

GRADE RUAN PARISH COUNCIL

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

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Extraordinary Council Meeting – Tuesday 10 August 2021

Minutes of the meeting of the Council held at the Sunday School Room, Methodist Chapel, Ruan Minor on the above date, 16:00.

Cllr Preston announced that Mrs Sonia Stephens passed away just over two weeks prior to this meeting. Sonia had been Parish Clerk for many years in the 1990s and early 2000s and worked tirelessly on behalf of the community. The Parish Council acknowledges her many years of service, and sympathies go to Howard and all the family.

		Action
58/21	<p>Persons Present/Apologies Present: Cllrs Preston (Chair), Green (Vice Chair), Agutter, S Collins, Keeley, Lee, Scolding, Stephens, Trewin.</p> <p>Apologies: Cllrs P Collins, Fleetwood.</p> <p>Absent: Cllr Clifton-Williams</p> <p>In attendance: L Dunkley (Parish Clerk). Cllr Soady CC. 4 members of the public.</p>	
59/21	<p>To Receive Declarations of Interest / Dispensations. Cllrs Green and Trewin declared an interest in PA21/06094. Cllr Green stated that he is the Chair of the Cadgwith Fishing Cove Trust and a Trustee and will therefore remain in the meeting for item 7 (Lease agreement with CFCT) to explain details, but will abstain from voting.</p>	
60/21	<p>Public Participation. P Gendall (agent) gave context to PA21/06094 including the need for the dwelling and the rural building design. C Hendy gave context to PA21/06618.</p>	
61/21	<p>Planning Applications for consideration PA21/05304: Proposed Conversion of Rear Dining Space and Conversion and Extension to Form Rear Annex. Mr And Mrs H Mathews. Pentira Kuggar</p> <p>The Council supported the application. Proposed, seconded. Unanimous.</p>	Clerk to respond
62/21	<p>PA21/05974: Certificate of lawfulness for existing use for Occupancy Breach of Agricultural Condition 1 in relation to Decision Notice 2/10/80/01141/S01. A J Richards. Chy An Menheere Hervan Lane Predannack Mullion TR12 7AU</p> <p>The Council felt that the information provided lacked detail, was incomplete and so cannot comment on the accuracy of the information provided nor provide any additional information. The Council expressed disappointed that lack of enforcement has led to this situation and feels that the removal of this condition would mean there is one less local needs dwelling in the parish. The Council objected to the application on the grounds that the building in its location in the open countryside would not have been permitted to be in place without the condition and therefore should not exist without the condition. Proposed, seconded. 8 in favour, 1 against.</p>	Clerk to respond

<i>*Cllrs Green and Trewin left the meeting</i>																							
63/21	PA21/06094: Demolition of existing static caravan and Construction of new, three bedroom, two storey dwelling with Agricultural Occupancy Condition . Margaret Green. Land South Of Treleague Farm Treleague Crossroads Ruan Minor TR12 7JP The Council supported the application. Proposed, seconded. Unanimous.	Clerk to respond																					
<i>*Cllrs Green and Trewin re-entered the meeting</i>																							
64/21	PA21/06618: Change of use of land from D2 to B8 along with retrospective application for the erection of storage building . Mr Hendy. Moorlands Hervan Lane. The Council supported the application. Proposed, seconded. Unanimous.	Clerk to respond																					
65/21	Planning Applications decided by CC since the last meeting APPROVED: - PA20/11339: Erection of a disability adaptable and accessible bungalow. Land West Of White House Farm Ruan Minor Helston TR12 7JR																						
65/21	Preapplications, consultations and appeals. PA21/01311/PREAPP: Pre-application advice for development of up to 9 dwellings, a mix of affordable/open market . Land NW Of Carn Mor St Ruan TR12 7JR [CLOSED ADVICE GIVEN]																						
66/21	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: 40%;">Cleaning</td> <td style="width: 30%; text-align: right;">20.00</td> </tr> <tr> <td>CALC</td> <td>Cllr training and material</td> <td style="text-align: right;">174.58</td> </tr> <tr> <td>RTP Surveyors</td> <td>Survey – reinstatement cost Winch House</td> <td style="text-align: right;">360.00</td> </tr> <tr> <td>BHIB Insurance</td> <td>Building insurance for Winch House</td> <td style="text-align: right;">387.05</td> </tr> <tr> <td>R Sanders</td> <td>Various cutting and maintenance</td> <td style="text-align: right;">546.00</td> </tr> <tr> <td>Randle Thomas</td> <td>Winch House purchase & legal costs</td> <td style="text-align: right;">46,030.49</td> </tr> <tr> <td>Staffing</td> <td></td> <td style="text-align: right;">833.31</td> </tr> </table> Cllrs Preston/Lee. Unanimous. It was noted that the Recreation Ground Committee are due to recommence repayments for the pavilion loan on 1st September with a revised amount.	L Carter	Cleaning	20.00	CALC	Cllr training and material	174.58	RTP Surveyors	Survey – reinstatement cost Winch House	360.00	BHIB Insurance	Building insurance for Winch House	387.05	R Sanders	Various cutting and maintenance	546.00	Randle Thomas	Winch House purchase & legal costs	46,030.49	Staffing		833.31	
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67/21	Winch House purchase completion NOTED that the purchase of the freehold of the Winch House in Cadgwith by Grade Ruan Parish Council was completed on 26 July 2021.																						
68/21	Lease agreement with Cadgwith Fishing Cove Trust CONSIDERED the Head of Terms for a lease of the Winch House to Cadgwith Fishing Cove Trust to delegate the management of the building and its affairs as per previous discussions and decisions by the Council. The Council offered its full recognition and thanks to Cllr Green for the considerable amount of unpaid time and effort expended on the Winch House project and the subsequent CFCT creation and administration. RESOLVED to approve the Head of Terms with minor amendments per below, and delegate authority to the Chair and Vice Chair to have a formal lease drawn up incorporating those terms and execute the said lease on behalf of the Council as soon as is practicable: <ul style="list-style-type: none"> - Rewording to clarify public liability insurance requirements, initial repairs funds and business rates matters - Inserting an 18-month break clause which can be triggered by either party Cllrs S Collins/Scolding. 7 voted in favour, 2 abstained: Cllrs Green, Trewin.																						
69/21	Public Bodies (Admission to Meetings) Act 1960. None.																						

Signed