



GRADE RUAN PARISH PLANNING GROUP

*April 2025
GRPPG Report &
Recommendations
For GRADE RUAN
PARISH COUNCIL*

GRADE RUAN PARISH PLAN – EDUCATION

Focused Area Information:

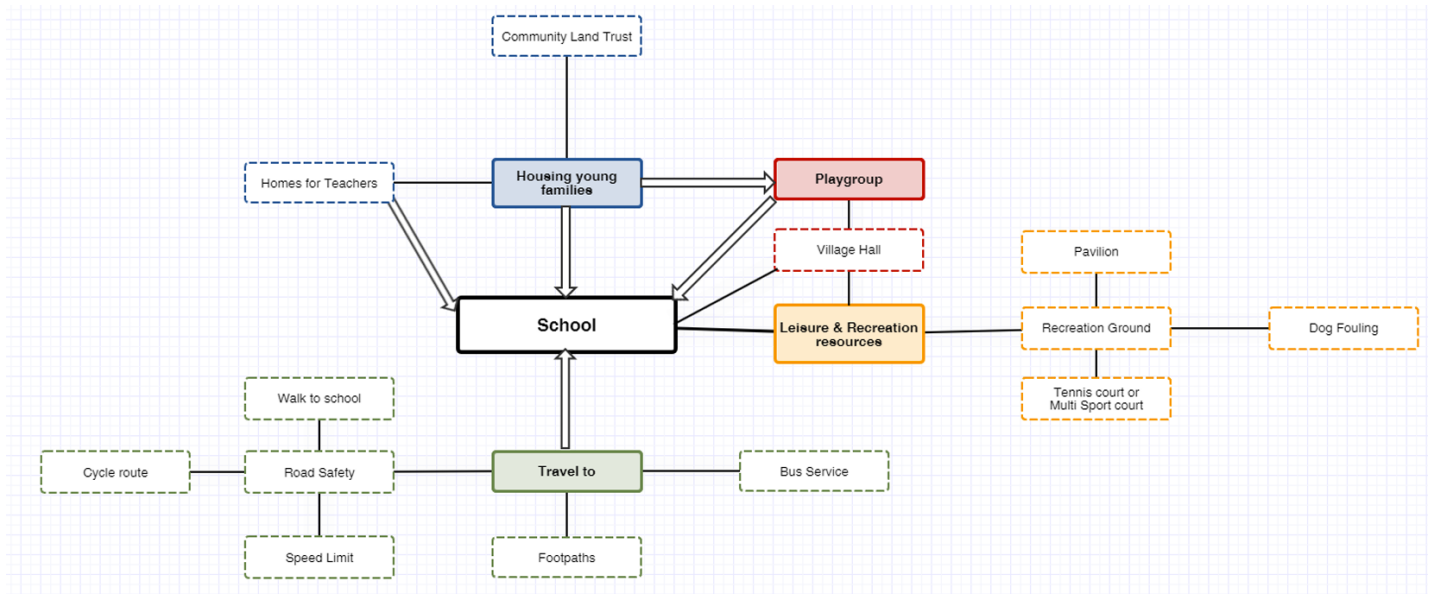
The Village School serving our Parish is and has been a significant factor in the lives of many Parishioners. Today, its historic and functional building is very much at the centre of the Village. It has a strong connection with the Church next door. The school currently has approximately 69 pupils, but its Roll number is 90. Approximately 83% of children living locally attend the school in Ruan Minor. The school is part of a Multi Academy Trust/MAT (Aspire) who were invited to a meeting but did not attend. OFSTED Grade 'GOOD'.

Outcomes:

Trend of falling Roll over recent years
Early Years Provision and the need for closer working with GR Under 5's
Development of school playground
Parking and safer access into and on the journey to school
20 mph limit around school
PE provision and the need for a replacement minibus
Multi Use Games Area/MUGA for sports provision and community use

Recommendations:

- ~ Explore ways to support the school to help increase pupil numbers
- ~ Adopt '20 is Plenty' scheme for villages
- ~ Secure a safe pathway to school
- ~ Establish 'links' with ASPIRE Trust
- ~ Research the possible development of a MUGA in conjunction with Grade Ruan Pavillion and Grade Ruan Parish Council
- ~ Develop strong links with the school through a named Councillor contact



GRADE RUAN PARISH PLAN – MEDICAL PRACTICE

RUAN MINOR/MULLION

Focused Area Information:

At our meeting with Louisa Rosevear (Practice Manager) she outlined her new role at the surgery and explained some of the challenges they currently face. The greatest challenge for the surgery currently is the growing population of the Lizard especially towards the outskirts of Helston. This is putting a lot of additional strain on their limited services/resources. The physical space at the Ruan Minor Surgery building is a key factor for limiting the type and range of services that could be operated from that base. Transport to Mullion surgery was identified as a significant problem for the elderly, and young families within our Parish.

Outcomes:

The growing population in our area is a challenge for the surgery. A possible extension to the Ruan Minor Surgery could enable more services being available for local people. The ageing population is considered to be another factor. Transport for the elderly and young families to get to Mullion for blood tests, flu and Covid clinics etc, is a major issue as buses are not always reliable in both directions. A need to look at the volunteer car service to support hospital appointments for the vulnerable was raised. Another factor in developing the Ruan Minor Surgery is that it is struggling for space for the dispensary aspect of the service. Any increase in services would require some thought to be given to additional car parking spaces. There are now no midwives in GP surgeries, this service is now based at Helston Cottage Hospital (a further transport issue).

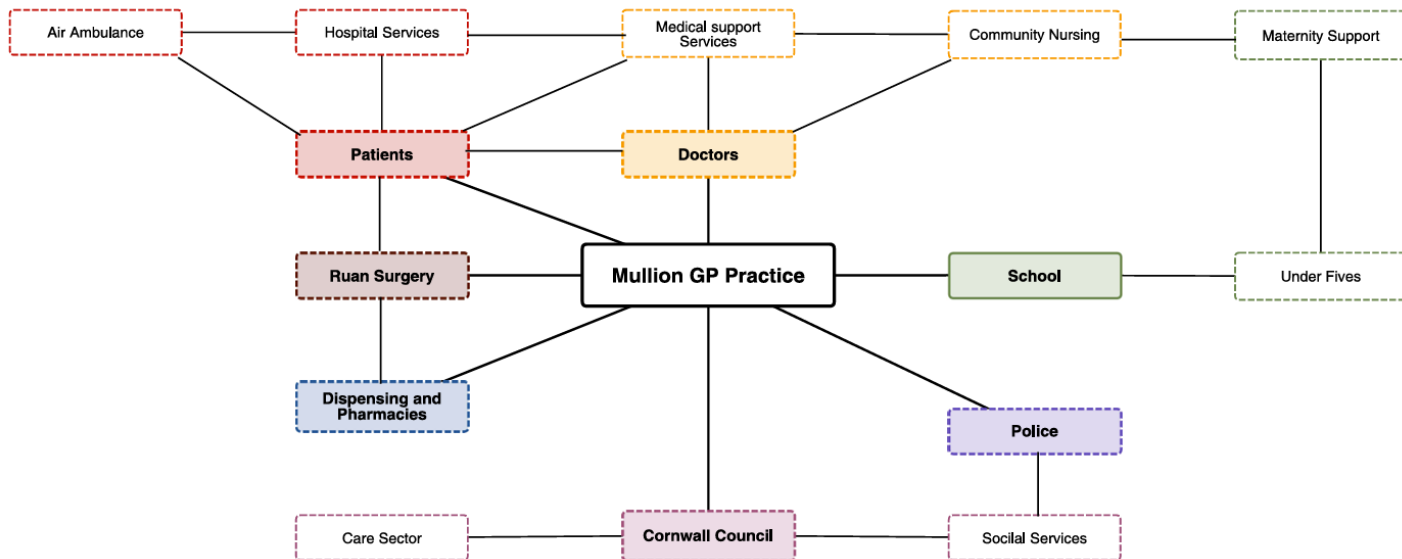
Recommendations:

~ To urgently set up a working group to look at the possible extension to the Ruan Minor surgery or for the development of a new multi-purpose surgery/community building on another site (possibly the garages at Glebe Place).

~ To explore a range of funding streams, including looking at redirecting the capital fund that was used for the purpose of purchasing the Winch House (the Winch House could now be purchased by the Fisherman's Trust, thus releasing a large sum of money to develop a new surgery building/extension).

~ To consider the impact of any future building projects on the services that are already under strain to meet the current populations' needs.

~ To look at ways of supporting the Community to travel to various locations in Cornwall for hospital and outpatients appointments.



GRADE RUAN PARISH PLAN – HOUSING

Focused Area Information:

Affordable housing development within the Parish has featured highly at many of our community events and with local stakeholders.

Grade Ruan Parish:

Population: 1100

Households: 470

Tenure:	Owens outright	51.2%
	Owens with mortgage, loan, or shared ownership	21.4%
	Socially rented	10.8%
	Privately rented	16.6%

We have met with:

Grade Ruan Community Land Trust

Cornwall Land Trust (Andrew George)

Coastline Housing

Cornwall Housing Officers

We have listened to and collated many views from the community through our ‘Your Parish Your Say’ day and at other community events as well as individuals.

We have looked at key documents such as:

‘Affordable Rural Housing’ – a Practical Guide for Parish Councils

Settlement Boundaries or Village Boundaries as recommended by Cornwall Natural Landscape (ANOB)

RHA (Rural Housing Alliance) ‘Parish Councillors’ Guide to Rural Housing

HOUSING

Outcomes:

- ~There is a strong community voice in support of Affordable Housing.
- ~Affordable Housing should be in small developments of say 6-10 Units planned over 5 years located around the Parish
- ~Strong need for Grade Ruan Community Land Trust to reform and build on the previous housing initiative on Ebenezer Road
- ~Coastline Housing should reconsider the policy of selling off properties on the open market
- ~Parish Council to conduct detailed local housing survey to determine local need and available building plots
- ~Explore funding available from Cornwall Council for 'Strategic Housing Enabler'
- ~Carry out Impact Assessments on any housing development request
- ~Look at the suitability of roads, access, Doctors' Surgery, the School, and any other community facilities in relation to additional housing
- ~Support the community in requesting Coastline Housing to better maintain their housing stock and surrounding area before developing new properties
- ~The highest concern of people within the community was reducing the speed limit in our Villages to 20 mph, and to ensure that there were safe footpaths around the villages for pedestrians, pushchairs, and wheelchairs. This concern is also linked to any housing development and increase in traffic.

HOUSING

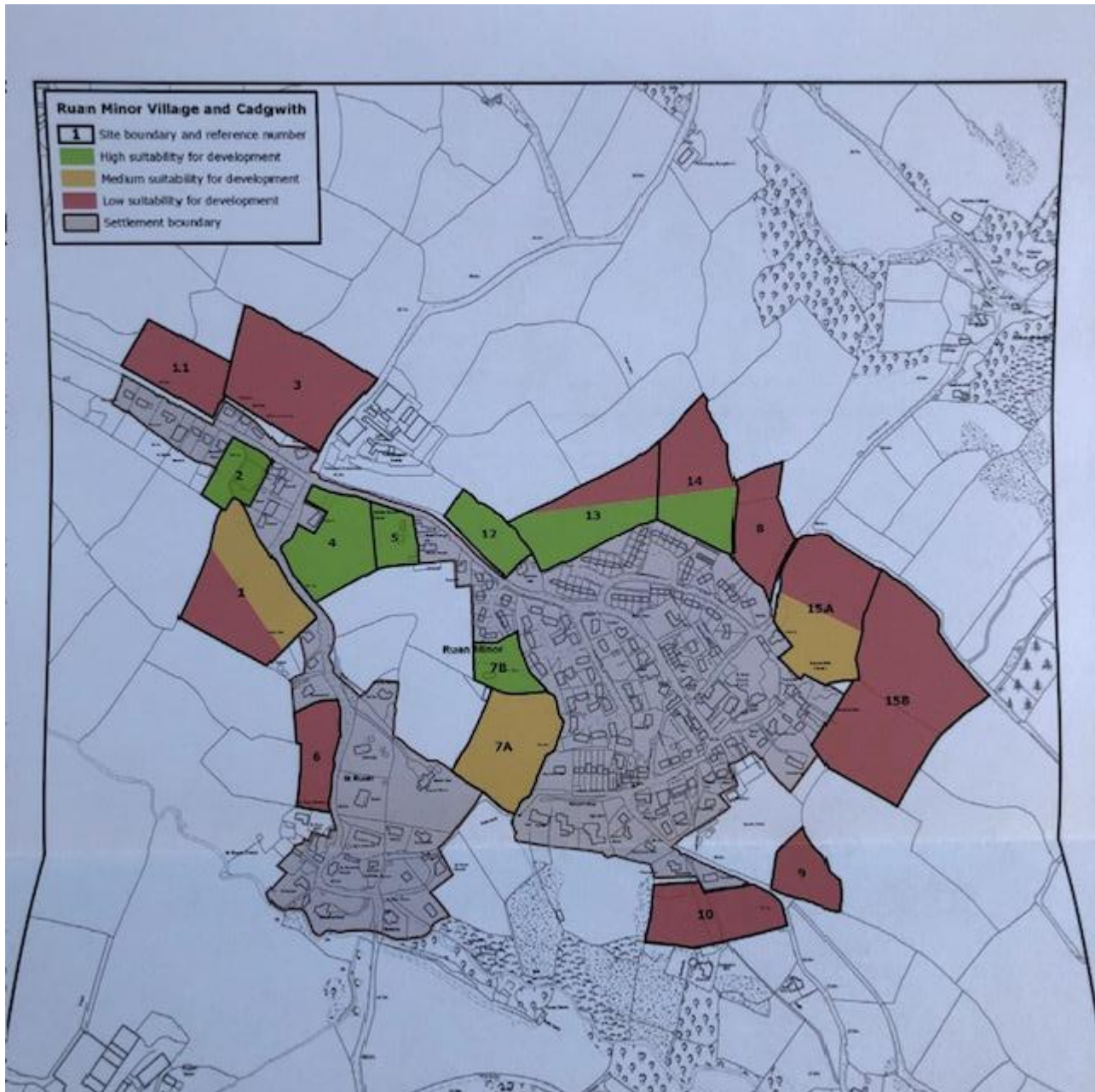
Recommendations:

- ~ Support and enable the Grade Ruan Community Land Trust to reform and build on previous housing initiative
- ~ To look at the possibility of a 'Strategic Housing Enabler' for Rural Communities from Cornwall Council
- ~ To carry out a detailed housing survey of local needs alongside a plan to develop small groups of Affordable Housing within the Parish
- ~ Pursue ways that small housing developments (affordable) could be built around the Parish over the next 10 years.
- ~ Give direct support to the community by encouraging Coastline to improve their current housing stock in the Parish
- ~ Consider membership of RHA (Rural Housing Alliance)
- ~ Each Parish Councillor to have a copy of 'Affordable Rural Housing' - a Practical Guide for Parish Councils
- ~ Alongside any building development to make sure that all roads and footpaths are suitable and safe, and consider what impact additional traffic would cause
- ~ Develop plans with the manager of the surgery to extend the Doctors' Surgery provision at Ruan Minor
- ~ To look at 'Village Boundaries' which was the result of a detailed appraisal of land undertaken by Cornwall Council 10 years ago. This document should be updated and formally recognised.

<https://www.youtube.com/watch?v=j4Lj2yCceN8&list=PLd5h0HFFmaBUywFEfCoVmR3t-LcT00zQA&index=7>

<https://www.youtube.com/watch?v=P8tdi3rGRLo>

HOUSING



GRADE RUAN PARISH PLAN – HIGHWAYS

Focused Area Information:

Following the Have Your Say Day, meetings with the School, PTFA, and Sunshine Club, the one area/item that was most requested and talked about was for a 20 mile per hour speed limit (20 is Plenty) for Ruan Minor, St Ruan, Cadgwith and Kuggar.

It has been highlighted that where there is a lack of footpaths there are increased dangers for the elderly, wheelchair users, and for young families walking to school.

Cars parked partially on pavements are becoming a serious hazard, not only to people in wheelchairs and pushchair users, but also people escorting young families.

Ebenezer Road was flagged up as an area of concern for many road users in the Parish. In lots of places along the road the verges/drainage ditches have become unsafe, and further concerns have been raised about the number of vehicles which have been forced off the road and into the ditches by large vehicles.

There has been in recent years an increase in the traffic that uses Ebenezer Road, and as these vehicles are getting larger many people feel that the road is no longer safe for pedestrians or car users.

For any future building developments serious consideration should be given to the impact survey that would identify not only a significant increase in contractors' vehicles including large lorries, and consequently the increase in car usage in future years of a growing population.

Inadequate Hedge Cutting at numerous crossroads in the Parish has been raised as a concern during the summer months (restricted visibility).

The footpath to Cadgwith Cove from the Car Park is a cause for concern because of its poor surface.

Outcomes:

~'20 is Plenty' is a high priority for people living within the Parish.

~There is serious concern around the provision of footpaths enabling safe journeys to and from the villages.

~Ebenezer Road requires significant improvement as at times it can be extremely dangerous.

~Impact Assessments on the suitability of the roads in the Parish should form part of any planning application.

Recommendations:

~ Urgent action is needed to look at reducing the speed limit to 20 mph at various locations around the Parish. Contact with the '20 is Plenty' Team at Cornwall Council is required.

~ The Parish Council needs to be aware of the impact regarding access roads to the Parish for any major works that may be proposed. Further consideration should be given to the increase of vehicle activity relating to a growing population.

HIGHWAYS

~ With the support of Cornwall Council there is a need to consider parking restrictions on roads where the existing pavements are frequently used to park vehicles. In addition, any new building developments must have adequate spaces identified for parking.

~ The Parish Council should consult with the Highways Department to discuss improvements and safety for the whole length of Ebenezer Road.

~ To establish a system for monitoring and reporting drainage and flooding issues around the Parish. This could be further supported by improving maintenance to existing drainage ditches.

~ To ensure that the Parish Council nominate a dedicated Committee Member to be responsible for ensuring that all local footpaths not only remain accessible (i.e. not barred), and that the Landowners remain responsible for ensuring access through or over gateways especially being mindful of areas prone to flooding. It is further recommended that the contact details of the Committee Member responsible is permanently made known in the Gazette.

GRADE RUAN PARISH PLAN –

GRADE RUAN PARISH COUNCIL

Focused Area Information:

The comments, suggestions/requests and ideas for consideration have been taken from a wide range of sources over the course of this project. Most of the information came from our 'Your Parish Your Say Day'. This was then supported further by meetings with various groups and organisations from within our Parish.

Outcomes:

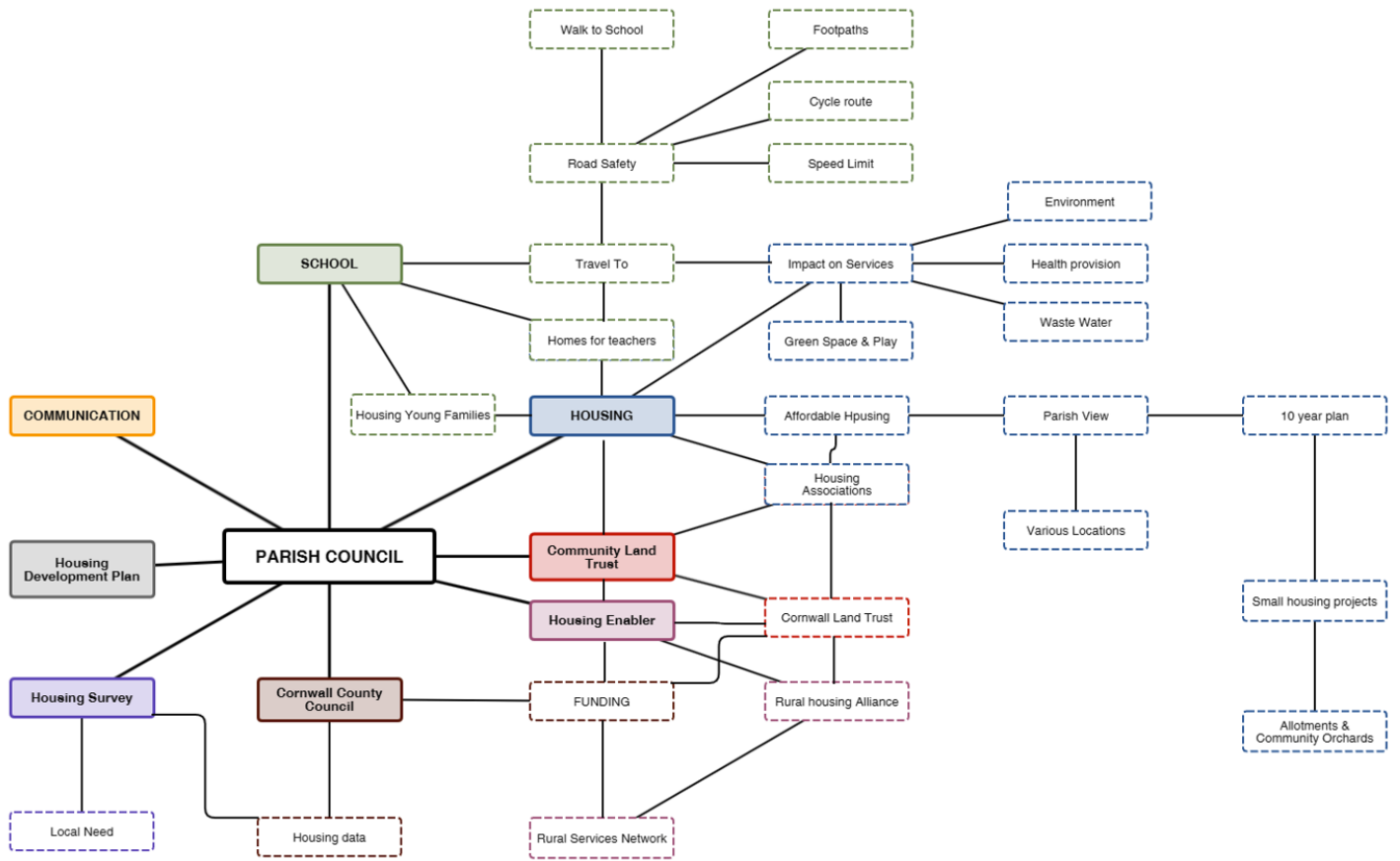
The main questions and ideas posed by the community were:

- ~ Who are the Parish Council Members?
- ~ Please improve the quality of information about what the Parish Council are doing, and what are their priorities?
- ~ It would be nice to see a greater visible presence at events throughout the year such as a Parish Council Information Desk
- ~ More open and detailed feedback and even surgery meetings on decisions taken by the Parish Council
- ~ Greater use of Social Media to aid good communication and seek opinion
- ~ To change the venue and organisation of Parish Council Meetings to aid a more welcoming and inclusive environment for the public
- ~ To develop and promote the need for a more diverse Parish Council
- ~ Named Councillors for specific areas of the Parish
- ~ To change the structure of the Parish Council to a Cabinet System headed by Portfolio Holders who could also work with co-opted members of the community
- ~ A welcome pack for new people/families moving into the Parish
- ~ To write and publish an up-to-date 'Mission Statement'

GRADE RUAN PARISH COUNCIL

Recommendations:

- ~ To explore ways to make known who the PC members are. This could be through web pages, Social Media and the Gazette
- ~ To consider using various means of communication such as the local Facebook Notice Board Page to keep people within the Parish informed of events and activities relating to the Parish Council. A good example of this is the 'Lizard Notice Board' where they always inform residents of any new Planning Requests received with details of how to look at them on the County Council Planning Page
- ~ Draw up a diary of events throughout the year where the Parish Council could hold an Information Desk to engage with the public
- ~ Consider changing the Parish Council's meeting venue to somewhere like the Village Hall where it would be possible to arrange the setup of the room to be a more open and inclusive environment for everyone
- ~ To look at creative ways to seek the views of all groups within the Parish, especially the younger generation
- ~ Consider ways of having a 'Named Councillor' for a given area of the Parish
- ~ To look at 'Best Practice' from other Parish Councils to see if they have more effective ways of communicating with the public and this includes developing the role of the Parish Council and possibly working with a Cabinet Structure supported by co-opted members of the community
- ~ Develop a 'Welcome Pack' from the Parish Council for new people/families moving into the area
- ~ To develop and publish a Mission Statement on the work of the Parish Council
- ~ To consider ways in which the Parish Council could operate with a smaller number of elected members. The current make-up of the Parish Council is determined by the geographical area, rather than by the population. Similar local PC's have fewer elected member, whilst their populations are similar to that of Grade Ruan.



GRADE RUAN PARISH PLAN –

ADDITIONAL AREAS FOR DEVELOPMENT

Focused Area Information:

All the following areas have been collated together as a miscellaneous group. All these areas have been developed from our 'Have Your Say Day', and meetings held with individuals or groups.

Allotments and Community Orchard, Youth Voice and Youth Activities, Local Trusts and Organisations, Local Environment, Digital Infrastructure, Sporting and Leisure Activities for All Ages, the Post Office.

Outcomes:

~ Allotments and Community Orchard

The provision of Allotments and Community Orchard **(this area came second in the list of priorities for the Parish)**.

~ Youth Voice and Youth Activities

Establish ways to encourage the participation of young people in all areas of Village life.

~ Local Trusts and Organisations

To support Local Trusts and Organisations in better communication about their function and their activities, including the holding and publishing details of AGMs and Annual Accounts.

~ Local Environment

To continue working with the National Trust and other organisations to maintain the integrity and beauty of the area we live in.

~ Digital Infrastructure

To make sure that the move over to fibre broadband and digital phones is supported for our Parishioners.

~ Sporting and Leisure Activities for All Ages

To support local initiatives in providing a range of activities for all ages of the community.

ADDITIONAL AREAS FOR DEVELOPMENT

Recommendations:

~ Allotments and Orchards

The Parish Council to explore the availability of suitable land that could be used for allotments/orchard. Consideration should be given for the identified area to be within walking distance of Ruan Minor. Once land has been identified, establish a group of local volunteers to run and manage this project.

~ Youth Voice and Youth Activities

Establish ways to listen to the needs of young people and to explore what organisations/activities could be developed.

~ Local Trusts and Organisations

To establish a Lead Councillor to oversee and support the various Trusts within the Parish.

~ Local Environment

The Parish Council to take a proactive role in all green initiatives, such as recycling and community charging ports for electric vehicles.

~ Digital Infrastructure

The Parish Council to take a leading role and develop links with the organisations responsible for developing faster broadband and digital services.

~ Sporting and Leisure Activities for All Ages

To look at ways that a greater range of sporting and leisure activities could be encouraged within the Parish. To look at the possibility of redeveloping the tennis court area as a 'MUGA' (Multi Use Games Area), this could be seen as a multi-group project between the Parish Council/School/Pavillion.

~ The Post Office

We would encourage the Parish Council to be mindful of the real value that having a Post Office brings to our Village (especially with the loss of the Lizard Post Office). We would suggest that any policies that are developed regarding the Parish, the need to maintain our post office should sit highly among them.