

7/21 MATTERS ARISING FROM THE MINUTES (not on the agenda & for report only)

Per 92/20, PA20/03842 Pendower Beach House Hotel is still awaiting a decision.

Per 93/20, PA20/08559 Trelonk Farm – prior approval for an agricultural building has been approved with conditions.

8/21 CORRESPONDENCE (not on the agenda & for report only)

The Clerk circulated select correspondence to Councillors between meetings.

PA20/11459 | Proposed Conversion of Existing Double Garage to Self-Contained Annexe/Holiday Letting Unit and Erection of New Build Garage/Garden Store | Tregisswyn Farm House Road From The A3078 From Garage North East Of Treswithian To Junction South Of Ivy Cottage Ruan High Lanes TR2 5LD

Ruan Laniorne Parish Council resolved to OBJECT as the proposal is contrary to the Rpseland Neighbourhood Development Plan (RNDP) Policy HO9: (vi) The proposed holiday let would not be attached to the house and would have a separate entrance. The Planning Authority would, therefore, have to approve use as a separate unit and, if so, what would be the implications for all the other houses on the Roseland with garages and, hence, to the number of holiday lets in the area? (vii) and (viii) These paragraphs seem to rule out use as a holiday let in any case

9/21 PLANNING – to consider the following planning application:
PA20/10279 Proposed Conversion/Extension of existing Garage to form Self-Contained Annexe/Holiday Accommodation Unit. Little Roseland Road From The A3078 From Garage North East Of Treswithian To Junction South Of Ivy Cottage Ruan High Lanes TR2 5NP

Councillors considered the planning application and Cllr Adams was thanked for his assessment against the Roseland Plan.

Cllr Pring proposed, seconded by Cllr Paull and the Council **resolved** to object in line with the Roseland Neighbourhood Development Plan (RNDP):

Policy GP2 - there are concerns in regard to flooding risk from surface water from roads above the garage/proposed extension and possibly from blockage or overloading of the four large Council-installed drains taking that water underneath the current garage.

Policy HO9:

(iii) The plot is already overdeveloped compared with neighbouring plots in the village.

(v) This development would lead to parking problems (small plot, extra cars, spill over onto the narrow adjacent road).

(vi) The proposed holiday let would not be attached to the house and would have a separate entrance. The Planning Authority would, therefore, have to approve use as a separate unit and the Council are concerned as to the implications for all the other houses on the Roseland with garages and the possible proliferation of the number of holiday lets in the area.

(vii) and (viii) These paragraphs would appear to rule out use as a holiday let in any case.

10/21 HIGHWAYS AND PUBLIC RIGHTS OF WAY – to report issues and note updates

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

Cllr Farr had also reported a pothole on Praise Hill and one by the Church using the Cornwall Council 'Report it' system and noted that both potholes were repaired very quickly.

11/21 READING ROOM – to formally agree revised tender for internal works

Steve Cawrse has provided an updated quotation to include reference to the drawings and specifications. The scheduled works are now hoping to commence in Mid-February but given the current lockdown, this could be subject to further delay.

12/21 FINANCE – to include finance report and cheques for signing

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

The Clerk was pleased to report that this included receipt of an additional grant of £1,334.00.

Cllr Adams proposed, seconded by Cllr Martin and the Council **resolved** to sign cheques per the December budget monitoring report inset box entitled 'cheques for signing' to the total sum of £297.00.

13/21 REPORTS FROM MEETINGS ATTENDED BY COUNCILLORS – to note reports

None.

14/21 NEXT PARISH MEETING – to agree date (subject to change)

Councillors proposed the next meeting to be held on the 3rd March 2021 (subject to change).

Cllr Adams proposed, seconded by Cllr Paull 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.

15/21 FUTURE AGENDA ITEMS - matters to be included as an agenda item at the next meeting

None.

The meeting closed at 19:35pm.

Date of next meeting - Wednesday 3rd March 2021 to be held virtually at 7.00pm (subject to change).

Signed as a true record of the meeting

Chairman