



Ellenden Ltd Cross Farm House Hatt Saltash PL12 6PL 01752 842430 mail@ellenden.co.uk Company No: 5891946

The Clerk to Botus Fleming Parish Council,  
By e mail

25 April 2020

Dear Mr Cook,

**EASEMENT OF ACCESS AT CARLTON VILLAS, HATT [APPROVED PA19/ 01685]**

I acknowledge your Council's quick reply dated 22 April. Thank you. Unfortunately the reply does not answer our letter's request for information. We are no clearer on where BFPC stands on the grant of an easement which was specifically requested in the first and last paragraphs of our letter.

BFPC minute 421(a) adds "*confirmation that Councillors did not support the development*" which seems to have been overlooked in your letter. I, and several others, concluded from a common sense reading of the totality of what was reasonably clearly said in these minutes, two months after planning permission had been granted for access and layout, amounted to a statement that BFPC was supportive of objectors seeking to ensure that the development would not be implemented. This was the basis of our letter but, now, we should move on from interpretation of this minute as that is not the material issue.

BFPC clearly has an interest in the approved development so it may be more constructive now to request, as provided for by the Code of Conduct, that the Council clarifies the following:

- a. Does BFPC oppose the grant of an easement of access at Carlton Villas to implement the approved development?
- b. If BFPC does oppose the grant of an easement of access, what are its specific grounds for doing so after planning permission has been granted for the access?
- c. If BFPC does oppose the grant of an easement of access, how can we, and the developer, help to address any concerns?

It is our wish, and intention, to create a good development that is sympathetic to its neighbours in a similar way to the five houses that we have already built on what was Cross Farm land.

Yours sincerely,

Christopher Jarvis  
[Managing Director]