

GRADE RUAN PARISH COUNCIL

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

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Council Meeting – Thursday 15 April 2021

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

		Action
214/20	<p>Persons Present/Apologies Present: Cllrs Preston (Chair), Green (Vice Chair), Agutter, P Collins, S Collins, Freeman, Harry, Lee, Stephens, Trewin.</p> <p>Apologies: Clifton-Williams, Fleetwood</p> <p>In attendance: L Dunkley (Parish Clerk). 2 members of the public.</p>	
215/20	<p>To Receive Declarations of Interest / Dispensations. Cllrs Harry, P Collins and S Collins declared an interest in PA21/00313/PREAPP.</p> <p>Cllr Trewin declared an interest in PA21/03523</p>	
216/20	<p>Public Participation. D Oates gave context to PA21/09265 and explained how the proposal was in keeping with the character of the local area.</p> <p>F Bristow gave context to PA21/01695 and explained that there would be minimal visual impact.</p>	
217/20	<p>Council Meeting (planning): Minutes 9 March 2021 RESOLVED that the above Minutes of the Meeting of the Council having been previously circulated, be taken as read, approved and signed. Cllrs Lee/S Collins. Unanimous. No matters arising NOTED.</p>	
218/20	<p>Planning Applications for consideration PA21/01695: Small extension to "sun lounge" on first floor to create larger living room. Cloakroom to become small study area - new skylight to roof and insertion of wood burning stove. Reinstatement of door into kitchen to create further access to front garden. Change of use from workshop to 4th bedroom and en suite. Frances Bristow. Polstangey Praze Ruan Minor TR12 7LS</p> <p>The Council supported the application on condition that the extension remains part of the existing property and is not subdivided into a separate dwelling. Proposed, seconded. Unanimous.</p> <p>PA21/01522: Certificate of lawfulness for existing use - Use of land and buildings for holiday lets. Paula McMinn The Coach House Prazegooth Lane Cadgwith TR12 7LA</p> <p>The Council are disappointed that the enforcement procedure over the course of more than a decade did not address the lack of planning permission (from original applications on the site). The Council had no option but to support the application for a certificate of lawfulness. Proposed, seconded. Unanimous.</p> <p>PA20/09265: Proposed construction of a dwelling. David Oates. Land Adjacent Coth Lytherna Cadgwith Ruan TR12 7JY</p>	<p>Clerk to respond</p> <p>Clerk to respond</p>

	There was considerable discussion surrounding the impact on the local character, visual prominence and future use/sale. The Council supported the application. Proposed, seconded. 9 in favour, 1 against.	Clerk to respond
<i>Cllr Trewin left the meeting</i>		
218/20 cont.	PA21/03523: Application for Non-Material Amendment following grant of planning permission PA20/10785 dated 26.01.2021. Amendment to fenestration on WSW elevation. Bruce And Jenny Tapping. St Rumons Cottage St Ruan TR12 7JS The Council supported the application. Proposed, seconded. Unanimous.	Clerk to respond
<i>Cllr Trewin re-entered the meeting</i>		
218/20 cont.	PA21/02299: The removal of the old conservatory and terrace. New Orangery and terrace built on the same footprint, with the roof of the Orangery becoming a balcony which is accessed from the master bedroom. Graham Shrimpton. St Ruan House St Ruan TR12 7JS The Council supported the application. Proposed, seconded. Unanimous. PA21/03693: Application for works to trees subject to a Tree Preservation Order namely clear branches to give clearance of 4m to Sycamore (7), Silver Birches (1 and 3), Holly Tree (6), Elms (1, 4 and 5). Remove limb to trunk to Elm (5). Chris Stout. Holly Tree Cottage Cadgwith TR12 7LA The Council will seek clarification from the Planning Authority on why it was recently decided not to make a TPO on this site and why the Parish Council were not consulted on this (PA21/03495). Regarding PA21/03963, the Council felt that light trimming to keep branches from buildings may be necessary, but the proposals are too extensive, are opposed by neighbours, and would detract from the local aesthetic. The Council felt that the trees are integral to the plot, predate the building, and indeed give the property its name. The Council opposed the application. Proposed, seconded. Unanimous.	Clerk to respond
219/20	Applications decided by the Planning Authority since the last meeting PA21/00880: Use as a private dwellinghouse within Use Class C3. Chybarles Ruan Minor Helston TR12 7NA [GRANTED] PA21/03495: Application for works to trees in a Conservation Area namely clear branches to give clearance of 4m to Sycamore (7), Silver Birches (1 and 3), Holly Tree (6), Elms (1, 4 and 5). Remove limb to trunk to Elm (5). Holly Tree Cottage Cadgwith [DECIDED NOT TO MAKE A TPO]	
<i>Cllrs Harry, P Collins, S Collins left the meeting</i>		
220/20	Preapplications, consultations, appeals and enforcement cases RECEIVED information on PA21/00313/PREAPP. The Council gave the following feedback: The prominence from a distance would be negligible, and the visual impact when close by could be mitigated by screening.	Clerk to respond
<i>Cllrs Harry and P Collins re-entered the meeting</i>		
220/20 cont.	CONSIDERED making comment on the Cornwall Council European Sites Planning Document and concluded that it was not necessary.	
221/20	Affordable housing provision in the Parish DISCUSSED as above. There was concern at the affordability assessment mechanism used for the new CLT housing in the Parish. Cornwall CLT to be contacted for clarification of the process.	Clerk to pursue
<i>Cllrs Freeman and P Collins left the meeting</i>		

222/20	<p>Separate meetings for Planning matters DISCUSSED as above. The length of meetings entailing all Council matters including planning were thought to be too long, and thus separating planning into a separate meeting was felt to be desirable at the current time. The Council can use this arrangement flexibly and are not obliged to hold separate meetings in future.</p>	
223/20	<p>Public Bodies (Admission to Meetings) Act 1960. None.</p> <p style="text-align: right;">The meeting closed at 18:30.</p>	

Signed