

GRADE RUAN PARISH COUNCIL

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

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Council Meeting – Thursday 9 December 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
139/21	<p>Persons Present/Apologies Present: Cllrs Preston (Chair), Green (Vice Chair), Fleetwood, Keeley, Lee, Scolding.</p> <p>Apologies: Cllrs Agutter, S Collins, P Collins, Stephens, Trewin. Cllr Soady CC.</p> <p>In attendance: L Dunkley (Parish Clerk). 6 members of the public.</p>	
140/21	<p>To Receive Declarations of Interest / Dispensations. None.</p>	
141/21	<p>Public Participation. P Penrose spoke against PA21/10088, stating that the proposal did not constitute infill; run off and flooding issues; the previous similar applications have been refused. A Dale gave context to PA21/11504, explaining the need for the development, and that natural screening is in place. T Birchmore gave context to PA21/11037, explaining the need for the development.</p>	
142/21	<p>Reports from outside bodies. PCSO Julia Berry reported: road safety sessions have been run at Ruan Minor school; Crime is very low, but all must be formally reported in order that resource and attention are allocated effectively; home fire safety checks are available for vulnerable people – email helston@devonandcornwall.pnn.police.uk</p>	
143/21	<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. Cllrs Lee/Scolding. Unanimous. NOTED per 131/21 that common land border issues are being investigated by Cllr Preston.</p>	
144/21	<p>Planning Applications for consideration PA21/10088: Proposed construction of 4 No open market dwellings, new access, external works and landscaping. Mr and Mrs G Wright. Land Adj To Rosemerryn St Ruan TR12 7JS</p> <p>The Council objected on the following grounds:</p> <ul style="list-style-type: none"> The proposals are believed not to constitute infill or rounding off as the site is a large gap outside the long-established settlement boundary of St Ruan, and the Council considers this large gap important to establish the setting of the settlement. There is also insufficient buildings surrounding this large site for it to qualify as infill. 	

	<ul style="list-style-type: none"> As per above, the proposals therefore constitute development in the open countryside and the erosion of important greenspace that is helping separate St Ruan from Ruan Minor. A new access onto the highway would result in the demolition/destruction of part of an ancient hedgerow and potentially trees also. Approval would set a damaging precedent for spreading into the open countryside. Pedestrian access is unsafe as there are no pavements. Potential to harm the landscape and scenic beauty of the AONB and the rural characteristics of this small tree-lined hamlet. Unlike the previous application (PA19/10632) the proposal is not affordable-led and thus the Council also objects on the grounds that there is no benefit to the community and no need for new open market houses in the Parish. <p>Proposed, seconded. Unanimous.</p>	Clerk to respond
145/21	<p>PA21/11037: Application for Outline Planning Permission with all matters reserved for the construction of a new dwelling. Tim & Sandra Birchmore. Land Adj To 1 Ledra Close Ledra Close Cadgwith Ruan Minor TR12 7LD</p> <p>The Council supported the application with the following comments:</p> <ul style="list-style-type: none"> The proposal is felt to constitute infill and therefore is not development in the open countryside. A condition is requested that the new dwelling has a local person occupancy tie, and a permanent resident use only. Vehicular access is investigated, particularly regarding safety directly onto New Road and whether access can instead be from Ledra Close. If access is permitted on to New Road the visibility splay requirements will severely limit the height and extent of screening that can be added on the New Road side, and so will make the development more visible from distant view points. Screening along the roadside boundaries is stipulated as a condition. <p>Proposed, seconded. Unanimous.</p>	Clerk to respond
146/21	<p>PA21/10912: Proposed erection of 1 three-bay steel portal frame agricultural building on an established 27 acre (11 hectare) grassland holding to provide covered and secure storage for the Applicant's agricultural machinery and fodder. C M Richards Fir Tree Meadows Farm Worvas Lane Ruan Minor TR12 7LN</p> <p>The Council supported the application and requested that screening of the new building is put in place. Proposed, seconded. Unanimous.</p>	Clerk to respond
147/21	<p>PA21/11504: Proposed construction of single adaptable and accessible bungalow with annexe (rural exception dwelling). Andrew Dale. Land North West Of Chy An Delek St Ruan TR12 7JS</p> <p>The Council supported the application with the following comments:</p> <ul style="list-style-type: none"> A condition is requested that the new dwelling has a local person occupancy tie, and a permanent resident use only. <p>Proposed, seconded. 10 voted in favour, 1 abstained.</p>	Clerk to respond
148/21	<p>Planning Applications decided by CC since the last meeting APPROVED:</p>	

	- PA21/09844: Outline planning application with all matters reserved except access for the construction of a detached dwelling. Land Adj To Westie Way St Ruan Ruan Minor																						
149/21	Preapplications, consultations and appeals. None.																						
150/21	Grant Application: Grade Ruan Under 5s RECEIVED as above (1 , 2 , 3 , 4) for £1,000 towards heating. RESOLVED to award the budgeted amount of £770. Cllrs Lee/Scolding. Unanimous.	Clerk to respond																					
151/21	Finance report and Payments RESOLVED to adopt the most recent Finance Report and authorise the payments of Accounts Outstanding: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">L Carter</td> <td style="width: 50%;">Cleaning</td> <td style="width: 20%; text-align: right;">20.00</td> </tr> <tr> <td>Octopus Energy</td> <td>Public Lighting</td> <td style="text-align: right;">22.34</td> </tr> <tr> <td>Cornwall ALC</td> <td>Training – Cllr Scolding</td> <td style="text-align: right;">36.00</td> </tr> <tr> <td>Williams Travel</td> <td>Xmas coach</td> <td style="text-align: right;">330.00*</td> </tr> <tr> <td>R Sanders</td> <td>Cut/Strim play area, Martha’s Acre; Gatepost</td> <td style="text-align: right;">954.04</td> </tr> <tr> <td>Grade Ruan U5s</td> <td>Grant</td> <td style="text-align: right;">770.00</td> </tr> <tr> <td>Staffing</td> <td></td> <td style="text-align: right;">581.96</td> </tr> </table> <p>*To be paid up to the value of £330 once final booking is made.</p> <p>Cllrs Lee/Scolding. Unanimous.</p>	L Carter	Cleaning	20.00	Octopus Energy	Public Lighting	22.34	Cornwall ALC	Training – Cllr Scolding	36.00	Williams Travel	Xmas coach	330.00*	R Sanders	Cut/Strim play area, Martha’s Acre; Gatepost	954.04	Grade Ruan U5s	Grant	770.00	Staffing		581.96	Clerk to action
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152/21	Reserves RESOLVED to confirm Earmarked and General Reserve levels. Cllrs Lee/Keeley. Unanimous.																						
153/21	Budget 2022/23 RECEIVED input from the Finance Working Group and CONSIDERED as above. RESOLVED to set the budget for 2022/23 with a total expenditure of £30,865, a total income of £33,234, a total precept of £24,270 (per D-band = £52.87pa). This allows for all planned expenditure, reduced income from Cornwall Council, and moderate replenishing of reserves whilst keeping the D-band increase to below inflation (2%). Cllrs Green/Scolding. Unanimous.	Clerk to action																					
154/21	Poppy Appeal Letter of Thanks RECEIVED as above .																						
155/21	Christmas Trees RESOLVED to fund for Cadgwith and Ruan Minor per previous years. Cllrs Scolding/Lee. Unanimous.	Clerk to respond																					
156/21	Full Council normal meeting dates CONSIDERED adjusting normal meeting dates from the second Thursday in the month to an alternative. RESOLVED to set the normal meeting date as the second Wednesday in the month commencing 12 th January 2022, and to trial separate Planning meetings on the third Wednesday of the month in January, February and March 2022. Cllrs Lee/Keeley. Unanimous.																						
157/21	Update: Working groups RECEIVED as above on housing and Cornwall Council survey. A meeting was held on 3 rd December – Cllrs are considering responses via email.	Cllr Preston to pursue. All Cllrs to action																					
158/21	Update: Council laptop damage and replacement RECEIVED an update as above: the Council’s insurer is considering a sum which it is prepared to pay out. Clerk to purchase new equipment per minute 127/21 when settlement is agreed.	Clerk to monitor																					
159/21	Update: Cycle hoops project RECEIVED an update as above. Final formal consent from landowners has been received and the contractors instructed to undertake the work – likely start end of January 2022.	Clerk to monitor																					
160/21	Update: Play Area repairs RECEIVED feedback as above from the contractor, and NOTED repairs have also been undertaken to the pedestrian gate. Timbers on the climber will need																						

	repair/replacement next year – contractor to price up. Council discussed potential future projects for the play area.	
161/21	<p>Footpaths, Highways; Tree wardens report</p> <p>a) RECEIVED an update from Cllr Fleetwood on the wayleave agreement (1, 2) with Western Power Distribution relating to Ruan Minor Recreation Ground.</p> <p>b) RECEIVED other reports: Treewardens reported that ornamental and hedging trees are ready to be planted at various sites, but are keen to hear from anyone about additional sites for treeplanting, large or small.</p>	Clerk to forward WPD contact details
162/21	<p>Reports from Parish Council representatives to outside bodies</p> <p>NOTED: from Cadgwith Fishing Cove Trust that their purchase of Steamers has been completed. Congratulations were given by Council. The notion of a slate plaque on the Winch House, commemorating the Council’s purchase (and safeguarding) of the building, was discussed and details will be circulated in due course.</p> <p>Cllr Keeley reported from the Community Network Panel that: There have been changes in personnel for the area, with Paul Kelly in place as sergeant. The police are urging people to report any crime even if anonymously. There is also a new tri-service police officer for this area.</p> <p>The CNP heard from the Food Bank, who commented on the rise in users from early in the Autumn. Earlier than normal seasonal rises. They reported that many more families need help on the Lizard. Donations can be made to the Trussel Trust; giving food via Tesco’s or Sainsbury’s etc. The Mullion Methodist Church food bank for our area is open on Friday 10am - 12noon. Churches and other groups also collect food and the Food bank works with the Fair Share organisation and schools. The Helston Food Bank is located at 14 Wendron Street (01326 564194) and is available through Open Door Café (open Monday, Wednesday and Friday 10am-2pm). Vouchers are available from frontline professionals: doctors, health visitors, social workers, Citizens Advice and some schools.</p>	Cllr Green to pursue
163/21	<p>Notification of meeting January/items for agenda</p> <p>NOTED items for the next Council meeting: Co-option of a new Cllr; Poppy Appeal grant.</p>	
164/21	<p>Public Bodies (Admission to Meetings) Act 1960. None.</p> <p style="text-align: right;"><i>The meeting closed at 21:15.</i></p>	

Signed