

Minutes 10th July 2025

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Present Cllr Hockin, Cllr Smith, Cllr Yates, Cllr Bridges, Cllr Edwards, Cllr Anderson, Cllr Costello, Cllr Lakie and Cllr Hitchman-Smith. In attendance CCllr Burnett

05.01 Apologies – Cllr Peyman

05.02 Declarations of Interest –

Cllr Anderson declared an interest in finance item '*Environment*'.

Cllr Anderson declared an interest in planning application PA25/02758 (land adjacent).

Cllr Costello declared an interest in Cornwall Strategic Planning Meeting - Geothermal Engineering Ltd.

Cllr Costello declared an interest in late Planning application PA25/04794 if discussed.

Cllr Yates declared an interest in Correspondence (letter of support for funding (trustee)).

Cllr Yates declared an interest in agenda item Car Park – Toilets, he is a member of the Boscastle Community Interest Company (CIC) and owns a business that could be impacted on.

He requested dispensation to speak but not to vote. Cllr Smith proposed the dispensation be granted. Seconded by Cllr Costello All in favour. Cllrs Yates, Edwards and Hockin abstained.

Cllr Hockin declared an interest in agenda item Car Park – Toilets, he is a member of the CIC.

He requested dispensation to speak and vote. Cllr Smith proposed the dispensation be granted. Seconded by Cllr Costello. All in favour. Cllrs Yates, Edwards and Hockin abstained.

Cllr Edwards declared an interest in agenda item Car Park – Toilets, she is a member of the CIC.

She requested dispensation to speak and vote. Cllr Smith proposed the dispensation be granted. Seconded by Cllr Costello. All in favour. Cllrs Yates, Edwards and Hockin abstained.

05.03 Public Participation – seven members of the public present.

One member of the public spoke of today's Cornwall Council's strategic planning meeting that discussed planning application PA23/10067. However the planning committee decided to defer a decision as it was not safe to decide without all the information. They also advised the council they had put freedom of information requests to Cornwall Council and twice they have refused to provide any information.

A member of the public reiterated the previous member of public's comments and advised they are attempting to get the members of the strategic planning committee to site to see firsthand how a large industrial project would damage and not fit into the landscape.

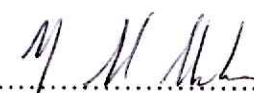
A member spoke regarding Paradise Triangle they were aware of a number of complaints but they were happy with the way things are going. Would like to see the edge around the biodiversity area more tapered, everything else is going well with lots more species, and it would be good to encourage the school to get involved. They also raised the following:

- Concern about the aversion to camper vans in the car park.
- Lack of resident only parking areas.
- Pressure the National Trust for more seating in the harbour area.
- The illegal no parking/residents only signs put up by residents outside their properties.

A member spoke regarding planning applications PA25/04050, PA25/04384 and PA25/04385 They outlined the reasons for the application, how they would mitigate any disruption the work may cause. They explained how the final finish and re-wilding would blend into the landscape.

A member spoke regarding the cancellation of the Camelford by-pass, in that there is an alternative option previously considered that with local support could be implanted to help alleviate the traffic through Camelford.

Adrian Prescott (Clerk)

Signed Chairman.....

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05.04 Planning – To consider planning applications received

Application	PA25/04050
Proposal	Application for tree works in a Tree Preservation Order (TPO): Removal of 4 sycamore trees
Location	The Butts Butts Lane Boscastle Cornwall PL35 0AX

Cllr Smith proposed the council support this application. Seconded by Cllr Hitchman-Smith. All in favour.

Cllr Anderson left the meeting.

Application	PA25/02578
Proposal	Outline Planning permission for a phased development of up to three dwellings (renewal of permission PA21/04844 with all matters reserved except for access
Location	Land to the north of Wilmar, Boscastle, Cornwall, PL35 0DS

Cllr Smith proposed the council support this application but have the following concern.

It must meet the 10% biodiversity cap because it is a larger development however on the plans a lot of the original grass land is being paved over or sealed.

In the area where they specify, they are meeting the biodiversity criteria it appears the plan is to maintain existing hedgerows and add vegetated gardens.

The council is not convinced that this meets the biodiversity requirements, as the gardens will, once the properties are purchased, be out of the control of the developer.

There is scope in the non-sealed areas that is not part of the homes gardens that could be utilised Seconded by Cllr Bridges. All in favour.

Cllr Anderson rejoined the meeting.

Application	PA25/04383
Proposal	Proposed removal of 20th century extensions and refurbishment and extensions of the existing grade 2 listed building and construction of detached garage
Location	The Butts Butts Lane Boscastle Cornwall PL35 0AX

Cllr Yates proposed the council support this application. Seconded by Cllr Smith. All in favour.

Application	PA25/04384
Proposal	Listed Building Consent for the proposed removal of 20th century extensions and refurbishment and extensions of the existing grade 2 listed building and construction of detached garage
Location	The Butts Butts Lane Boscastle Cornwall PL35 0AX

Cllr Yates proposed the council support this application. Seconded by Cllr Smith. All in favour.

05.05 To consider other planning applications received by time of meeting. –

Cllr Smith proposed the council consider this application. Seconded by Cllr Yates. All in favour.

Cllr Costello left the meeting

Application	PA25/04794
Proposal	Works to trees subject to a Tree Preservation Order (TPO), works include Full removal of copper beech tree T1 on map as indicated in tree survey 10 years ago the tree has an uncertain root anchorage in raised bank, and noted in survey has a void greater than 300mm in base of the tree on west side. Also is close to the house. Two lymes at the front of the property pollard to 6ft and create hedge with economic growth also tree are adjacent to front of property on raised bank. Client will replant 3 trees on land 200m away from property.

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Location	Paradise Farm Paradise Road Boscastle Cornwall PL35 0BL
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Cllr Smith Proposed the council support this application. Seconded by Cllr Hitchman-Smith. All in favour.

Cornwall Council Strategic Planning Meeting

Feedback/Decision on Application **PA23/10067**.

[Geothermal Engineering Ltd - Land adjacent Wind Turbine, Station Road, Camelford, PL32 9TZ](#)

Cllr Hockin reported he had listened in to the Strategic Planning meeting he agreed with what has previously been said and felt the planning officer were making a mistake with this applications location.

Cllr Yates attended the meeting as an observer as this application fell after our last meeting and ahead of today's meeting. In between the meetings the Parish Council issued a statement and sent the ward councillor and all members of the strategic planning committee a letter asking them to carefully consider this application. He noted the lack of good conversation regard the application with only a few members of the committee having attended site. Cllr Yates believes this council is qualified as the information provided to this council is inadequate and contradictory. There is complete lack of independent scrutiny with the planning committee expected to decide with two differing technical reports. Cornwall Council doesn't appear to have any in house experts to scrutinise these types of complex planning applications. Cllr Yates asked the council to consider appointing a representative to attend the next strategic planning committee meeting. Cllr Smith proposed Cllr Yates. Seconded by Cllr Anderson. All in favour. Fully external independent review of the two differing technical reports to get to the absolute fine detail of exactly what is the truly proposed. Cllr Yates proposed the council call upon Cornwall Council to commission an external fully independent review of the two differing technical reports and all members of the strategic planning committee to attend site. Seconded by Cllr Hitchman-Smith. All in favour.

Cllr Costello rejoined the meeting.

PC

05.06 Planning Decisions: as listed ([see website](#))

05.07 Minutes

Minutes of the meeting held on 12th June 2025 – Cllr Yates proposed, the minutes be accepted as a true record. Seconded by Cllr Edwards. All in favour.

05.08 Matters to Report (only) from previous meetings minutes –

Cllr Yates handed two notices explaining the rewilding/bio-diversity work on Paradise Triangle to the council for install.

05.09 Finance

Approval of cheques for payment

Cllr Anderson left the meeting.

Category	Sub Category	Amount	For
Administration	Staff Costs	£1094.78	Salary (June)
Administration	Staff Costs	£78.43	Expenses (June)
Administration	Village Hall	£14.00	Hall Hire 8 th May
Administration	Environment	£190.00	Environment June

Adrian Prescott (Clerk)

Signed Chairman... 

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Open Spaces	Castle Site Bin	£36.00	Bin emptying 16 th June 2025
Section 137	Sir James Smiths	£250.00	Sensory Garden Grant*

Cllr Yates proposed that the council approve the amounts as listed for payment. Seconded by Cllr Edwards. All in favour. * see Parish Clerk report below.
Cllr Anderson rejoined the meeting.

05.10 Correspondence – the clerk outlined the significant items of correspondence received, all of which had been copied to councillors.

Clerk asked to write a letter of support for the Community & Recreation Centre application for funding toward an extension.

Clerk asked to send a letter supporting the Community & Recreation Centres application.

Clerk asked to respond to the New Road Back entrance email, that it is outside the Parish Council jurisdiction.

Clerk asked respond to the email regarding damaged wall in Slaughterbridge.

Ofcom report re telephony network resilience, Cllr Yates reminded council this report is due to this councils work in highlighting the issues. Cllr Yates proposed the council send a letter to Ben Maguire MP reinforcing the Parish Council concern re national public safety. Seconded by Cllr Lakie. All in favour.

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05.11 Reports

Cornwall Councillor Report – CCllr Burnett reported Cornwall Council are reviewing the Local Plan over the next few years. He has a briefing tomorrow on the impact the governments change in council funding on Cornwall in particular. He has also been chasing Dan Rogerson who is portfolio holder for Transport regarding the public toilet levy. Confirmed the alternative to the Camelford bypass is being reviewed and feasibility study funding will be required.

Chairmans Report – Cllr Hockin reported there is still trouble/anti-social behaviour happening by two young boys around the village. Someone in the community thought the parish council could help however the only recourse is to report it to the Police, the more reports the more action they will take.

Parish Clerk Report – Cheque for Sir James Smith's School PTFA not on summary sheet. Cllr Yates proposed the Council make this payment. Seconded by Cllr Smith. All in favour.
CCllr Burnett left the meeting.

05.12 Items from previous meeting

Car Park – Toilets – Cllr Yates reported Boscastle Community Interest Company (CIC) is hoping to meet with the Cornwall Council Cabinet Member for Transport in the near future to discuss the reinstatement of the car park toilet levy.

Highways – Cllr Hockin reported following the on site meeting with the highway manager, he advised that the B3266 from Treforda to the Doctors Hill junction is programmed to be resurfaced from the 29th September 2025.

Civil Emergency and Contingency – Cllr Yates reported the working group is planning to meet next Thursday 17th July, which is open to all councillors. The Working group, with council agreement, would like to invite representatives from Trevalga.

Play Area – Monthly inspection – Cllr Bridges reported inspection ok. The rocker has been repaired and awaits refitting. Cllr Bridges would arrange with the working group to gather some

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ideas to replace the Junior Multi-play frame. Clerk asked to ask CCllr Burnett if there are any funding opportunities they could tap into.

Castle Site

Monumental project – Cllr Costello reported the Interpretation Noticeboard has been installed. The site is looking good as the entire area has recently been cut no dog fouling or litter visible. The new dedicated picnic table is in place. The council discuss the original bench which needs ne timber and felt it could be repaired and relocated on Paradise Triangle. Clerk to arrange a quote.

Monthly inspection – Cllr Costello all ok. Bin is ¾ full and would speak with contractor.

Meadow Area – Access is now very overgrown and prohibits inspection.

Works around the Village - Cllr Bridges reported he had repaired the pedestrian route sign on the slip road. Cllr Yates reported he had been advised that part of the Valency Vally footpath near the footbridge is overgrown and asked if the National Trust representatives could let the NT know.

Playing Field – Dog Fouling - Cllr Hockin advised that he hadn't spoken with environment officer recently. The school won't be using it again until after the school summer holidays.

Council Documentation Review – none

05.13 Items since last meeting –

Website and communications

The working group recently meet to discuss the improvements over the last few years. They considered digital communications going out by introducing push notifications and emails, with priority being given to push notifications were views of the website sign up to received notifications such as road closures. There appears to be a need to encourage more people to access the website.

05.14 Agenda items for next meeting

Car Park – *Toilets*

Highways

Civil Emergency and Contingency (BT Phone box)

Website and communications

Camelford By-Pass

Play Area –

Monthly inspection - report and equipment update

Castle Site

Monumental project - update

Monthly Inspection – report

Community Champion Award

Works around the village – *Paradise Triangle*

Playing Field – *dog fouling*

Council Documentation Review

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With no further business the Chairman closed the meeting at 20.47pm

Date of next monthly meeting Thursday 14th August 2025 in the Village Hall