

Botus Fleming Parish Council

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Monday 15th April 2019

Extraordinary Meeting

Present: Councillor Ellis (Chair)

Councillors Fletcher, Oakes, Robinson, Smith and Willey

Apologies for absence: Cllr Edwards (V/Chair), Cllr White

Also in attendance: Christopher Cook – Parish Clerk & Responsible Financial Officer

Members of the public: 72

The Extraordinary Meeting started at 7:30pm and closed at 8:40pm

Members of the public were permitted to speak on the Planning Application listed on the Agenda for a period of 3 minutes. This meeting was advertised as an Extraordinary 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 | 15 April 2019

1/2019 Chair's Welcome & Housekeeping

Cllr Mervyn Ellis (Chair) welcomed Councillors and residents to the Extraordinary meeting and introduced the Architect who would provide a marketing presentation in relation to Planning Application PA19/01247

Cllr Mervyn Ellis (Chair) reiterated the point that members were permitted to speak for 3 minutes and that Councillors would take a vote at the end of discussions.

Cllr Gloria Challen (Deputy Mayor Saltash Town Council) stated that she would be recording the debate of the Extraordinary Meeting. Councillors noted and agreed.

Cllr Mervyn Ellis (Chair) declared at this stage that Cllr Oakes had registered an interest under 4 (B). Item 3 apologies were also noted at this point.

2 Public participation

A 20 minutes presentation was given by Paul Nicholas (Architect for the Cardinals development) and this reflected the Planning Policy Framework 2012 and addressed:-

Economic Growth & Employment

Support for the Rural Economy

Sustainable Transport / Infrastructure

Design aspects and urban Landscaping

Community Health, Heating & Energy

Climate change

Enhancing the Natural Environment (AONB)

Public participation included seeking reassurances on the following aspects:-

Highways issues relating to traffic calming and access and egress to and from the Cardinals site. Pathway and cycle lane construction requested to provide a safe environment for local residents to reach the Cardinals facilities.

Rural environment issues to be addressed in order to enhance the rural nature of the Botus Fleming & Hatt environment.

Noise pollution issues during construction and the need for Acoustic sound barriers.

Feasibility studies to address Drainage issues, Ecological and Landscaping matters, and Highways surveys.

Economic growth and whether Saltash would be affected.

To note the requirement of the Tamar Valley (AONB) Local Plan.

The requirement to be sympathetic to the draft Parish Council NDP plan with the emphasis on development attaching to the scale of the proposed Hotel.

The suitability as to whether this Planning Application would attract S.106 monies.

Cllr Ellis (Chair) read out the following correspondence received from a Resident :-

Re Objection to PA19/01247

Dear Councillor Ellis,

Thank you for your letter advising us of the extraordinary meeting on 15th April of Botus Fleming Parish Council. Unfortunately, we will not be there due to a bereavement, however we would be pleased if you would kindly circulate our letter to the councillors. We own and farm the land adjacent to the Cardinals Hatt at Cross Park Farm. We had not been advised of this planning application but would object to the following;

- 1) It would have a significant detrimental effect on the environment and the parish, on the edge of the AONB.
- 2) It would have a considerable impact on neighbouring properties
- 3) We are concerned about the dangers of access on the A388 where we have witnessed numerous accidents over the past 40 that we have lived here.
- 4) The current chalets often have vacancies and therefore cannot see the need for such a development.
- 5) There are several large accommodation providers within a couple of miles as well as numerous rural B&Bs who rely on trade.
- 6) Properties on the Botus Fleming side of the A388 are all on private sewerage, septic tanks and we know for a fact that historically this property has had ongoing issues with sewage disposal.
- 7) The noise impact on building such a large complex would have a huge detrimental affect on the near neighbours of Hatt and Botus Fleming.
- 8) We often have livestock in the field adjacent to the chalets including pregnant sheep and such major works would have a huge detrimental effect on the animal's wellbeing.

Thank you so much for your time and we hope the council consider our objection when making a decision.

Kind regards,

Cllr Ellis (Chair) agreed to a request to take a democratic view regarding the Planning Application, with a ' straw poll ' being taken and the Public voted as follows:-

For the Application	35
Against the Application	18
Abstentions	19

3 Apologies

Cllr Edwards (V/Chair), Cllr White

4 Declarations of interest

Cllr. Oakes declared a non-pecuniary interest and retired to the public gallery.

Councillors **Resolved** to note.

5 Planning Matters

A To agree the Parish Council's response to Cornwall Council consultations on the new planning application as follows : all Application links
<http://planning.cornwall.gov.uk/online-applications>

Application	PA19 / 01247
Proposal	Outline planning permission with some matters reserved for the construction of a hotel comprising 56 hotel rooms and leisure facilities including associated parking with appearance and landscaping reserved.
Location	The Cardinals Hatt Saltash Cornwall
Applicant	Mr Venables
Grid Ref	239812 / 61622

The Planning Application was put to the vote as follows:-

For the Application 4
Against the Application 1

The Parish Council agreed to support the Planning Application.

6 Date of next meeting

The next Meeting of the Council will be the Annual Meeting of Parish Council on Wednesday 24th April 2019 at 7.30pm in St Mary's church hall.

End of Meeting 20:40pm