

GRADE RUAN PARISH COUNCIL

Parish Clerk: Lee Dunkley BA (Hons), MPhil, FSLCC

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Council Meeting – Thursday 11 November 2021

Minutes of the meeting of the Council held at the Sunday School Room, Methodist Chapel, Ruan Minor on the above date, 19:00.

		Action
114/21	<p>Persons Present/Apologies Present: Cllrs Preston (Chair), Green (Vice Chair), P Collins, S Collins, Fleetwood, Keeley, Lee, Scolding, Stephens, Trewin.</p> <p>Apologies: Cllr Agutter.</p> <p>In attendance: L Dunkley (Parish Clerk). Cllr Soady CC. 8 members of the public.</p>	
115/21	<p>To Receive Declarations of Interest / Dispensations Cllr S Collins declared an interest in PA21/09844. Cllr Green declared an interest in PA21/09835.</p>	
116/21	<p>Public Participation. N Jose spoke against PA21/08709. I Cox spoke against PA21/08709 and queried if the lack of a Neighbourhood Development Plan left the parish vulnerable to unwanted development. G Pollard gave context to PA21/09844, explaining that the new building was for a family member; felling of trees are not connected to the application though all will be replanted; no windows will overlook neighbouring properties; that a similar development adjacent was approved. C Bennetts expressed concern about potential sale/development at Ruan Major Church. A written comment was read out from the agent of PA21/09835.</p>	
117/21	<p>Reports from outside bodies. Cllr Soady CC expressed that he was attending to listen to the Council's deliberations and support where he can. Cllr Scolding asked about NDPs; Cllr Lee raised questions on planning enforcement cases.</p>	
118/21	<p>Council Meeting: Minutes 7 October 2021 RESOLVED that the above Minutes of the Meeting of the Council having been previously circulated, be taken as read, approved and signed subject to the inclusion of "other sites" after "Bodriggy Lodge" (110/21). Cllrs Lee/S Collins. 9 voted in favour, 1 abstained: Cllr Keeley. No matters arising NOTED.</p>	
119/21	<p>Planning Applications for consideration PA21/08709: Proposed two-storey dwelling. Alan Brown. Land North East Of Louvain Cadwith Ruan Minor Cornwall TR12 7JY</p> <p>The Council very strongly objected to the application on the following grounds: the proposals constitute overdevelopment for this small site which is oppressively close to neighbouring properties, disrupting their amenity; the design and scale is out of proportion and not in keeping with the local character of the village; design and scale pose harm to the conservation area; there is no suitable access to the property; the location plan assumes ownership and rights over a footpath that is well used by the public and which is currently unregistered land which the Parish Council are seeking to register as a Public Right Of Way; the assertion that the development would provide a family</p>	

	dwelling is in serious doubt as the same applicant stated the same for the adjacent property, which is now a holiday let – more of which are not needed in Cadgwith; harm to the AONB as outlined by the objection of the AONB Unit; significant opposition from local residents. Proposed, seconded. Unanimous.	Clerk to respond
120/21	PA21/09651: Listed building consent for alterations and refurbishment of existing dwelling . L Walker. Beach Cottage Cadgwith Ruan Minor TR12 7JX The Council objected to the application in its current form on the following grounds: As highlighted by the Historic Environment (Planning) comments (HEP-6004251), the design details for a number the proposed changes seem not to be in keeping with the character of this building detailed in the listing and the conservation area in general. The application covers one part of this prominent building in the centre of Cadgwith and it is important that any changes made comply both with design guidance and regulations, and do not erode or harm the character of the whole of this important historic building. Proposed, seconded. Unanimous.	Clerk to respond
121/21	PA21/10335: Prior approval notification to determine if planning permission is required for: building necessary for equipment, and machinery and feed store in connection with existing farm diversification . Christine Oates. Gwealgues Farm Kuggar Ruan Minor TR12 7LY The Council made no comment on the application. Proposed, seconded. Unanimous.	Clerk to respond
122/21	PA21/09844: Outline planning application with all matters reserved except access for the construction of a detached dwelling . Mr & Mrs G Pollard. Land Adj To Westie Way St Ruan Ruan Minor Helston Cornwall TR12 7JS The Council supported the application and welcomed that the development was for a dwelling for a local person, and requested that natural screening is put in place. Proposed, seconded. Unanimous.	Clerk to respond
123/21	PA21/09835: Erection of a disability adaptable and accessible bungalow (Design amendments to approval PA20/11339) dated 20th July 2021 . Mr And Mrs Elliott. Land West Of White House Farm Ruan Minor Cornwall TR12 7JR The Council supported the application. Proposed, seconded. 7 voted in favour, 1 against, 1 abstained.	Clerk to respond
124/21	Planning Applications decided by CC since the last meeting APPROVED: - PA21/06647: Installation of raised decking at the front of the property. Bryn Mor New Road Cadgwith Ruan Minor TR12 7JZ - PA21/08268: Conversion and extension of Redundant Telephone Exchange into a Residential Dwelling. The Old Telephone Exchange Cadgwith TR12 7LB - PA20/09315: Residential development of 4 houses. Land At The Beach Kuggar Ruan Minor. - PA21/08178: Erection of a hipped conservatory in Smooth White uPVC. Tresaddern House Road Between Friars Lane And Croft Pascoe TR12 7NA - PA21/09175: Proposed Replacement Garage, Bedroom Extension and Sunroom. Prazegooth Cottage Prazegooth Lane Cadgwith Ruan TR12 7LB	
125/21	Preapplications, consultations and appeals. RECEIVED an update on the joint Lizard Parishes statement responding to PA21/07481. Eleven Parish Councils formally support the statement and the response has been submitted to Cornwall Council, and reported in local press. The Council wish to underline that the objection is based on traffic, highways and congestion issues at the specific site in question, not on development of retail space in Helston per se.	
126/21	Finance report and Payments RESOLVED to adopt the most recent Finance Report and authorise the payments of Accounts Outstanding: L Carter Cleaning 20.00 Octopus Energy Public Lighting 21.44	

	R Sanders Staffing	Cut and Strim play area, 2 nd cut to SWCP	258.03 624.75	
	Cllrs Fleetwood/S Collins. Unanimous.			
127/21	Council laptop damage and replacement NOTED that the Council's laptop has been damaged beyond repair in a car crash, and RESOLVED to delegate authority to the Clerk, Chair & Vice Chair to purchase a new laptop up to £1,500 subject to insurance matters being pursued. Cllrs S Collins/Green. Unanimous.			Clerk to pursue
128/21	Cllr vacancy update NOTED that the co-option procedure has been implemented following the resignation of Cllr Clifton-Williams and the notification from Cornwall Council that a byelection has not been demanded by the electorate. Deadline for applications: 5 th January 2022.			Cllrs to advertise and share
129/21	AONB Monumental Improvement Letter of Support RECEIVED a request as above (1, 2, 3) and RESOLVED to issue a letter of support. Cllrs Keeley/P Collins. Unanimous.			Clerk to action
130/21	Playground Inspection report RECEIVED as above and to RESOLVED to seek prices for identified works. Cllrs P Collins/Scolding. Unanimous			Cllr Preston to pursue
131/21	Decision on Common Land at Beach Cottage, Cadgwith NOTED as above. Queries were raised over the specific boundary/access to common land.			Cllr Preston to pursue
132/21	Winch House Lease completion NOTED as above and the final version of the Trust constitution. Thanks were given to Cllr Green for his hard work in bringing this to fruition. The Council noted that the Winch House building is now preserved for the use of the fishing industry for generations to come.			
133/21	Update: Working groups RECEIVED as above on housing and Cornwall Council survey. A meeting will be convened in the near future.			Clerk to pursue
134/21	Update: Cycle hoops project RECEIVED an update as above. Final formal consent from landowners is being pursued before instructing the contractor to begin works.			Clerk to pursue
135/21	a) RECEIVED updates on Chapel Terrace and path between New Rd and Citrine: further investigation needed. b) RESOLVED to delegate the decision of the final positioning of a post for a power cable to Cllr Fleetwood following discussion with Wester Power; and thereafter for the Clerk to arrange for signing a wayleave agreement (1, 2) with Western Power Distribution relating to Ruan Minor Recreation Ground. Cllrs Green/Trewin. Unanimous. c) RECEIVED other reports: - Friars Lane bridleway is impassable due to tractor use (Clerk to report). Duck Alley flooding makes the route dangerous and impassable for OAPs (Clerk to report). Additional verge cutting SLAs to be pursued (Cllr Preston to pursue with Cllr Soady CC).			Clerk to pursue Cllr Fleetwood to pursue and liaise with Clerk
136/21	Reports from Parish Council representatives to outside bodies NOTED: Cllr Keeley attended the Community Network Panel meeting and reported that there is a new Police Inspector and tri-services officer. Cllr Keeley highlighted the work of Inclusion Cornwall.			Inclusion Cornwall material to be shared on social media
137/21	Notification of meeting 9th December/items for agenda NOTED items for the next Council meeting: Budget considerations 2022/23; normal dates of Council meetings.			
138/21	Public Bodies (Admission to Meetings) Act 1960. None.			
	<i>The meeting closed at 21:10.</i>			

Signed