

GRADE RUAN PARISH COUNCIL

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Councillor comments on Planning Applications Week commencing 17th August 2020

Comments will be submitted to Cornwall Council and will be preceded by the following statement:

Due to the restrictions placed on the Council as a result of the pandemic Coronavirus, this response represents the opinion of members of Grade Ruan Parish Council identified through a consultation process, but does not constitute a formal consultee response because the outcome was not reached at a physical meeting at which the public could be present and where Councillors can legally vote.

Comments will end with the following statement:

This response represents the opinion of members of the Council, but cannot legally constitute a consultee response as the outcome was not reached at a physical meeting at which the public could be present. Therefore a "5-day protocol" email should not be issued to the Council as it cannot legally respond.

PA20/05973: [Conversion of Redundant Telephone Exchange into a Residential Dwelling](#). Mr & Mrs W Mudford.
The Old Telephone Exchange Cadwith Ruan Minor Helston

1x Support.

1x Oppose. The follow matters were raised:

It is contrary to policies 1, 2, 3, 5 and 23 of the Cornwall Local Plan and to paragraphs 8, 127, 170 and 172 of the NPPF. The Design and Access Statement cites policy 7 of the CLP and paragraph 79 of the NPPF in support of the application, on the grounds that the development is a replacement of a disused building. But these policies makes the reverse statement, that development will not be permitted if it is not a replacement (amongst other conditions). They do not say that development will be permitted if it is a replacement. In this application the advantages of replacing an existing redundant building do not, in my opinion, outweigh the disadvantages of non-compliance with the other policies. The new building would be completely separate from any settlement and about a mile from the nearest shop, school or bus route. The only neighbouring homes are two isolated bungalows built well before any modern planning restrictions. The AONB has already been harmed on this site by the removal of trees and quarrying of large quantities of rock, without any planning consultation or approval.

In addition to these general objections, there are two specific concerns:

- screening of the site by extensive planting would be essential, though there is concern that at the ability to enforce such condition
- the area marked in front of the building for turning of cars is not large enough to enable this to be done easily, therefore more rock would be removed to make extra space – which is undesirable.