

**Minutes of the Meeting of Ruan Lanihorne Parish Council held virtually on
Wednesday 4th November 2020 at 7.00pm**

Present Councillors: G Adams, J Adams, A Dundon, P Farr, C Martin, S Paull, G Pring
(Chairman)

In Attendance: Tomas Hill (Clerk)

The meeting formally commenced after a slight delay due to technical issues.

85/20 APOLOGIES – to receive, note and accept apologies

None – all present.

86/20 DISPENSATION OF DISCLOSABLE PECUNIARY INTERESTS (DPI) AND
DECLARATION OF OTHER SIGNIFICANT INTERESTS (OSI) – to receive and note (if any)

None.

87/20 OPEN FORUM – for members of the Parish to make representations to the Council

None.

88/20 CORNWALL COUNCILLOR - to receive Cornwall Councillor report (if present)

Cllr German submitted his apologies.

89/20 MINUTES OF THE ORDINARY COUNCIL MEETING (Wednesday 16th September
2020) – to confirm accuracy and approve

The Clerk noted that the draft minutes had been circulated and published on the website in
early October.

Cllr J Adams proposed, seconded by Cllr Paull and the Council **resolved** that the minutes
were a true and accurate record of the previous meeting.

90/20 MATTERS ARISING FROM THE MINUTES (not on the agenda & for report only)

Cllr Martin suggested some new photographs for the new website once constructed. The
Clerk noted that the photographs could also be changed on the existing website if any were
provided.

91/20 CORRESPONDENCE (not on the agenda & for report only)

The Council received a letter of thanks from the Roseland Surgeries Patient Group for the
grant.

The Council received a 5-day protocol for PA20/06622 Monterey House (the Old Hundred
House) concerning the Council's objection.

Councillors considered to 'agree to disagree'.

92/20 PLANNING – to consider the following planning application:
PA20/03842 Conversion of existing hotel building to provide a 14 bedroom hotel with restaurant (A3 use class) and retail shop (A1 use class) and demolition of existing buildings/structure and erection of 25 residential apartments/houses, together with access, highway remediation, car parking infrastructure, landscaping and ancillary works. Pendower Beach House Hotel Rocky Lane Ruan High Lanes TR2 5LW

Councillors considered the planning application.

Cllr J Adams proposed, seconded by Cllr Paull and the Council **resolved** the following comments:

“Thank you for giving Ruan Laniorne Parish Council the opportunity to comment on further submissions from the applicant, received by us on 16th October, and considered at our meeting tonight, 4th November 2020.

Whilst a range of matters are revisited by the applicant, there is nothing in the additional information that would suggest any of the failures to meet the policy requirements of the NPPF, Cornwall Local Plan, or The Roseland Neighbourhood Plan, have been addressed.

The adverse impact on landscape, local ecology and statutory designations such as the AONB, SSSI and SAC remain, as do questions of access and parking.

No attempt has been made to move the financial viability study from the realms of fiction, nor have a sufficient number of objections from Statutory Consultees been addressed in our view, although that is a matter for them all to confirm.

In conclusion, we find no reason to modify our original objection, and request, once again that you refuse this application”.

93/20 PLANNING – to consider the following planning application:
PA20/08559 Prior approval for a standard steel framed agricultural building - Trelock Farm Ruan High Lanes TR2 5PA

Councillors considered the planning application.

Cllr J Adams proposed, seconded by Cllr Dundon and the Council **resolved** that the Clerk write to the planning officer stating that the Council believed it should be a full planning application due to its proximity to dwellings and a highway and the Council seek further information regarding its use which might lead to other consequential matters that need further consideration.

94/20 HIGHWAYS AND PUBLIC RIGHTS OF WAY – to report issues and note updates

The visibility at Lambourne has been reviewed by CORMAC.

The verge has been cut to Sett Bridge and Cormac have maintained the cuts and ditches.

Repairs to the highway at Dawes Hill was again raised and the Clerk would again press the matter.

Cllr Farr had reported that the 40mph sign has faded opposite the Roseland Garden Centre and this has been reported.

95/20 READING ROOM – to formally agree revised tender for internal works

Cllr Pring has spoken to Steve Cawrse regarding the revised quotation which makes no reference to the drawings and specifications. Steve Cawrse will update the quote to include reference to the drawings and specifications.

The building regulations also need to be resubmitted at a cost of £100.00 + VAT.

Cllr Farr proposed, seconded by Cllr G Adams and the Council **resolved** to pay Assent Building Control £120.00 for the resubmission.

96/20 FINANCE – to include finance report and cheques for signing

The Clerk presented the monthly budget monitoring report dated to the 25th October 2020.

The Clerk was pleased to report that a VAT submission to HMRC had been made and awaited confirmation of payment.

Cllr Martin proposed, seconded by Cllr Dundon and the Council **resolved** to sign cheques per the October budget monitoring report inset box entitled 'cheques for signing' to the total sum of £827.74.

97/20 BUDGET – to agree the 2021/2022 budget

The Clerk circulated a draft 2021/2022 budget prior to the meeting. The Clerk outlined that the budget required careful consideration as the Council's accrued reserves (including the recent £10,000.00 grant) would be spent on the next phase of works to the Reading Room within the current financial year.

The Clerk outlined that due to the pandemic, the Council could not rely on any Reading Room income for the forthcoming year and that the Council would incur one-off election costs.

The Clerk and Councillors considered the impact of the pandemic on the local tax-payer and sought not to increase the precept.

Cllr J Adams proposed, seconded by Cllr Paull and the Council **resolved** to set the 2021/2022 budget at £7,880.00.

98/20 PRECEPT– to agree the 2021/2022 precept

The precept was considered as a consequence of setting the 2021/2022 budget.

Cllr Pring proposed, seconded by Cllr G Adams and the Council **resolved** to set the 2021/2022 precept at £7,600.00.

Cllr Dundon left the meeting.

99/20 REPORTS FROM MEETINGS ATTENDED BY COUNCILLORS – to note reports

Cllr Martin attended the Devon and Cornwall Police Liaison Group on the 17th September 2020. The police had issued 389 COVID related fines.

Both Cllr Martin and Cllr J Adams attended the Local Planning Conference on different dates which discussed the planning white paper proposing 4,000 additional homes in Cornwall than originally planned. They also discussed applications which had been objected to by local parish councils which had generally been approved.

100/20 NEXT PARISH MEETING – to agree date (subject to change)

Councillors proposed the next meeting to be on the 6th January 2021 (subject to change).

Cllr Paull proposed, seconded by Cllr Adams and the Council **resolved** in the interim period to deal with any urgent business via an email consensus and ratify at the next available meeting unless otherwise agreed that a meeting should be held.

84/20 FUTURE AGENDA ITEMS - matters to be included as an agenda item at the next meeting

None.

The meeting closed at 20:19pm.

Date of next meeting - Wednesday 6th January 2021 to be held virtually at 7.00pm (subject to change).

Signed as a true record of the meeting

Chairman