



Notes of the Public Meeting of the Parish Council

Wednesday 30th September 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 30th September 2026

1771(a) /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.

1772 Public participation

The resident tree warden for the Parish reported an Ash dieback disease on a tree on the highway. Cormac have made no comment regarding the dieback report, and it appears that a resident may take the matter into their own hands to deal with the tree.

'Forests for Cornwall' were currently offering free trees. Any trees that the Council obtain could be planted on or near the Recreation Field grassed mound banks. National Highways also offer tree grants but the process appeared very convoluted and complicated. Any expenditure that the Parish Council incurred regarding tree guards and planting materials would be met from the existing budget and was estimated at £200.

It was noted that the trees planted by the Council on the A388 verge were flourishing and still maturing.



It was requested that the grassed area by the trees and play equipment at the Recreation Field, currently that had been left unmown, remained unmown, as it was noted that the small oak trees and wildflowers were growing well. It was noted that additionally the area had become a wildlife haven for lizards and other insects.

Councillors **resolved** to note.

1773 To receive Apologies for Absence and approve the reasons given

No apologies.

1774 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.

1775 Minutes of the Public Meeting 26th August 2026

Draft Minutes 26th August 2026 – Proposed Cllr Willey (Vice Chair), Seconded Cllr Robinson.
5 agreed, 3 abstentions.

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

1776 Matters arising from the draft Minutes for report purposes only.

No matters arising.

1777 A Report from Cornwall Councillor Paul Cador

Cllr Cador was reported as follows -

- **Meditonham Estate** – Fire risk and access by Emergency services – As previously reported by the Parish Council, a resident had approached the Cornwall Councillor as access to the quay was very restricted for the Saltash Fire Station. A Fire Action plan had been prepared and Callington Fire Station would respond on behalf of Saltash Fire Station with their Land Rover tender and utilise the water points situated around the quay. Saltash Fire Station's tenders were unable to gain access due to their width. The Land Rover would immediately respond to a fire with back-up from the Saltash Fire Station. The issue was resolved to the resident's satisfaction.
- Following the complaint raised by residents at Carlton Villas (reported at the Public Meeting 26th August 2026), Cllr Cador confirmed that the gas leak had now been repaired. Following a protracted site visit by Cllr Cador and Cllr Edwards a report to the Cornwall Housing Officer confirmed that the porches to numbers 19-26 Carlton Villas were sinking. Health & Safety issues concerning Gas & Electric supplies along with addressing the damaged porches were now matters that Cornwall Council had now put

out for tender. It was expected that all repair works would commence in early/mid November 2026. Cornwall Housing reported that they would keep residents apprised of the situation.

- **St Mary's Church, Botus Fleming** - It was agreed that the Yew tree would remain in situ. A Tree Specialist report from May 2025 stated that the tree was healthy. This was also confirmed by CORMAC. CORMAC reported that the perimeter wall to St Mary's church would likely require a buttress for support. A report from a structural engineer would be required to confirm this remedial action. Cllr Cador would facilitate this through CORMAC. Once completed authority from the Parochial Church Council (PCC) would be sought for the work to be carried out and completed. It is hoped that this process will commence expeditiously.

Councillors **resolved** to note this report.

1778 Finance

A Accounts for Payment September 2026

Cllr Edwards (Chairman) proposed, Cllr Walton 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 **£24,169**

Receipts **Account2** 2026/2027 **£375**

Total Receipts all Accounts 2026/2027 **£24,544**

Councillors **resolved** to note.

C Bank reconciliation and Earmarked Funds (EMF)

The General Account balance was reported as **£15,163** and the Earmarked Funds as **£11,605**. Total Funds **£26,768. (rounded)**.

D Monthly budget monitoring balances report

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

Councillors **resolved** to note items 1778 (B) (C) & (D) as specified in the agenda.



E Public Works Loan Board Statement Sept 2026

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

F External audit process 2025/2026

- (1) External auditor's report and Certificate**
- (2) Notice of conclusion of audit**

Councillors **resolved** to note that the Audit passed inspection without further action being required. Notices posted to the notice boards and Website.

1779 Planning <http://planning.cornwall.gov.uk/online-applications>

Planning Application NEW – One received

Application	PA26/05191
Proposal	Erection of a self-build detached dwelling (alternative design For Plot 2 approved under Planning permission PA25/05737
Location	Orchard Meadow Hatt Saltash
Grid ref	239767/61926

Councillors noted that **PA25/05737** had already been approved, despite the Parish Council lodging concerns as to the suitability of the site for development and access and egress issues.

The applicant had purchased plot 2 had and had requested that a statement submitted by him could be read out during the Public Meeting. This was due to the applicant being unable to attend due to work commitments. Cllr Edwards (Chairman) then read out the statement.

Dear Councillors

Please accept my sincere apologies for not being with you this evening. I very much wanted to attend so that I could introduce myself and answer your questions in person. Sadly, I'm presenting at a health conference in Birmingham today and tomorrow, and I couldn't change this. I hope this statement will do in my absence.

Thank you for taking the time to consider this application. I'm aware that the development at Orchard Meadow has caused real concern to residents over a number of years, and I want to address that openly.

1. My involvement – Purchased Plot 2 Hatt Post Planning Permission Grant

I had no involvement in the earlier planning history of this site. The outline, reserved matters and full permissions for the four dwellings were all sought and granted before I became involved. I bought Plot 2 as a self-builder, with permission for a dwelling already in place. Since receiving Mr Edwards' email I have been reading through the earlier applications, and I understand better why residents feel as they do. I can't speak for decisions made before my time. What I can do is be accountable for how Plot 2 is built from here.



2. This is a small enhancement to the previous granted plan for Plot 2. I want to be clear that this application does not add another dwelling to Orchard Meadow. The number of homes on the site stays the same. The application is for an alternative design for Plot 2 which is one of the four plots already approved under PA25/05737. The main change is a fifth bedroom and a reworked internal layout, so that the house can serve as a long-term family home. That includes having room for our parents to stay with us, or live with us, as they get older.

3. **A home that adds to the community** - This will be our family home, not a development for sale. I have worked as a Partner at Tamar Valley Health since 2015, serving Callington, Gunnislake and the surrounding villages, and we intend to put down long-term roots here. We therefore have every reason to build a high-quality home that sits well in its setting and that neighbours can be comfortable living alongside. During construction I'll aim to keep disruption to a minimum and to meet all planning conditions in full.

I'd welcome the chance to take questions or discuss this with the Parish Council or any resident about the plans.

Thank you for your consideration.

Councillors acknowledged the contents of the statement, noting in particular that the changes to the plot 2 development chiefly concerned the internal alterations and changing the property from a 4 bedroom to a 5 bedroom dwelling.

Proposed Smith, seconded Willey (Vice Chair). All agreed.

Councillors resolved to SUPPORT PA26/05191.

Planning Application Decisions – Two received

Application PA26/03297
Proposal Change of use from dwelling (Class C3) to 2 supported Living units (Sui Generis)
Location 20 Sunnybanks Hatt Saltash PL12 6SA
Grid ref 239407/61988

Approved with conditions 3rd September 2026

Application PA25/07153
Proposal Construction of house with associated access and landscaping
Location Land East of Bidwell House Botus Fleming Cornwall PL12 6NJ
Grid ref 240523/061275

Approved with conditions 8th September 2026

Planning Application for Information – None received

Planning Application received after Agenda issue – One received.

Application PA26/06685
Proposal Application for tree works within a TPO area –

Location T1:Oak - reduction of crown and T2: - reduction of crown
Grid ref 11 Boaden Close/2 Stuarts Way Hatt Saltash Cornwall
239623/62054



Councillors noted the particulars of the TPO tree works subject to an arboroculturist report and had no further comments to add. The three trees in question had flourished to form two trees with large crowns, one of which was now impinging on a resident's garage and reducing light to the property.

Cllr Edwards proposed, Cllr White seconded SUPPORT for application PA26/06685. All agreed.

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

1780 Recreation Field

Cllr Willey (Vice Chair) confirmed that the Saltash United Junior Football Club had installed a container box for equipment at the Recreation Field. This was in accordance with the discussion held with Councillors at the last Public Meeting 28th August 2026.

Cllr Edwards (Chairman) confirmed that maintenance work was required to fix concrete bases to the two new park picnic benches and some repairs to the deteriorated planks on the wooden play tower.

Cllr Venables offered to provide a work force to complete these maintenance works, for which the Councillors were very grateful.

Councillors **resolved** to note this report.

1781 (i) Asset Maintenance Audit

Cllr White confirmed that the only matter recorded on the Asset audit report was the deterioration of the wooden play tower, as mentioned at item. 1780.

Councillors **resolved** to note this report.

1781 (ii) Other Councillor reports

Cllr Walton confirmed that the defibrillator training session had taken place at St. Mary's Church Hall on the 16th September 2026. Eight residents attended and were trained by SWAST staff.

Cllr Walton stated that the maintenance and rental options for the existing equipment would be reviewed soon, and that an option existed to purchase equipment from Duchy Defibrillators who were a respected supplier of the equipment to local Councils.

Councillors thanked Cllr Walton for organising a successful event.

Cllr Edwards (Chairman) mentioned the forthcoming Cornwall Area Partnership (CAPs) meeting planned for October, stating that for gathering information regarding grant funding and

networking with other Councils, the Parish should endeavour to send a representative with perhaps Councillors taking it in turns to attend. (CAPs) meetings were generally every quarter with some meetings held remotely and others face-to-face.



Councillors **resolved** to note.

1782 Clerk's items – draft Budget & Precept 2027/28 figures circulated.

Draft figures circulated to Councillors for discussion and resolution at the November meeting. The (RFO) explained the current levels of Budget & Precept.

Councillors resolved to agree the Budget & Precept levels at £33,700 (current £33,500) & £23,600 (current £22,500) respectively for confirmation by Motion at the 25th November 2026 Public Meeting.

1783 Correspondence – Councillors noted the following items.

- Neighbourhood Priority Statements – September bulletin
- Local Government bulletin
- Community Area Partnerships (CAPs) meeting details
- Government bulletin – LG Reorganisation Plans & Martyn's Law
- Town & Parish Council newsletter
- NALC news bulletin
- RCHT – APM notice engagement fair
- Safe A38 meeting agenda
- CALC Training – Planning & Enforcement
- A38 Stakeholder event
- Let's talk about Cornwall survey
- Town & Parish Councils Clerk Essentials bulletin
- Affordable Housing newsletter
- Weed and Public Realm Management
- Family history enquiry regarding Hatt (added to HCBB)

Councillors resolved to note all items.

Councillors **resolved** to note.

1784 Date of next meeting

The next Meeting of the Council will be the **Public Meeting on Wednesday 28th October 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 a requirement with safety guidelines applying.

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



1785 End of meeting 20:43

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Signed
(Chairman/Vice Chairman)

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Date