

GRADE RUAN PARISH COUNCIL

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

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Council Meeting – Wednesday 13 December 2023

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

		Action
128/23	<p>Persons Present/Apologies Present: Cllrs Green (Chair), Preston (Vice Chair), P Collins, S Collins, Dale, Fleetwood, Lee, Legge, Trewin.</p> <p>Apologies: Cllr Holyer, Jamieson; Cllr Soady CC.</p> <p>In attendance: L Dunkley (Clerk – attending remotely). 7 members of the public.</p>	
129/23	<p>To Receive Declarations of Interest / Dispensations. None.</p>	
130/23	<p>Reports from outside bodies. None. RECEIVED as above: a written report from Cllr Soady CC. The Cornwall AONB Planning Officer has notified that the status of the AONB area has been upgraded to a "Cornwall National Landscapes Designation" to reflect the importance of the natural landscape.</p>	
131/23	<p>Reports from Parish Council representatives to outside bodies. RECEIVED as follows: the planned Village Hall renovations are on hold until after Easter 2024. CONSIDERED end of year letters to stakeholders which has the purpose of connecting with all stakeholders from recent years to introduce the new clerk and sign off from the outgoing clerk (stakeholders include National Trust, Natural England, RNAS Culdrose, South West Water, Ruan Minor Surgery, Coastline Housing, Bob Sanders). It was reported that some landowners have been approached by Culdrose to fly military drones away from Predannack airfield – it was suggested that the matter should feature on a future agenda with Culdrose to clarify the intentions.</p>	Clerk to write to stakeholders
132/23	<p>Public Participation Mr Archer (Mermaid cottage) expressed concern that a dog waste bin had been moved to the pole beside his property without consultation. He is concerned of the smell and flies, particularly in the summer months that he will now have to endure. The Chair explained that the Parish Council had no input to the repositioning of this bin, the decision being made solely by Cormac operatives. The Council will investigate the process for moving it to a more suitable pole nearby. L Carter gave context to PA23/08640. J Evens spoke against PA23/08640. A Monger spoke against PA23/08640. R White spoke against PA23/08640. G Monger spoke against PA23/08640.</p>	
133/23	<p>Council Meeting: Minutes 8 November 2023 RESOLVED that the above Minutes of the Meeting of the Council having been previously circulated, be taken as read, approved and signed. Cllrs Lee/Fleetwood. 2 abstained: Cllrs S Collins, Trewin. No matters arising NOTED.</p>	
134/23	<p>Planning Applications for consideration. PA23/08912: Works to trees subject to a TPO: T1 (Sycamore) - Remove side limb and epicormics. T2 (Ilex Oak) - Reduce and reshape. T3 (Sycamore) - Reduce and reshape to former pruning points. T4 (Macrocarpa) - Reduce crown and remove lowest branch. T5 (Sycamore) - Fell. T6 (Sycamore) - Reprune epicormics. T7 (Sycamore) - Fell. T8 (Sycamore) - Fell T9 (Sycamores) - Cut to</p>	Clerk to respond

	<p>ground level. Mr. & Mrs. M Wylde. Malahat New Road Cadgwith Ruan Minor Helston Cornwall TR12 7JZ</p> <p>Comments included that: T1 – large diameter wound on Sycamore could induce rotting. T5 – T9, lack of sufficient information, and risk assessment, to justify removal. Concerns were expressed by councillors about the disturbance and potential removal of a rookery as part of the proposed works. Rookeries are ancient and need to be preserved and it was felt that too many rookeries have been lost in the area due to other tree works.</p> <p>The Council therefore did not support the application in its current format. Proposed/seconded. Unanimous.</p>	
135/23	<p>PA23/08307: Demolition of dwelling and construction of replacement dwelling. Mr And Mrs K King. Mirayaden Kuggar Ruan Minor Helston Cornwall TR12 7LX</p> <p>Previous objections per PA22/11212 apply as there are not deemed to be significant changes. Therefore the Council objected to the application in its current form on the following grounds:</p> <ul style="list-style-type: none"> - The height of the proposed dwelling is significantly greater than the existing house, and that of surrounding buildings whilst being located in a prominent position in Kuggar. - The scale of the proposal may constitute overdevelopment of the site, is overbearing and not in-keeping with the area. - Building design is incongruous in relation to the local vernacular. - concerns were expressed about the impact on road users, footpath users and neighbours during construction due to noise, dust, general disruption, and with very limited room for storage of materials or working space during construction. <p>Proposed/seconded. Unanimous.</p>	Clerk to respond
136/23	<p>PA23/08268: Like for like replacement of the rear door and first floor windows. Listed Building consent. Mr John Jones. The Haven Ruan Minor Helston Cornwall TR12 7JL</p> <p>The Council supported the application. Proposed/seconded. Unanimous.</p>	Clerk to respond
137/23	<p>PA23/07499: Reserved matters (appearance, landscaping, layout and scale) application for construction of 3 affordable dwellings and provision of vehicular access, details following outline consent PA19/04428 dated 30.08.2023. Keith Bradford. Field Adjacent To The Lizard Cider Barn Hervan Lane Hervan Lane Predannack Mullion Helston Cornwall TR12 7AU</p> <p>The Council supported the application and wished to highlight that it supports the comments of Historic England and the Affordable Housing team. Proposed/seconded. Unanimous.</p>	Clerk to respond
138/23	<p>PA23/08640: Construction of annexe without compliance with condition 3 of decision PA21/07601 dated 22.02.2022. Lucy Carter. The Granary Ruan Minor Helston TR12 7NA</p> <p>It was proposed and seconded to object to the application in its entirety. 4 in favour, 5 against.</p> <p>The Council felt that it was important that the annexe remained tied to the main dwelling and could not be sold as a separate entity in the future (and does not become a separate residential unit), but that the use of the annexe for either non-paying or for paying guests was not important. The Council therefore supported the lifting of the restriction of use by paying guests, but object to removal of the section of condition 3 which states that it "shall not be used at any time as a separate residential unit of accommodation."</p> <p>Proposed/seconded. 8 in favour, 1 abstained.</p>	Clerk to respond
139/23	<p>PA23/09749: Single storey extension to the rear of the house. Stephen Clifiton. Hazel Tree House Treleague Crossroads Ruan Minor Helston Cornwall TR12 7JR</p>	Clerk to respond

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140/23	<p>Planning Applications decided by CC since the last meeting. APPROVED</p> <p>PA23/04706: Proposal Siting of 8 No new lodge bases for the siting of caravans for holiday use and associated parking and relocated play area. Sea Acres Holiday Park Kennack Sands Kuggar Ruan Minor Helston Cornwall TR12 7LT</p> <p>PA23/08391: Proposal Works to trees subject to a Tree Preservation Order - G1 (Group of Elms), coppice stems leaning into car park and crown lift lower branches to clear car park to 5.2m. Chy War Dinas Car Park Barn Hill Cadgwith Ruan Minor Cornwall</p> <p>WITHDRAWN</p> <p>PA23/07385: Proposal Replacement of existing decking and garden-room. Sowenna Cadgwith New Road Helston TR12 7JY</p>																												
141/23	<p>Preapplications, consultations and appeals. RECEIVED feedback from St Ruan site meeting. NOTED: Wooden cabin temporary residential use consent expired (condition one - three years expired April 2023) per PA19/10852.</p>	Clerk to report per PA19/10852																											
142/23	<p>Grant request: St Ruan & St Grade PCC RECEIVED as above and RESOLVED to award £2,000 – on condition that the churchyard is kept in a tidy state, with special attention being given in advance of significant dates (Mother's Day, Easter, Christmas, Father's Day, Remembrance Day, etc.). Cllrs Preston/Trewin. Unanimous.</p>	Clerk to feedback																											
143/23	<p>Finance report and Payments RESOLVED to adopt the financial reports (1, 2) and authorise the payments of Accounts Outstanding:</p> <table border="0"> <tr> <td>Octopus Energy</td> <td>Public Lighting</td> <td>19.99</td> </tr> <tr> <td>R Minor Methodist Chrch</td> <td>Room hire – annual</td> <td>150.00</td> </tr> <tr> <td>Grade Ruan Rec Ground</td> <td>Room hire – Parish Plan</td> <td>60.00</td> </tr> <tr> <td>R Sanders</td> <td>Play area and Ducks Alley</td> <td>156.00</td> </tr> <tr> <td>Tregaminion Farm</td> <td>Christmas Trees 2023</td> <td>225.00</td> </tr> <tr> <td>Annie Hills</td> <td>Parish Plan admin work</td> <td>300.00</td> </tr> <tr> <td>L Dunkley</td> <td>Reimburse: Software, expenses Apr-Dec</td> <td>317.39</td> </tr> <tr> <td>St Ruan & St Grade PCC</td> <td>Grant</td> <td>2,000.00</td> </tr> <tr> <td>Staffing</td> <td></td> <td>677.87</td> </tr> </table> <p>Cllrs Fleetwood/S Collins. Unanimous.</p>	Octopus Energy	Public Lighting	19.99	R Minor Methodist Chrch	Room hire – annual	150.00	Grade Ruan Rec Ground	Room hire – Parish Plan	60.00	R Sanders	Play area and Ducks Alley	156.00	Tregaminion Farm	Christmas Trees 2023	225.00	Annie Hills	Parish Plan admin work	300.00	L Dunkley	Reimburse: Software, expenses Apr-Dec	317.39	St Ruan & St Grade PCC	Grant	2,000.00	Staffing		677.87	
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144/23	<p>Bank mandate change RESOLVED to undertake all necessary procedures to remove the outgoing Clerk and add the incoming Clerk to all bank mandates for the Council. Cllrs Preston/Trewin. Unanimous.</p>	Incoming Clerk to action once in post																											
145/23	<p>Budget considerations 2024/25 CONSIDERED the content of the draft budget and RESOLVED to set expenditure at £32,780 and the precept at £27,475. Cllrs S Collins/Trewin. Unanimous.</p>	Clerk to notify CC																											
146/23	<p>Meeting dates CONSIDERED future normal meeting dates and RESOLVED to alter to the second Monday of the month until further notice. Cllrs Trewin/S Collins. Unanimous.</p>																												
147/23	<p>Parish Plan group RECEIVED an update, including budget provision and spend to date. There is a £3,000 earmarked reserve for Parish Plan spending, and the current expenditure budget for "Projects" is being utilised before the reserve is used (spent so far - £620.98). The Council wished to issue a formal invitation to the group to present at the January Council meeting.</p>	Clerk to formally invite representative to present at a future meeting																											

148/23	<p>Footpaths, Highways; Tree wardens report.</p> <p>a) Received the following consultation: Application for Modification of Definitive Map and Statement of Rights of Way – To add a Restricted Byway from Kennack Sands Road to Trevenwith. RESOLVED the following response: the Council has the tendency to support as it has historically supported cyclists using this route. The Council will respond as such subject to discussion with St Keverne Parish Council. Cllrs Preston/P Collins. Unanimous</p> <p>b) CONSIDERED other reports: GR Community Trust – there is a query about payment of verge grant money from the Parish Council to GRCT; the Council will be asked at the next meeting if they want to see rewilding/wildflower planting on Treleague verge. Ownership of the land at the top of Prazegooth Lane near to the granite gate posts will be investigated prior to the next meeting as it is believed that some cutting of vegetation in that area is necessary. Concerns were expressed about the emerging visibility from St Ruan lane onto Treleague Crossroads due to vegetation on the hedge-top at Chy Ula."</p>	<p>Cllr Preston to contact St Keverne PC and report back to Clerk</p> <p>Clerk to investigate</p>
149/23	<p>Notification of meeting/items for agenda</p> <p>NOTED: Parish Plan group invitation to attend; Treleague verge rewilding. Play area maintenance update.</p>	
150/23	<p>Public Bodies (Admission to Meetings) Act 1960. None.</p>	
151/23	<p>Thanks to the outgoing Clerk</p> <p>It was noted that this was the last meeting for our outgoing clerk, Lee Dunkley, and the Council wished to express their sincere thanks for all that Mr Dunkley had done for the Council during his 7-year tenure, and to wish him well for the future. Cllr Trewin spoke for many when he said that much has been achieved with his expertise and cool-headed guidance throughout and it was felt that the community had been served well by him. The meeting ended with a round of applause for Lee (<i>wording of this minute is by Cllr Green</i>).</p> <p style="text-align: right;">Meeting ended 21:55</p>	

Signed