



PUBLIC MEETING OF THE PARISH COUNCIL

Wednesday 26th February 2020

Present: Councillor Edwards (Chair)

Councillors Ellis, Fletcher, Oakes, Robinson, Smith, White & Willey (Vice Chair)

Apologies for absence: County Councillor Jesse Foot

Also in attendance: Ren Jackaman (St. Mellion Parish Clerk) Locum at Public Meeting 26th February 2020 for Christopher Cook - Parish Clerk & Responsible Financial Officer

Members of the public: 9

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 26th February 2020

439/2020 Chair's Welcome & Announcements

Cllr Edwards (Chair) welcomed residents to the Public Meeting of the Parish Council and delivered Health and Safety housekeeping rules. No members of the public intended recording the Public Meeting.

440 Public participation

Mr Steve Malcolm made three statements. Firstly, offering a huge thank you to the Parish Council for the continued improvement of facilities generally, and particularly that of the Recreation field, especially with regard to liaison with Cornwall Council(CC) and environmental issues, Secondly, in relation to the Recreation field, having read the flyer, this was deemed essential for the sustainability and onward progression of the work done so far, and finally, seeking to purchase the field was essential for the community, looking to the Public Works Loan Board (PWLB) through the Cornwall Association of Local Councils (CALC) for a loan, suggested that this was a two phase process, to secure the field and then to look for charity status for funding advantages. Mr Malcolm stated that he was happy to participate in the process if the Parish Council were happy for him to do so.



Mr Malcolm also raised the issue of the two road surfaces area outside Camomile Cottage and near to the roundabout. He wished to register that this was dangerous. Between the Crossroads at Botus Fleming travelling towards the church hall recent rainfall had started to raise the ironworks. The parish Council were requested to contact Highways England and (CC) in order to rectify the situation as soon as possible. Cllr Robinson also added that the Camomile cottage issue (ref W192150) involved a stretch of tarmac lifting over a distance in excess of 50 yards. Horse riders and cyclists had registered complaints.

Cllr Edwards (Chairman) stated that he and other Councillors had spoken to Paul Allen (Cormac) last week and it was further mentioned and examined by Cllr Robinson. Cormac reported that they had had a report commissioned which proved to be not up to scratch. Cormac has seen a video of the floodwater and were now having a more in-depth report done.

Cllr Willey (Vice Chair) thanked all the Councillors who have put in so much time and effort into the bidding process and associated legal work regarding the Recreation field.

Councillors **Resolved** to note. All agreed.

441 To receive Apologies for Absence and approve the reasons given

County Councillor Jesse Foot (report submitted to the Chairman).

442 Declarations of Interest

None declared.

Councillors **Resolved** that no Councillors were liable for Dispensations.

All noted and agreed.

443 Minutes of the Public Meeting 22nd January 2020

The Minutes were a true record of the Meeting. Proposed Cllr Fletcher, seconded Cllr Oakes.

Councillors **Resolved** to note. All agreed.

444 Matters arising from the Minutes for report purposes only.

No matters arising.

445 Correspondence



Councillors noted the correspondence from Gill Mingo conveying the thanks of St. Mary's PCC for recent donations from the Parish Council, and also the letter from Tim Bell of Landulph under 5s that, with the assistance of Cllr Edwards (Chairman), a strategy could now be reached to work on marketing materials.

Councillors **Resolved** to note. All agreed.

446 A Report from Cornwall Councillor Jesse Foot

Cllr Edwards (Chairman) Clerk delivered a report from County Cllr Jesse Foot viz:

Yesterday, Full Council convened at Lys Kernow. It's budget time again so many items on the agenda had to do with business plans, capital programs etc. Officer Pay Policy Statement, Members Allowances and an item from the Constitution and Governance committee regarding the Farms panel were also up for consideration.

Cornwall Councils budget 20/21 and medium term financial plan 20-24 was one of the big items. Members supported the proposed budget meaning Council Tax will increase again by 3.99% from April. 2% goes straight to Adult Social Care and the other 1.99% into Council services. These are really sticking plaster/ fire fighting increases as I see many services struggling to meet demand with diminishing capacity and resource.

The webcast went out live yesterday but any interested residents can watch the archived broadcast

Here is the link - https://cornwall.public-i.tv/core/portal/webcast_interactive/462615

Councillors **Resolved** to note this report. All agreed.

447 Finance

A Accounts for Payment

Cllr Fletcher proposed, Cllr Robinson seconded approval of the Accounts for payment.

Councillors **Resolved** to note. All agreed.

B Direct bank Payments & Receipts for information

Bank Receipts were reported as £940.00. Total receipts 2019/2020 £18,709.92

Councillors **Resolved** to note. All agreed.

C Bank reconciliation and Earmarked Funds (EMF)

The General Account balance was reported as £16,670.48 and the Earmarked Funds as £7,085.72.



Councillors **Resolved** to note. All agreed.

D Monthly budget monitoring balances report

Councillors **Resolved** to note the report.

448 Planning

New Planning Applications – Two received

Application: PA20/00322
Location: Way Orchard Botus Fleming Saltash Cornwall
Proposal: Conversion of existing garage to bedroom with erection of detached garage and detached greenhouse and re-siting of existing gas tank.
Applicant: Mr David Knight
Grid ref: 240268 / 61302

Cllr Willey (Vice Chair) remarked that he had had trouble in locating the address on the map. Following discussion to clarify the location Cllr Edwards (Chairman) indicated the location on a map. Cllr Fletcher stated that there appeared to be little change between the proposed development and the existing building and the conversion merely represented the existing space. It was noted that the Area of Natural Beauty (AONB) had no issues with the development, and Cllr Fletcher proposed supporting the Planning Application. Cllr Edwards (Chairman) concurred.

Proposed, Cllr Fletcher, seconded Cllr Edwards (Chairman). All agreed.

Councillors **Resolved** to support Planning Application PA20/00322

Application: PA19/10985
Location; Rumbullion Farm Hatt Saltash Cornwall
Proposal: The proposal is for a retrofit, loft conversion and the formation of a veranda to an existing two-storey farmhouse.
Applicant: Vicki Lintern
Grid Ref: 240294 / 61950

Mr. James Crocker was present and presented the Application. Having recently moved back to the area, he wanted to create a family home and potentially develop a business. The application referred to adapting the property to become more suited as a residence for his family. High quality materials sympathetic to the building would be used. Consultation has taken place with neighbours who are supportive to the enhancement of the building. It was pointed out that the barn to the side of the house, currently had bats residing. The intention would be to move the bats to the barn as a re homing exercise with the roof being raised to accommodate their needs. Mr Crocker has an excellent architect taking into account all these facts.

Cllr Edwards (Chairman) enquired as to when work would commence should permission be given, and was advised by the applicant that work could commence



this year, but the bats were a restriction and that the barn would have to be converted before the roof could be taken off the house

Cllr Fletcher remarked that the farmhouse had not been well maintained previously and did not add to the ambience of the neighbourhood. The new design seemed to be sympathetic to the use of natural materials and sustainability which included solar panels on the roof and that this would be a bonus environmentally. New windows in the roof and the Georgian windows planned would tie in with the layout of the old building.

Cllr Fletcher asked several questions about the conditions required for the bats, including an opening in ridge tiles and ways of ingress and egress for the bats. Bat droppings left to accumulate for a long time could be harmful to health, so asked if this fact had been considered. The applicant stated that he would ask about this. There also appeared a slight cause for concern with the lack of AONB comment so far.

Cllr Robinson offered congratulations to the applicant for taking on this project and wished him every success.

Cllr Willey (Vice Chairman) enquired as to whether the veranda was going around all four sides because only three sides appeared on the Plan. The applicant stated that this was an error as the detail was included on the elevations but not on the block plan.

Councillors noted all the above points of concern before voting.

Proposed, Cllr Smith, seconded Cllr Fletcher. All agreed.

Councillors **Resolved** to support Planning Application PA19/10985

Planning Application Decisions – Two Approved

Reference: PA19/10392
Address: Crooked Lodge Botus Fleming Saltash Cornwall PL12 6NQ
Proposal: Variation of condition 2 of decision PA17/08205 dated 31st October 2017. Construction of replacement dwelling (revised proposal following permission Ref. PA13/08240).
Applicant: Mr & Mrs S Thompson
Grid ref: 240960 / 62036

Councillors **Resolved** to note.

Reference: PA19/10728
Address: Land south of Roodscroft Hatt Cornwall PL12 6PJ
Proposal: Change of use from root crop store to storage and distribution (under B8).
Applicant: Mr D Venables
Grid Ref: 240964 / 61631



Councillors **Resolved** to note.

Planning Application Decisions – None applicable

Councillors **Resolved** to note.

Planning Application for Information – None applicable

Councillors **Resolved** to note.

Planning Applications received after the Agenda published – None received

Councillors **Resolved** to note.

449 Neighbourhood Development Plan (NDP) www.botusflemingandhattndp.com

Report deferred until 25th March 2020.

Councillors **Resolved** to note.

450 Parish Plan

Report deferred until 25th March 2020.

Councillors **Resolved** to note.

451 Recreation Field

Cllr Edwards (Chairman) confirmed with Councillors, the offer to purchase just the Recreation Field and not the meadow, had been received by the Parish Council. The landowners intended selling off the farm in its entirety, but hiving off the Recreation field.

Should the offer not be taken up, then the Recreation Field would be included within the total parcel for sale.

Kivells, acting for the landowner, had valued the Recreation field at £70,000. Two independent surveys obtained by the Parish Council concurred with this valuation.

The Parish Council would need to secure funding, and the Public Works Loan Board (PWLB) who loan money to Town and Parish Councils for exactly this sort of project would be contacted through Cornwall Association of Local Councils (CALC). It would be necessary for local residents to support any application for funding in principle. The annual Precept would not be currently increased in relation to any borrowing, and it was estimated that any loan could be settled over a 15 years period.

Cllr Edwards (Chairman) advised that an application could not be made until there was evidence of consultancy with the community and that there was a consensus from them to purchase and borrow the funds.



Cllr Fletcher had set up Survey Monkey online, which was now live, and flyers had been printed and would be delivered before the coming weekend to all households. The Survey Monkey period would run from 28th February 2020 to 13th March 2020 and all details would also be added to the Facebook group (Hatt Chat & Botus Banter).

The Parish Council had mirrored online public consultations by Cornwall Council in setting up their survey. It was apparent that other public consultations also operated in this fashion, and usually contained only three questions and were very easy to complete. The Parish Clerk's address and phone number would be available on the flyer for any residents not IT literate or without the means of utilising it. Should there be general support the data would be available and the loan applied for the purchase.

Cllr Edwards (Chairman) confirmed that a Section 106 application had also been submitted for the whole amount as an exceptional request due to the parish's classification as 'not sustainable'. Should any award be made under this application the money would go towards paying off the loan.

Cllr Oakes enquired as to whether there was a percentage needed within the Survey Monkey to make any application valid. Cllr Edwards (Chairman) hoped that the majority of residents would support the proposal. The evidence from the survey would form part of the due diligence by CALC allowing the Parish Council to then apply for the loan. The CALC process would take approximately three weeks before permission to make a loan from the Public Works Loan Board (PWLB). Apparently once the application to PWLB was made the funds were available fairly quickly.

Cllr Fletcher pointed out that if the current survey demonstrated negative support from residents, this would be at odds with the Neighbourhood Development Plan (NDP) response, which was positive in favour of a Recreation Field. The data was now two years old and hopefully this survey would support the previous exercise.

Cllr Edwards (Chairman) confirmed that the Recreation Field report and flyer information would be added to the Parish Council website after the Public Meeting. Cllr Edwards (Chairman) confirmed that all councillors had received and read the **REPORT ON THE PROPOSED PURCHASE OF THE RECREATION FIELD AT HATT**. All councillors confirmed that they had both received it and read the report. Cllr Edwards (Chairman) proposed that subject to the result of the public consultation that the Parish Council should purchase the Recreation Field as per the criteria in the proposal report. Cllr Ellis seconded the proposal.

It was RESOLVED to seek the approval of the Secretary of State for Housing, Communities & Local Government to apply for a Public Work Loans Board loan of £70,000 up to 15 years for the purchase of the recreation field at Hatt, PL12 6PS.

Councillors **Resolved** to support the above process. All agreed.

Due to the fact that any application (assuming that it was supported) could take several weeks to process, Cllr Edwards (Chairman) proposed that a Statement of



Intent to purchase letter confirming that the Parish Council would purchase the Recreation Field for £70,000 (should the residents support the purchase) as long as the funds became available and subject to overage negotiations, should be arranged with a solicitor. The letter could be given to the vendors and when signed by both parties could assist in maintaining confidence by both parties.

The Service Level Agreement (SLA) between the Parish Council and Cornwall Council Legal was in place, but it was felt to be financially prudent to explore other possibilities of legal advice. A solicitor in Saltash was going to be being consulted if agreed by the Parish Council.

Cllr Edwards (Chairman) proposed that the Parish Clerk be authorised to attend a meeting on Monday 2nd March 2020 with Janet Sainsbury (Saltash Solicitor) in order to negotiate her representing the Parish Council (subject to costs) over the purchase of the Recreation Field. Cllr Ellis seconded.

Councillors **Resolved** to support the above process. All agreed.

Councillors Resolved to note this report and all decisions. All agreed.

Action Parish Clerk to meet with Janet Sainsbury solicitor 2nd March 2020

Cllr Smith remarked that it was obvious how much work had gone into the Recreation field project and offered his thanks and congratulations to Cllr Edwards (Chairman), Cllr Fletcher and the Parish Clerk.

452 Councillors Reports

A Cllr Sally White - Maintenance

Monthly maintenance audit noted (report previously published)

Cllr White reported that there had been little change to the assets apart from the Parish Pound which had had some re-pointing of stonework completed.

Councillors **Resolved** to note the monthly Audit report. All agreed.

B Cllr Malcolm Fletcher – Bio diversity

Tree planting update and Cormac restrictions

Cllr Fletcher updated Councillors on an additional report further to the report already submitted. The application for free tree saplings had been made, and the trees should be arriving next month, namely, dogwood, hawthorn, hazel, rowan silver birch and wild cherry

Cllrs Edwards (Chairman), Willey (Vice Chairman), Robinson and Fletcher met with Paul Allen (Cormac), Steve Harding (Arboricultural Officer) and Rebecca Dickson



(Volunteer Coordinator) on 21st February 2020. Steve Harding was of the opinion that some of the species to be planted would not thrive in the position proposed.

An alternative area could be at the North East verge of the A388. The area would need to be strimmed to allow for planting three metres from the highway, and this point was accepted by all.

Cllr Willey (Vice Chair) has sought advice from Nick Brown (BMS Landscaping) concerning the strimming and it was confirmed that the area could be strimmed to 6” and then de-rooted at cost of £200 for strimming. Brambles would need to be fully cleared at a later date.

Cllr Willey (Vice Chair) proposed that the Parish Council employ Nick Brown to clear the brambles, seconded Cllr Fletcher. All agreed.

Councillors **Resolved** to note these reports. All agreed.

C Cllr Dave Edwards (Chair) – Big Event <https://www.veday75.org>

Cllr Edwards (Chairman) invited Mrs Edwards to update the meeting.

Mrs Edwards reported that Women’s Institute (WI) of Trematon who had helped with the last three Big Events had disbanded. St. Mellion WI had been approached but declined and Pillaton WI would also be asked. A Trematon WI member has been asked if the existing members could come along to the Big Event as members of the village instead to run a cake stall as parishioners. Mrs Edwards was still trying to attract vintage vehicles to be displayed at the Event.

Cllr Smith noted that a resident of the Parish had been present during the early Nuclear testing in Australia and had a lot of information to offer, and could give talks and displays of memorabilia. Mrs Edwards confirmed that they would be interested and asked him to help get them in touch with one another.

Councillors **Resolved** to note this report. All agreed.

D Cllr Malcolm Fletcher – Climate Emergency (BOTHER)

Cllr Fletcher advised Councillors that the BOTHER group had met on Sunday 23rd February, and focused on preparing a stall at the Big Event. A children’s and an adult’s quiz and a poster designing competition would be run. This would all be funded from the Bulb receipts £200. What remains of the earmarked funds would be used following options sought from attendees at the Big Event. The group decision would be final.

Cllr Smith mentioned, that after attending a meeting at St. Mellion Golf Club to introduce new Chief Executive, it was proposed that the whole site would be eco friendly by 2030.



Councillors **Resolved** to note this report. All agreed.

E Cllr Dave Edwards – Cornwall Network Panel (CNP)

Cllr Edwards (Chairman) and Cllr Willey (Vice Chair) had attended the last (CNP) meeting. Cllr Willey (Vice Chair) told Councillors about a presentation from OPERATION SNAP, a Devon & Cornwall Police initiative from members of the public's dash cams showing dangerous driving, including how footage was processed. Cllr Willey (Vice Chair) recommended that members of the public should consider getting a dash cam.

Cllr Edwards (Chairman) noted that the (CNP) meeting was held at West Antony at the new building Cornwall Rural Business Training Centre, remarking how impressive the venue was. Office units were available for small businesses, plus lots of training opportunities.

Cllr Edwards (Chairman) recapped the crime figures and noted that two Police Officers from Saltash were to attend the next Parish Council meeting 25th March 2020.

A presentation from James Peck at the (CNP) meeting about Community Enforcement Pilot Scheme revealed that 58% of Cornwall Resident's problems related to dog faeces incidents and the lack of dog wardens. Only four dog wardens operate in the whole of Cornwall.

Cllr Willey (Vice Chair) advised of the promotion of a new scheme in renowned dog problem areas, trying to raise awareness about cleaning up after your dog. (DEFRA) charges £150 for littering £100 for dog fouling and £400 for fly tipping.

An expression of interest for funding had been submitted to the CNP with regards to a report prepared by Cllr White about the siting of 'Hatt Welcomes Careful Drivers' signs. This and other expressions of interest for funding would be decided by the CNP in September 2020.

Crossroads flooding Botus Fleming & Potholes

Cllr Robinson recapped his meeting with Paul Allen (Cormac) and that photographs of the damaged verges and Andrews Way (as registered on the HCBB Facebook), where patching for potholes had previously been done, resulted in Paul Allen stating that the potholes would need to deteriorate further before (Cormac) would do a large fixing job.

Cllr Edwards (Chairman) questioned whether small potholes occurring in Hatt could be fixed by the Parish Council, though Cllr Smith had noted an article recently where a Council in East Anglia were not permitted to do such work. Cllr Fletcher remarked that with the Council lacking the suitable equipment would mean a proper job could not be done.



Cllr Robinson advised that at the Botus Fleming Church Hall crossroads recent downpours had resulted in water gushing from inspection covers in the road. Cllrs Robinson and Fletcher reviewed the situation further taking photographing which showed the road cover rose due to water pressure as it was depressed by passing vehicles. Mr Paul Allen (Cormac) also took photographs and promised remedial action on the cover as the problem has reoccurring for more than 10 years. Cllr Robinson was concerned with the lack of response from Cormac and would draft a formal complaint letter seeking action.

Councillors **Resolved** to note this report. All agreed.

Action Cllr Robinson to draft a letter to Cormac

F Cllr Mervyn Ellis – Citybus complaint

Cllr Ellis reported an ongoing continuous dangerous manoeuvre at Hatt roundabout which had been occurring for several years. This involved a bus pulling out directly onto the roundabout rather than using the turning circle. Cllr Ellis has completed a complaints form on the Citybus website. The Citybus Manager would be looking into the situation and has talked to all the drivers concerned, using CCTV footage which clearly showed the manoeuvre.

Councillors **Resolved** to note this report. All agreed.

453 Chairman's Agenda Items

No matters arising.

454 Matters for information purposes only

Cllr Oakes had been approached by a local farmer to raise the issue of a Leylandii tree protruding into the road opposite the new cemetery obstructing the path of tractors and other vehicles using the road. This presented a danger. The farmer has offered to clear the tree branches with cutting equipment if permission of the owner is provided. The owner would be contacted informally.

Councillors **Resolved** to note. All agreed.

455 Date of next meeting

The next Meeting of the Council will be the Public Meeting on Wednesday 25th March 2020 at 7:30pm in St.Mary's church hall.

456 End of meeting 21:14