

# GRADE RUAN PARISH COUNCIL

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

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## Council Meeting – Tuesday 9 February 2021

Minutes of the meeting of the Council held online on the above date, 17:00.

		Action
166/20	<p><b>Persons Present/Apologies</b> Present: Cllrs Preston (Chair), P Collins, S Collins, Fleetwood, Freeman, Harry, Lee, Stephens, Trewin.</p> <p>Apologies: Cllrs Agutter, Clifton-Williams, Green</p> <p>In attendance: L Dunkley (Parish Clerk). 0 members of the public.</p>	
167/20	<p><b>To Receive Declarations of Interest / Dispensations.</b> None.</p>	
168/20	<p><b>Public Participation.</b> D Mitchell (agent) gave context to PA20/11339 including: significant social benefit to a parishioner (health reasons); no similar accommodation in the parish for the intended occupier</p>	
169/20	<p><b>Planning Applications for consideration</b> <b>PA20/11339:</b> <a href="#">Erection of a disability adaptable and accessible bungalow</a>. Mr and Mrs Elliott. Land West Of White House Farm Ruan Minor Helston TR12 7JR</p> <p>The Council recognise that there is a local specific need, but that previous applications to build on the site have been refused. Some Cllrs were wary of setting a precedent to building in a field. The Council supported the application due to the specific local need on condition that a s106 is placed to ensure the dwelling is affordable, and requested as much tree planting in the landscaping plan as possible. Proposed/seconded. 7 in favour, 2 abstained.</p> <p><b>PA20/09265:</b> <a href="#">Proposed construction of a dwelling</a>. David Oates. Land Adjacent Coth Lytherna Cadgwith Ruan Minor Cornwall TR12 7JY</p> <p>The Council maintains its objection as the amendments are not significant enough to address the Council's original concerns, specifically: The proposed dwelling would be very large with a high ridge height dominating the setting; it is not in-keeping with the character of the village, and the scale will dominate the picturesque landscape in an AONB and conservation area, causing harm that is not outweighed by any benefit of the development. There is concern that granting permission would encourage new 'garden developments' in Cadgwith. The architectural style is akin to an urban redevelopment of a former industrial site one might find in urban areas elsewhere in the country; the need for any such property is not evidenced and not thought by the Council to exist at all. Proposed/seconded. 8 in favour, 1 abstained.</p>	<p>Clerk to respond</p> <p>Clerk to respond</p>
170/20	<p><b>Applications decided by the Planning Authority since the last meeting</b> PA20/10785: Demolition of Existing Conservatory and Construction of Proposed Extension. St Rumons Cottage St Ruan Ruan Minor TR12 7JS [APPROVED]</p>	
171/20	<p><b>Preapplications, consultations, appeals and enforcement cases</b> EN20/01363 Vine Cottage, Cadgwith. The matter of concern is the 'material change in use of the dwelling from one property into two'. Noted that the</p>	

	<p>Development Officer (Jo Patient) has closed the file for 6 weeks (as of 28th Jan 2021) to allow the owner to submit a new Certificate Application.</p> <p>Travellers' Site, Goonhilly Downs. An update and site visit for Councillors was promised in January 2019. Chantel McLennan, Senior Planning and Case officer, to be contacted for an update following comments received of additional mobile homes being put in place recently.</p> <p>EN20/01690: Polstangey-Praze: - mobile-home in field. No Lawful Development Certificate or Planning Permission is in place, but the physical stationing of the caravan on the land is immune from Enforcement; however any use can be challenged and will need consent.</p> <p>Equestrian building, 'St Ruan Croft' PA19/10852: as per January Minutes, 'concerns raised over use of building materials and if this is contrary to permission'.</p> <p>Caravans on land near Gwendreath are being stored but are very visible. Owner of 'Seaview' and Namparra campsite to be contacted, relaying concerns (refer to Elizabeth Kinver email: 7 June 2019)</p> <p>Newly sited caravan in field next to Cargey Gate visible from road coming off Goonhilly Downs, which adds to the stored vehicles of the garage workshop, itself established without Planning consent in open countryside.</p>	<p>Clerk to action</p> <p>Clerk to write to Case Officer Peter Gregory.</p> <p>Clerk to action</p> <p>Clerk to action</p> <p>Clerk to liaise with Cllr Preston to write to owners relaying concerns</p>
165/20	<p><b>Public Bodies (Admission to Meetings) Act 1960.</b> None.</p> <p>The meeting closed at 18:15.</p>	

Signed .....