

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Tuesday 4th January 2022. The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes

Committee Councillors Present: R Giles (Chairman of Planning Committee), P Salter, S Goldsmith, K Warren (Chairman of the Council), P.Young

Other Councillors present: none

Also present: H Couch (Parish Clerk) and 2 members of the public

1. Accept apologies: Cllrs Andrew & Aston

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

It was agreed by a show of hands 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 13th December 2021.

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.

5. The following Planning Applications were discussed.

PA21/11866 – Plot of land between Trevannel Old Cottage and Homelands, St Just in Roseland, TR2 5HY – Erection of two dwellings, amenity areas, landscaping and repositioned access point.

The owners and agent were in attendance, providing background information into the application and answered questions raised by Councillors.

A discussion took place allowing all Councillors to voice their opinion.

Concern was raised as this site has already an application (PA20/04926) for a single dwelling that was agreed through an Appeal Process APP/D0840/W/21/3270728 which overturned the decision of Cornwall Council which agreed with the objection raised by the Parish Council.

It is felt that this application is an overdevelopment of the site and that the proposed design does not fit into the rural setting of St Just in Roseland.

Following the discussion, Cllr Young proposed to raise an objection to this application for the reasons given. Seconded by Cllr Salter. Voting – For 4, Abstain 1. It was **RESOLVED** by a show of hands that this is the view of St Just in Roseland Parish Council for this application.

PA21/08828 – Land West of Carn Tommen, Castle Drive, St Mawes, TR2 5DE – Cliff stabilisation works

A discussion took place allowing all Councillors to voice their opinion.

Following the discussion, Cllr Giles proposed to support the application. Seconded by Cllr Young. All in favour by a show of hands. It was **RESOLVED** by a show of hands that this is the view of St Just in Roseland Parish Council for this application.

PA21/12244 – Former Milking Parlour, Trevannel Farm, St Mawes – The proposed conversion and extension to the former milking parlour to form a dwelling, the demolition of a grain silo and metal clad barn, the construction of a timber carport together with associated works

A discussion took place allowing all Councillors to voice their opinions.

After a discussion, Cllr Giles proposed no objection. Seconded by Cllr Warren. All in favour by a show of hands. It was **RESOLVED** by a show of hands that this is the view of St Just in Roseland Parish Council for this application.

6. To record response or discuss any Local Council Protocol Letters received - none

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

A discussion took place about if the Planning Committee has any power in requesting certain conditions for new applications as the Parish Council previously declared a Climate Change, such as ground source heating and solar panels. It was felt that this was a question for our Cornwall Councillor as it should come from Cornwall Council.

A discussion took place regarding the Roseland Neighbourhood Development Plan and its effectiveness following a couple of inspectors appeals. This could be a discussion for a future Roseland Cluster meeting to discover how other Parishes on the Roseland felt about a Neighbourhood Planning Referendum.

There being no further business, the meeting closed at 6.37 pm

Signed as a true record.....Chairman Cllr. R. Giles

Dated