

**MEETING OF BOTUS FLEMING PARISH COUNCIL
Wednesday 27 September 2017**

**OPENING STATEMENT BY ELLENDEN LTD
Proposed Development of the Remainder of Orchard Meadow, Hatt, Saltash,
PL12 6PL**

Mr Chairman, Parish Councillors, Ward Councillor Foot, fellow parishioners,
May I first introduce Mr Rolfe Planner and agent for Ellenden Ltd in this application

I would like to paint the picture that I see.

- The Country needs more houses.
- Cornwall needs more houses
- The application site accords with the Cornwall Local Plan as a site suitable for housing.
- Residents like the houses we have designed and built
- We are serving a need of our community in a sustainable village location
- Much muck has been slung at us, in the hope that some will stick, and what we have said and done has been misrepresented by those who want this field to stay as it is.
- Nevertheless, our intention is to finish off what we started over 40 years ago with a small scale development of similar quality and character to that we have already built. A scheme that will fit in well to its village setting.
- So, having read all the objections submitted, I am left asking myself what real evidence is there that our project would be demonstrably harmful, and so bad that permission should be refused?
- We respect the right of objectors to air their legitimate concerns but -
- What is the evidence that our project would demonstrably harm the recreation area; or the landscape?
- What cogent evidence is there that flooding, or parking congestion, or overlooking, or overbearing would justify refusal?
- Is there cogent evidence that accessibility is impossible when plenty of access exists already to the site and housing?
- We and others have provided documentary evidence supporting our case.
- Two highway engineers have favourably assessed the site access arrangements
- A wildlife expert has assessed protected trees and ecology on the site
- Cornwall's Planning Officer has assessed the site is suitable for up to 5 houses.
- Once built and landscaped I believe that the houses will blend into the village setting just as Carlton Villas did in the 1930s and 1970s and the houses we have built have done over the last 20 years.
- Finally, we see this democratic process as not just between Ellenden Ltd and the objectors but also considering the legitimate interests of the silent majority in the Parish and elsewhere who might need to have housing alongside them if this project fails.
- Mr Chairman I hope that you and your Council will feel able to support our project.

We would be grateful to be able to respond to any issue that the Council feels weighs against the project. Thank you.

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East Office
Stone

B¹¹⁹ O¹²¹ T

ENCLOSURE
3A

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H7

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Cross

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Hollands Inn
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Spring

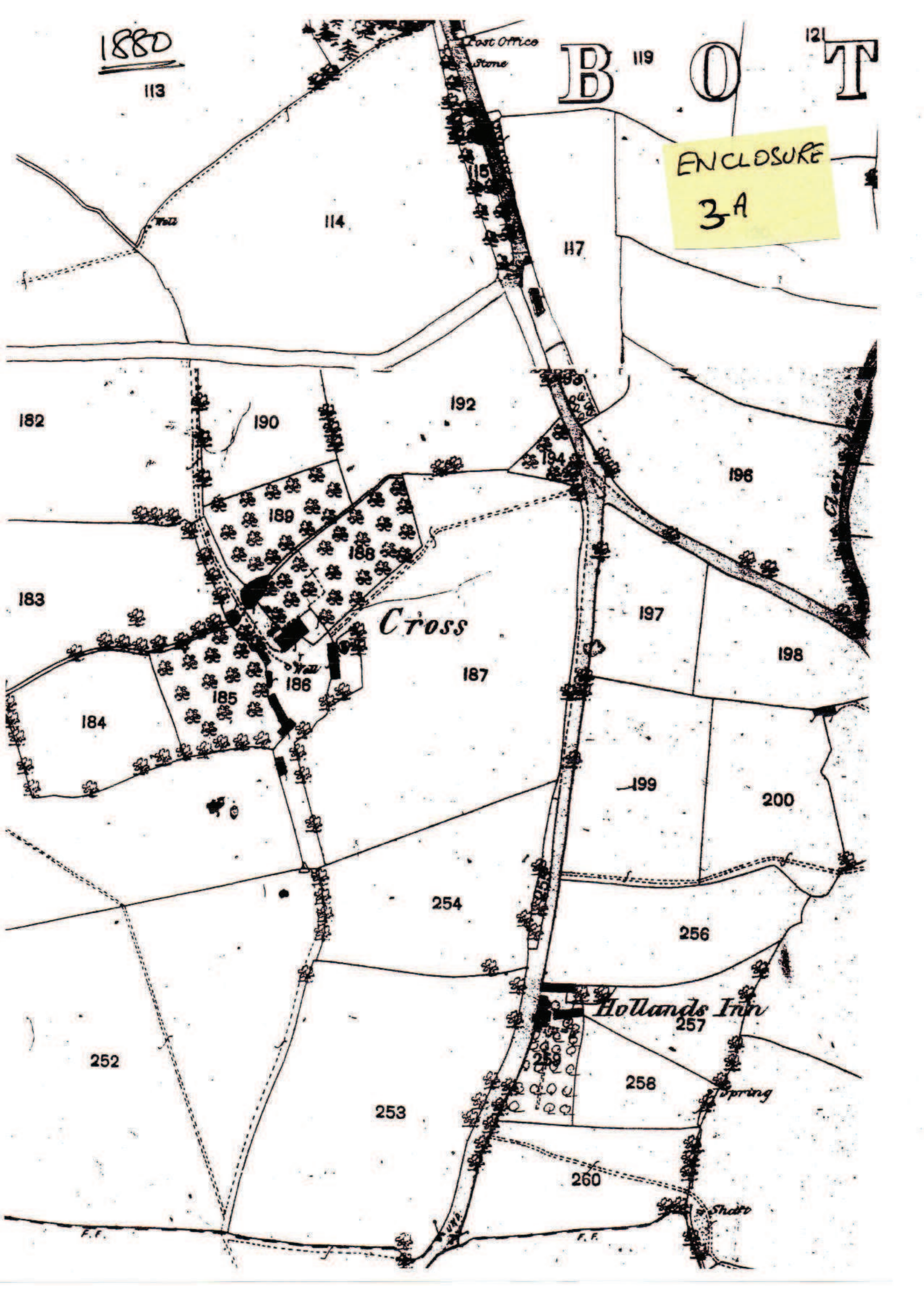
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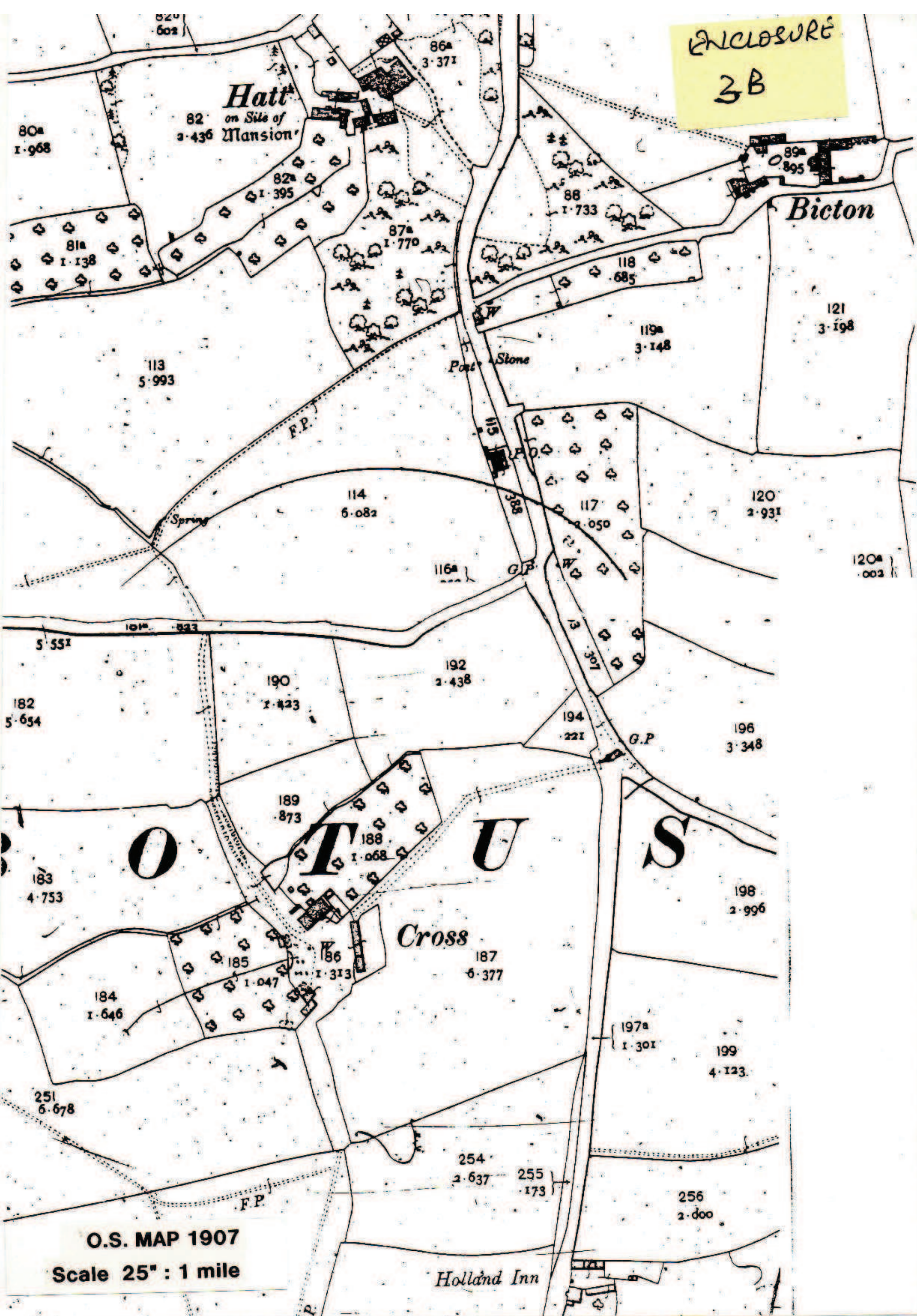
Shore

F.F.

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ENCLOSURE
3B



O.S. MAP 1907
Scale 25" : 1 mile

Complaints Procedure

Botus Fleming Parish Council recognises that from time to time there will be concerns expressed by members of the public over the activities of the Council, or one of its members or employees. To address these issues the Council has adopted a procedure for the handling of complaints. This procedure allows people to have a form of address to the Council if they feel they have a complaint or have been unfairly treated in their dealings with the Council staff, Councillors or the Council.

VERBAL COMPLAINTS

1. On receipt of a complaint by telephone, letter or email the Clerk will try to satisfy the Complainant immediately or as soon as is practicable.
2. If the Clerk is unable to answer the complaint immediately, then full details of the complaint together with the Complainant's telephone number etc will be recorded so that a further verbal response can be made as soon as possible.
3. If a verbal response is unable to satisfy, then the Clerk/Member will ask that the complaint be put in writing in order that it can be investigated more fully.

WRITTEN COMPLAINTS

1. On receiving a written complaint, the Clerk shall try to settle the complaint directly.
2. If the complaint is about the behaviour of an employee of the Council, the Clerk must also notify the person and offer the opportunity for comment on the manner in which it is intended to try and settle the complaint.
3. If necessary, the Clerk will send a holding letter to the Complainant to allow further time to address the issues raised.
4. The Clerk or Chairman shall bring any written complaint which has not been settled to the next meeting of the Council and the Clerk shall notify the Complainant of the date of that meeting. The Complainant will be offered the opportunity to explain the nature of the complaint to the meeting.
5. The Clerk shall consult with the Chairman/Vice Chairman to consider whether the written complaint warrants discussion at a Council meeting in the absence of the press and public, with the decision on the complaint being announced at the Council meeting in public.
6. The Clerk will communicate in writing the decision that has been made by the Council and the nature of any action taken by the Council.
7. Code of Conduct (see below for the procedure for complainants). Where a councillor is subject to a complaint alleging breach of the Code, the details of the complaint and exchanges of information between all parties have to be treated as confidential. Divulging information during any investigation could compromise the parties or the fairness of the process. For this reason, information concerning any Code of Conduct complaint may not be shared with other councillors until any assessment has been completed or the person conducting the assessment has agreed that details may be made public.

COMPLAINTS AGAINST AN OFFICER OF THE COUNCIL

1. Any complaint against an officer must be submitted in writing.

2. If the complaint is against the actions of the Clerk, it should be submitted in writing to the Chairman.
3. If the complaint is made against the actions of an employee, it will be considered as an employment issue and the Clerk will present the complaint to the Council for consideration at a meeting held in the absence of the press and public.
4. If the complaint is made against the actions of the Clerk, it will be considered as an employment issue and the Chairman will present the complaint to the Council for consideration at a meeting held in the absence of the press and public.
5. The Complainant may be invited to attend part of the meeting to explain the nature of their complaint, in the absence of the press and public.
6. Persons mentioned in the complaint will have the opportunity to explain the nature of their actions to the meeting, in the absence of the press and public.
7. The result of any Council consideration of a complaint will be announced at a Council meeting in public.

COMPLAINTS AGAINST A MEMBER OF THE COUNCIL

The Parish Councillors sign up to a Code of Conduct on taking office. The Council is unable to investigate complaints against any of its members. If you wish to submit a complaint for breach of this code you should do so by contacting the Monitoring Officer at Cornwall Council:

Monitoring Officer
Cornwall Council
New County Hall
Treyew Road
TRURO
Cornwall
TR1 3AY

Further information can be accessed from the Cornwall Council website:

www.cornwall.gov.uk

REVIEW OF COMPLAINTS

Botus Fleming Parish Council will review the Register of Complaints annually to see if any patterns exist which should be investigated to improve its performance.

VEXATIOUS OR PERSISTENT COMPLAINTS

The Parish Council receives very few complaints about the services that it provides and about the property that it manages. Where it does receive a complaint these are examined quickly and in accordance with the approved policy as outlined above. However, there will be rare occasions when a complainant will not be satisfied with the decision of a Committee or the Council itself. They might attempt to continue to pursue the issue in a way that the manner that is vexatious or persistent, for example:

1. Complaining to a different person to see if they can obtain the response they wish.
2. Modifying the complaint slightly to make it appear a new issue whereas it is really the original complainant.

Given the limited resources available to the Parish Council it is important not to spend large amounts of time dealing with vexatious or persistent complainants.

Hence, upon the decision of a Committee or Council that the complaint has been considered and found to be vexatious or persistent that the Parish Clerk and appropriate staff need not spend further time dealing with the issue. The Clerk will inform the complainant that the Council will not reply or acknowledge any further contact from him or her on the specific topic of that complaint.

Adopted: 30 June 2017

Review: 2020