

GRADE RUAN PARISH COUNCIL

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

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Council Meeting – Wednesday 18 December 2020

Minutes of the meeting of the Council held online on the above date, 09:30.

		Action
124/20	<p>Persons Present/Apologies Present: Cllrs Preston (Chair), Green (Vice Chair), P Collins, Fleetwood, Harry, Lee, Stephens.</p> <p>Absent: Cllrs Agutter, Clifton, Freeman, S Collins, Trewin. Apologies: Cllrs Agutter, Clifton, Freeman, S Collins.</p> <p>In attendance: L Dunkley (Parish Clerk). 0 members of the public.</p>	
125/20	<p>To Receive Declarations of Interest / Dispensations. None.</p>	
126/20	<p>Public Participation. None.</p>	
127/20	<p>Planning Applications for consideration A recently received application for the demolition of an existing conservatory and construction of a proposed extension at St Rumon's Cottage (PA20/10785) will be considered in January.</p> <p>PA20/09315: Residential development of 4 houses. Robert Fletcher. Land At The Beach Kuggar Ruan Minor Cornwall TR12 7LX</p> <p>The Council strongly objected to this application on the following grounds:</p> <p>Previous applications on the site ref PA19/03885 and PA17/08110 were objected to by the Parish Council on the grounds that there is no affordable housing provision, and that it is unnecessary development in the open AONB coastal landscape.</p> <p>The Council agrees with the Planning Inspectorate that the proposed scheme would represent an incongruous feature in the landscape which would draw the eye; that the proposal would result in harm to the AONB, and that the proposal would not comply with those parts of Policy 2 of the Local Plan which concern the protection and conservation of the surrounding natural landscape.</p> <p>The Council strongly objects specifically on the grounds that this proposed development would not enhance or protect the AONB, and would conversely harm the beauty of the landscape. The proposal constitutes overdevelopment of the site (high density when you consider also the adjacent existing dwellings), bringing with it concerns around Highway provision and congestion at access points. The extension of the built environment that this development brings would be dominant in the surrounding landscape with a high ridge line and would be highly visible from both short and long distance, including from the Highway, public rights of way and scenic viewpoints in the area. This Application</p>	Clerk to notify

	<p>should also be guided by NPPF Para 115 which gives the highest status of protection.</p> <p>Proposed/seconded. Unanimous.</p>	
128/20	<p>Applications decided by the Planning Authority since the last meeting PA20/03061: Proposed change of use from C3 dwelling (as approved PA15/04440) to a wine bar. The Square Cadgwith Ruan Minor Helston Cornwall [REFUSED]</p> <p>PA20/02828: Residential development of 3 houses. Land At The Beach The Beach Kuggar Ruan Minor Helston. [APPROVED]</p>	
129/20	<p>Preapplications, consultations, appeals and enforcement cases Potential Enforcement issue at the old quarry site in Cadgwith, off Barn Hill is being investigated. Details to be checked of Conditional consent for 'Temporary residential use of wooden cabin', St Ruan croft, Ebenezer Road (PA19/10852).</p> <p>There was a discussion on the application (and subsequent consultation) to remove common land status from an area in Cadgwith. Councillors will conduct research over the coming weeks in preparation for discussion and decision at a meeting of the Council in January.</p>	
130/20	<p>Public Bodies (Admission to Meetings) Act 1960. None.</p> <p style="text-align: right;">The meeting closed at 10:40.</p>	

Signed