recreation field has yet to be installed, but Cllr Edwards (Chairman) has the matter in hand for completion soon.

Vegetation, including bramble trimming and walkway scrapping to clear the lane at 'Nude Alley' was a matter highlighted by a number of Councillors. Tidying up work will commence soon. The bramble trimming would help with the growth of wild flowers in the alley which are currently having their growth smothered.

Councillors **resolved** to note.

1751 (ii) Other Councillor reports

The recent (CAPs) meeting action notes from the meeting 25th June 2026 were circulated to all Parish Councillors. No items were raised directly affecting Botus Fleming Parish Council, and moreover, larger Town Councils seem to have dominated the agenda items.

Cllr Walton mentioned that the defibrillator training would take place in the St. Mary's church hall hopefully on the 16th September 2026, with the date to be confirmed.

Councillors **resolved** to note.

1752 Clerk's items

The Clerk will be attending the annual CALC Conference 6th October 2026.



Councillors **resolved** to note.

1753 Correspondence – Councillors noted the following items.

- (i) South West Water vote of no confidence – details previously circulated
- (ii) Waste management transfer notice – details as previously circulated
- (iii) CALC Training schedule June-September – details as previously circulated
- (iv) Dangerous tree at St. Mary's Church cemetery wall – Cllr Paul Cador

In relation to 1753 (iv) following advice from the Environment Officer for trees and the Arboricultural Officer, a buttressing solution has been recommended to support the church wall.

No works can occur without a Faculty approval from the Diocese. Cormac highways are aware of the situation and will not take any action until the St. Mary's church PCC have received a response from the Diocese. (see also item 1747)

Councillors **resolved** to note.

1754 Date of next meeting

The next Meeting of the Council will be the **Public Meeting on Wednesday 26th August 2026 at 7:30pm in 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.

1755 End of meeting 20:45

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Signed
(Chairman/Vice Chairman)

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Date