

GRADE RUAN PARISH COUNCIL

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

c/o 30 Clifden Close
Mullion
Helston
TR12 7EQ

clerk@grpc.org.uk
www.grpc.org.uk
07773 194876

Council Meeting – Wednesday 11 November 2020

Minutes of the meeting of the Council held online on the above date, 16:30.

		Action
97/20	<p>Persons Present/Apologies Present: Cllrs Preston (Chair), Green (Vice Chair – late arrival), Agutter, P Collins, Fleetwood, Freeman, Harry (late arrival), Lee, Stephens.</p> <p>Absent: Cllrs Clifton, S Collins, Trewin. Apologies: Cllr Clifton.</p> <p>In attendance: L Dunkley (Parish Clerk). 1 member of the public.</p>	
98/20	<p>To Receive Declarations of Interest / Dispensations. None.</p>	
99/20	<p>Public Participation. W Elliott explained the need for development of a single story dwelling to accommodate a family member with specific needs due to illness. A site meeting may be forthcoming to gain a better understanding.</p>	Clerk to circulate details
<i>Cllrs Green and Harry entered the meeting</i>		
100/20	<p>Planning Applications for consideration PA20/08243: Change of use of two holiday cottages into a dwelling, conversion of detached outbuilding to ancillary accommodation. Mr And Mrs K Bosustow. Higher Treal Farm Treal Ruan Minor Helston Cornwall TR12 7LS</p> <p>The Council supported the application with a condition that use of the existing outbuilding remains ancillary, and is not permitted to be made into a separate dwelling. Proposed/seconded. Unanimous.</p> <p>PA20/08530: Retention and completion of raised decking, new patio, steps and retaining wall. Alan Brown. Louvain Cadgwith Ruan Minor TR12 7JY</p> <p>The Council has no faith that any planning conditions that may result from this application will be adhered to as the site has been subject to repeated, cumulative, retrospective applications for permission for works already undertaken or begun at this prominent site in the Cadgwith Conservation area. Respect of privacy for the neighbour must be paramount and there is a clear suggestion of overlooking . This application, should it have been made at the correct time (prior to works being started), would likely have been objected to by the Council, and the fact that work has been started appears to be an attempt to gain an advantage by the applicant. The Council therefore object to this application and request that an enforcement case be raised. Proposed/seconded. Unanimous.</p>	Clerk to notify

	<p>PA20/09265: Proposed construction of a dwelling. David Oates. Land Adjacent Coth Lytherna Cadgwith Ruan Minor Cornwall TR12 7JY</p> <p>The Council felt that building on the land should not take place. The land is a former garden on high ground, and now is used for parking for adjacent properties (without planning permission, incidentally). Building here constitutes overdevelopment and fails to meet the criteria in the CLT for infill or rounding off. The proposed dwelling would be very large with a high ridge height domineering 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.</p> <p>The Council object to the application on the grounds cited above. Proposed/seconded. 8 voted in favour, 1 abstained.</p>	<p>Clerk to notify</p> <p>Clerk to notify</p>
101/20	<p>Applications decided by the Planning Authority since the last meeting PA20/06674: Proposed self-contained residential annexe. Kingey near Trerise Farm, Ruan Minor TR12 7NA [APPROVED]</p>	
102/20	<p>Preapplications, consultations, appeals and enforcement cases PA20/00837: Change of use of Paddock to station two Shepherd Huts for holiday use. Polstangey Praze, Ruan Minor, Helston. Appeal Dismissed. Costs claimed against Council – Dismissed.</p> <p>PA20/00453: Construction of single storey dwelling. Land North West Of Chy An Delek St Ruan Ruan Minor Helston Cornwall. Appeal has been made against refusal.</p>	
103/20	<p>Public Bodies (Admission to Meetings) Act 1960. None.</p> <p>The meeting closed at 17:30.</p>	

Signed