Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 21st September 2026. The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes.

Committee Councillors Present: R Giles (Chairman), A Fordham, E Andrew, A Marchant, P Salter, P Hare-Scott, S Goldmith
Other Councillors present: none
Also present: H Couch - Parish Clerk

1. Accept apologies – R Fordham - Parish Administrator

2. Declaration of Interest:
a) Disclosable Pecuniary Interest – none declared
b) Non-registerable Interest – none declared
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 27th July 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

It was agreed by Councillors that the order of the applications would be amended and not follow the agenda order.

5. The following Planning Applications were discussed:

PA26/05724 – J Krolow – Porthcuel, Trelawney Road, St Mawes TR2 5BU
Proposed alterations and extension to main house including internal remodelling

A site visit was arranged for Wednesday 16 September 2026 at 3.30 pm, to which all Councillors were invited. Neighbouring properties were also visited to understand the objections raised.

The applicants and neighbours were in attendance and both were given opportunities to give their views. Councillors were informed that there was an objection online, and this was noted, although it was felt that some of the comments were not material planning considerations.

A robust and passionate debate followed, during which Councillors asked numerous questions to inform and aid the discussion.

Councillors expressed concern about the use of clear glazing in the window on the east elevation, particularly if the existing hedge were ever removed or died. It was felt that adequate screening should be provided.
Concern was also raised about the visual impact when viewed from the sea of the extensive glazing in the large window on the south elevation. It was, however, felt that the proposal would improve the area above the corridor.
Councillors requested that a traffic management plan be secured for the proposed works.

Cllr Fordham proposed to raise no objection to the majority of the application, but felt that the glazing on the east elevation and the large window on the south elevation, should be reviewed. Due to the location a traffic management plan should be put into place. Seconded by Cllr Salter. A vote took place, 4 for and 2 against. Cllr Andrew abstained.

PA26/01815 – Mr and Mrs Fleet – Lowen Meadow, Upper Castle Road, St Mawes TR2 5BY
Construction of first floor extension, rear balcony and associated works including in-roof PV array and air source heat pump

The applicants and neighbours were in attendance and both were given opportunities to give their views. Councillors were informed that there were two objections online, and this was noted, although it was felt that some of the comments were not material planning considerations.

A robust debate followed, during which Councillors asked numerous questions to inform and aid the discussion.

Concern was raised over the piece of land being lodged as open space but this is not something that can be taken into account by Councillors. Overlooking was discussed due to the balcony.

Cllr Fordham proposed no objection to the application in its current form, although mindful of objections from neighbours. Seconded by Cllr Hare-Scott. A vote took place, 4 for and 3 against.

PA26/05649 – Ned Warne and Lucy Cooper – Hawthorn Cottage, Trethewell, St Just in Roseland TR2 5JE
Proposed improvements to existing vehicles access, proposed new driveway and detached garage and change of use of adjoining land and extension and alterations to existing dwelling

The owners were in attendance and explained the reasonings behind the application.

Following a discussion, it was felt that due to the current limitations of the building, this approvement would be justified.

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

PA26/05639 – Mrs Lucy Cullen – Hir Kemmyns, Upper Castle Road, St Mawes TR2 5BZ
Works to tree subject to a Tree Preservation Order (TPO), works include felling 2 x large Monterey cypress trees (Pinus radiata)

The Parish Council has considered the above application and has noted the comments and recommendation provided by Cornwall Council's Tree Officer. The Parish Council has no further comments to make and is content to defer to the professional assessment and recommendation of the Tree Officer.

PA26/06364 – Dr Gordon Campbell – Lewis House, Polvarth Road, St Mawes TR2 5AY
Works to trees subject to a Tree Preservation Order (TPO), works include 4 Leyland Cypress to be removed.

The Parish Council has considered the above application and has noted the comments and recommendation provided by Cornwall Council's Tree Officer. The Parish Council has no further comments to make and is content to defer to the professional assessment and recommendation of the Tree Officer.

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

7. To record decisions made by Cornwall Council:

PA26/05173 – Mr and Mrs T Bevan – Trevu, 39 Lower Castle Road, St Mawes TR2 5DR
Submission of details to discharge Condition 9 (sample panels) in respect of Decision Notice PA25/09376 dated 04.02.26 **– S52/S106 AND DISCHARGE OF CONDITION APPS.**

PA26/04186 – Mr and Mrs A Maitland – Pen An Garth, The Brake Yard, Grove Hill, St Mawes TR2 5BP
Proposed balcony and associated works – **APPROVED.**

PA26/03662 – Mr Luke Tiller – 8 The Bowling Green, St Just in Roseland TR2 5JN
Proposed extension **– APPROVED**

PA26/04084 – Mr Peter Francis – Pilchards, 2 Lower Castle Road, St Mawes TR2 5DR
Listed building consent to reinstate two internal timber frame partitions with associated lining, plastering and decoration, partial removal of an existing fitted cabinet and installation of a new internal door **– APPROVED**

PA26/04178 – Mr Steve Tedbury – Little Lodge, 21 Tredenham Road, St Mawes TR2 5AN
Proposed detached garden room (including incidental use as a family bedroom) within the residential curtilage of Little Lodge – **APPROVED**

PA26/01744 – Mr and Mrs Richard Dyson – Broad Reach, St Just in Roseland TR2 6EW
Replacement roof coverings from concrete interlocking roof tiles to natural slate – **APPROVED**

PA26/05679 – Mr and Mrs Andrew Robinson – Haven Cottage, St Just in Roseland TR2 5HY
Non-material amendment in relation to decision notice PA21/11866 dated 19/10/22 to allow the amendment to the location of the building footprint as built **– APPROVED**

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 **– WITHDRAWN**

Appeal for PA24/08310 – Land south east of Haven Lodge, Lower Castle Road, St Mawes – Mr W Cracroft-Eley (Trustees of the Haven and Oxhey Settlement)
Engineering works to sea cliff retaining structure and construction of steps **– APPEAL DISMISSED. NO COSTS CLAIMED.**

PA26/04590 – Mr James Routledge – Ship and Castle Hotel, The Waterfront, St Mawes TR2 5DG
Replacement of existing asbestos roof tiles with natural slate together with the installation of kitchen ventilation louvres to the south west elevation and an additional window to the south east elevation - **APPROVED**

A recommendation was made that during the winter period, the Planning Committee meetings would take place at 5.00pm. All agreed by a show of hands.

The next meeting of the Planning Committee will be on October 12th at 5.00 pm in the Millennium Room, St Mawes

There being no further business, the meeting closed at 6.55pm.

Signed as a true record……..Chairman

Dated …….