

## **Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 15<sup>th</sup> April 2024. The meeting commenced at 6.00pm in the Millennium Room.**

Committee Councillors Present: K Warren (Chair), A Fordham, E Andrew, P Salter, S Goldsmith, R Giles  
Other Councillors present: None  
Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator), and four members of the public

### **1. Accept apologies – None**

### **2. Declaration of Interest:**

- a) Disclosable Pecuniary Interest – none declared
- b) Non-registerable Interest – **Cllr Salter declared an interest in PA24/01751**
- c) Of gifts to the value of more than £25 – none declared
- d) To consider requests for dispensation on items on the agenda – none declared

### **3. Public Participation**

It was agreed that when each planning application was discussed there would be an opportunity for any member of public to speak at that stage.

### **4. Confirmation of the minutes of the Parish Council Meeting held on 11<sup>th</sup> March 2024**

The Council **RESOLVED**, by a show of hands by those who had attended the said meeting that the minutes of the meeting be approved. All in favour and they were duly signed by the Chairman.  
Matters arising:

### **5. The following Planning Applications were discussed:**

- **PA24/01751 – Mr and Mrs F Cochrane – 2 Trevennel Close, St Just in Roseland TR2 5XY**  
Proposed office and garden room outbuilding.

*(Cllr Salter left the room)*

The owners and agent were in attendance. It was noted that the proposed building was situated on a large plot, and would back on to the village car park, from which it would be screened by a high fence and trees. It was confirmed that all neighbours had been consulted and did not object to the application.

Cllr Fordham proposed no objection to the application in its current form. Seconded by Cllr Goldsmith. All in favour.

*(Cllr Salter re-entered the room)*

- **PA24/02412 – Mr and Mrs J Baker - Castle Cottage, The Quay, St Mawes TR2 5DG**  
Proposed window and door alterations for balcony and porch

The agent was in attendance and outlined the reason for the proposed re-siting of the front door and window, namely lack of privacy as the entrance to the Ship and Castle Hotel is immediately opposite the Castle Cottage. A discussion was held in which all councillors expressed their opinion. A concern was noted by all councillors about the proposed design and materials of the new balcony, protruding further out over the street than the current Juliet balcony, and wrapping around the building from the front and along the side wall up going up towards the Victory Inn. It was considered out of keeping with the aesthetic of this distinctive harbour-front building, and also with the street scene. The councillors would like it noted that they would present no objection to this application if the present Juliet balcony was extended around the building. There were no concerns about the proposed movement of the front door and porch extension.

Cllr Salter proposed to object to the application in its current form, due to the design of the proposed balcony. Seconded by Cllr Fordham. All in favour.

- **PA24/02026 – Mr and Mrs G Morse – Land adjacent to Trevennel Farm Barn, St Mawes TR2 5AD**  
The proposed demolition of the former milking parlour, the grain silo, the metal clad barn, the modern agricultural building and the erection of a replacement dwelling including a self-contained annexe together with associated works.

The owner was in attendance, and a discussion was held in which all councillors expressed their opinion. It was clear from attached photos that the proposed application was not visible to the public and would be further screened by tree planting. The proposed roof line would be lower than that of the barn currently on site. The use of sympathetic building materials (natural wood cladding and metal roof corrugate) and the sustainability credentials of the application were discussed and approved.

Cllr Giles proposed no objection to the application in its current form. Seconded by Cllr Andrew. All in favour.

- **PA24/02031 – Mr and Mrs Phillip and Rowena Lilley – Moon Tides, Penruan Lane, St Mawes TR2 5UH**  
Proposed extension and alterations

The Committee noted that this third planning application for the property was much improved, and the plans were clear and straightforward.

Cllr Goldsmith proposed no objection to the application in its current form. Seconded by Cllr Fordham. All in favour.

- **PA24/01831 – Mrs Gwenda Jenkins – Fentens, Upper Castle Road, St Mawes TR2 5BZ**  
Loft conversion to include for the full replacement of the existing roof finishes from concrete tiles with slate, 3 new dormer windows to the front and a rear dormer flat roof and assorted minor works.

A discussion was held in which all councillors expressed their opinion. It was noted that the building is set down a slope and that the proposed design is discreet, with the roof line not raised much higher than the current one. However, a concern was raised about the perceived incongruity of the contemporary design of the proposed loft conversion and balcony being placed on an older bungalow, as the design wasn't considered to be entirely cohesive. A concern was also noted about the proposed materials, with a hanging slate roof being more in keeping than the proposed vertical wood cladding.

Cllr Giles proposed no objection to the application in its current form. Seconded by Cllr Salter. All in favour.

- **PA24/02255 – Mrs Natasha Milne – The Rising Sun, St Mawes TR2 5DJ**  
Proposed provision of new flue for wood burning stove at existing pub

A discussion was held in which all councillors expressed their views. It was emphatically stated by all that this proposed application for the flue, following the recent renovation of the property which has been carried out sympathetically and had been so well-received by the village, was incongruous, obtrusive and out of keeping with the rest of the building. The Committee would also like it noted that the plans submitted for this application were out of date, which was unhelpful.

Cllr Fordham proposed to object to the application in its current form. Seconded by Cllr Giles. All in favour.

#### **6. To record response or discuss any Local Council Protocol Letters received:**

##### **PA23/05297 – Mrs Helen Fyfe Smith – Carricknath, Sea View Crescent, St Mawes TR2 5BW**

Demolition of existing single storey bungalow and associated smaller annexe building and construction of a replacement two storey house and single garage.

**Decision - Agree to Disagree**

#### **7. To record decisions made by Cornwall Council:**

##### **PA24/00455 – Mr Forrest – Land Adjacent to Nanshuthall Farm, St Mawes TR2 5AB**

Variation of condition 2 (approved plans) of PA22/00434 dated 15.03.22 (conversion of and extension to single storey existing detached agricultural barn in own grounds to form a new single storey farm workshop, stores, office, staff facilities – **APPROVED**)

**PA24/01747 – Mrs K Ormrod – Oyster Shell, 12 Marine Parade, St Mawes TR2 5DW**

Application for non-material amendment to PA22/09627 for proposed small balcony, installation of French doors and front door canopy, namely 1) to install fixed glazed lights to the flank sides of the already approved French doors – **APPROVED**

**PA23/05297 – Mrs Helen Fyfe-Smith – Carricknath, Sea View Crescent, St Mawes TR2 5BW**

Demolition of existing single storey bungalow and associated smaller annexe building and construction of a replacement two storey house and single garage – **APPROVED (Following Protocol Letter /Agree to Disagree)**

**PA24/00991 – Mrs Natasha Milne – Rising Sun, St Mawes TR2 5DJ**

Proposed minor alterations to existing pub including variations to previously approved detached letting rooms block under PA22/04332 (part retrospective) - **APPROVED**

**8. To consider any other business associated with planning that the Chairman considers to be of urgency**

A request was made to have a map of TPO's in the parish, and the councillors were directed to the Cornwall Council Interactive Map.

The next meeting will be on Monday 15<sup>th</sup> April 2024 at 6.00 pm in the Millennium Rooms.

**There being no further business, the meeting closed at 7.04pm.**

**Signed as a true record.....Chairman.....**

**Dated .....**