

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 8<sup>th</sup> June 2026. The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes.**

Committee Councillors Present: R Giles (Chair), A Marchant, A Fordham, E Andrew, P Salter, P Hare-Scott, S Goldsmith

Other Councillors present: None

Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator) and one member of the public

**1. Accept apologies – None**

**2. Declaration of Interest:**

- a) Disclosable Pecuniary Interest – none declared
- b) Non-registerable Interest – Cllr Marchant – PA26/01249
- 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**

There was an opportunity for members of the public to speak when each planning application is discussed.

**4. Confirmation of the minutes of the Parish Council Meeting held on May 18<sup>th</sup> 2026:**

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: None

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

**PA25/07386 – St Just in Roseland Parish Council – St Mawes Recreation Ground**

Application for a MUGA and siting of a padel court on existing tennis court

The chairman of the Recreation Ground Committee was in attendance and a discussion was held in which all councillors expressed their views. As St Just in Roseland Parish Council are named on the application, no consultee comments will be submitted, but the application and amendments were noted, and the Committee expressed their support for all aspects of the application.

**6. To consider the request for information from Legacy Homes regarding the proposed Housing Development near the Fire Station.**

A discussion was held following the recent email from Legacy Properties asking for the Parish Council's support for the proposed housing development on land to the east of Polvarth Road. The decision regarding allocation of the type of house ownership (shared/social rent/discounted market) will be driven by Cornwall Council, but the Parish Council's opinion was sought on whether Legacy Properties should progress the application under Policy 8 of the Cornwall Local Plan, or Policy 9. Policy 8 states that St Just in Roseland Parish would receive CIL payments (subject to confirmation of the Neighbourhood Development Plan status). As this would not happen under Policy 9, and the distribution of affordable housing would likely be the same under both policies, it was agreed that, subject to confirmation of the Cornwall Local Plan policies, St Just in Roseland Parish would be in favour of Policy 8. Clerk to contact Legacy Properties.

**7. To record response or discuss any Local Council Protocol Letters/Cornwall Council Correspondence received:**

**PA26/09567 - The Tiddler, 2 Commercial Road, St Mawes TR2 5DN**

The Planning Committee of St Just in Roseland Parish have requested that the application is referred to the Cornwall Council Planning Committee. As Cllr German (Cornwall Councillor – St Goran and Roseland Division) has registered an interest and would not be able to address the meeting, the Clerk has requested clarification on procedure from Cornwall Council.

**PA26/01249 – Penrill, St Just in Roseland TR2 5JB**

*\*Cllr Marchant left the room\**

Following the withdrawal of the initial Protocol Letter from Cornwall Council, and with new plans having been submitted by a different agent, a discussion was held in which all councillors expressed their views. It was agreed that their original decision to raise no objection to the planning application stands.

*\*Cllr Marchant re-entered the room\**

**8. To record decisions made by Cornwall Council:**

**PA26/02173 – Mr and Mrs T Wordley – Bay Cottage, 17 Lower Castle Road, St Mawes**

Listed building consent for the proposed internal alterations to stairs within rear extension – **APPROVED**

**PA26/02324 – Mr James Routledge - Roseland Nursery, Upper Castle Road, St Mawes TR2 5AE**

Certificate of lawfulness for proposed use for change of use from C3 (single dwelling house) to C4 (small HMO - house of multiple occupancy - for up to 6 people) – **GRANTED (CAAD's, PIP's and LU's only)**

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

The next meeting of the Planning Committee will be on June 29<sup>th</sup> at 6.00 pm in the Millennium Room, St Mawes

**There being no further business, the meeting closed at 6.25pm.**

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

**Dated .....**