

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 27th June 2022. The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes

Committee Councillors Present: R Giles (Chairman of Planning Committee), P Salter (Chairman of Parish Council), H Aston, E Andrew, S Goldsmith

Other Councillors present: R Baylis

Also present: 54 members of the public & Parish Clerk and Assistant Clerk

1. Accept apologies: none

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 and the order was amended.

4. Confirmation of the minutes of the Parish Council Meeting held on 31st May 2022

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.

PA22/05031 - Roseland Rowing and Gig Club, Kings Road, St Mawes - Rebuilding of the Pomery's building to create ground floor accommodation for the Gig Club to store gigs and provide limited associated accommodation. First floor to provide heritage display/function space for the community and the Heritage Group. Upper floors to provide three residential flats.

Representatives from Pomeroy's Ltd and architect were in attendance to answer questions.

Residents spoke passionately about the application giving numerous reasons for objecting to this application in its current form. Cllr Giles reminded everyone that the Parish Council are only consultees and that all comments should be made to the Cornwall Council Planning Portal as they are the Planning Authority who will make the final decision.

Following the discussion, Cllr Andrew proposed to strongly object to this application and that the Clerk should respond accordingly with the feeling of the meeting and comments already made to the Planning Portal, including the non-compliance of the Roseland Neighbourhood Development Plan and Cornwall Local Plan. Seconded by Cllr Salter. All in favour. It was **RESOLVED** by a show of hands that this is the view of St Just in Roseland Parish Council for this application.

Meeting suspended for 5 minutes.

Response sent to Cornwall Council –

The Planning Committee of St Just in Roseland Parish Council met on Monday 27th June at 6.00pm in the Millennium Rooms, St Mawes. There were 60 people in attendance and a petition of 110 names was presented to the Parish Council, as well as over 29 objections already lodged with Cornwall Council. This represents over 25% of the population of St Mawes which highlights the concerns and worries of our residents with this planning application. The residents spoke passionately about the building and although appreciative that times change and buildings sometimes must change, major concern over the character of our village which is in an Area of Outstanding Natural Beauty was at the forefront of everyone's mind. The feeling of the room was that 95% opposed this current application. However, the support for both the Roseland Gig Club and the St Just and St Mawes Heritage Group was evident.

St Just in Roseland Parish Council strongly **OBJECTS** to this Planning Application in its current form on numerous points. Our Parish Council were instrumental in the Roseland Neighbourhood Development Plan that was agreed in May 2015 and are concerned that many aspects of this Planning Application do not comply, especially with Policies LA1, LA2, LA4, CV1, CV3, CV5, GP1, GP2 and H08. The response from the community has been unprecedented for a

Planning Application and the comments made highlights serious issues and we stress that all these views are given credit and are reviewed.

Councillors and residents were disappointed that although the applicant organised a three-day consultation event to show the plans and allow comments, the plans had already been sent into Cornwall Council, so it was not a consultation as the comments have not been taken on board and has not been helpful. The close neighbours who will be affected by the planning application were not spoken to in advance which has left ill-feeling and upset.

Brenda Pye's family lived in St Mawes for many years and in 1976 she bought Pomerys, the former garage with the much photographed, petrol pumps. When she passed away in 2014, her will included that the building be left jointly to the St Just and St Mawes Heritage Group and the Roseland Gig Club but with certain conditions, for example her artwork should be available to be viewed. Since that date, we are appreciative of all the work done by the two groups to produce an initial plan for her wishes to be carried out and achieved for the benefit of all but feel that this should be amended to be more fitting with the location and heritage, which will then preserve the history.

Pomerys building is a valuable local heritage asset – It is of considerable local importance as an example of harbourside vernacular architecture; and should be preserved for future generations. The building is in a prominent location and can be seen across the water and therefore the application should be more in keeping with the surrounding buildings. Comments written by the St Gerrans & Porthscatho Old Cornwall Society highlights the history and importance of this heritage.

Although appreciative of the condition of Pomerys, the demolition of this building will have a profound effect on the surroundings and should be considered. The justification of demolition is questionable.

The size and scale of the proposed building has an increased mass of approximately 30% to 50%. There will be a loss of light and privacy for close neighbours. All the neighbours have written their own submissions with this evidence.

The modern design of the proposed building is not in character with St Mawes. The cantilevered sections at the front coupled with balconies mean that it will be overbearing for this location. Making Pomerys into a four-storey building, will have a prominent effect to the street scene and will not have the same characteristic features as the neighbouring properties. Having this building may set a precedent for other properties which is not something that should be considered in this location, to ensure that the history of St Mawes remains. Having four storeys is the reason for the need to install an industrial lift into the premises as well as having a staircase, this takes up a large percentage of floor space which could be better used for the two groups if it were only a three-storey building and would reduce the height, which is a main concern. The introduction of three luxury flats to fund the work appears to be excessive, more than a necessity, hopefully a compromise can be made.

Due to the location and amount of work involved, a traffic management plan would be required as a minimum, as work could not take place in the Summer Period.

In Conclusion, there are many objections written on the Cornwall Council Website which highlights numerous issues with the plans, so we are not going to repeat these again but highlight that the application is against Policy 2 and 12 of the Cornwall Local Plan and several aspects of the Roseland Neighbourhood Development Plan, the hope is that all the comments will be taken into account and the applicant can provide an updated plan that takes into account the needs of neighbours which will fit better into St Mawes whilst fulfilling the needs of the Roseland Gig Club and the St Just and St Mawes Heritage Group under the wishes of the late Brenda Pye.

Meeting resumed.

PA22/04715 - Trewollack Vean, St Mawes - Refurbishment, modernisation, extension and loft conversion to create two bedrooms in loft space with the inclusion of a balcony on the north east elevation and a Juliet balcony on the south west elevation.

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

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

PA22/04590 - Milton Minor, 5 Church Hill, St Mawes - Replace defective balcony and convert existing garage into bedroom

PA22/04591 - Milton Minor, 5 Church Hill, St Mawes - Listed building consent to replace defective balcony and convert existing garage into bedroom

The owner was in attendance and responded to the questions. A discussion took place allowing all Councillors to voice their opinion.

Following the discussion, Cllr Aston proposed to raise no objection to these applications. Seconded by Cllr Goldsmith. All in favour. It was RESOLVED by a show of hands that this is the view of St Just in Roseland Parish Council for these applications.

PA22/05004 -The Tractor Shed, Messack House, St Just in Roseland - The proposed conversion of the redundant agricultural building into a dwelling and the installation of a sewage treatment plant

The agent was in attendance and gave background history. A discussion took place allowing all Councillors to voice their opinion.

Following the discussion, Cllr Goldsmith proposed to raise no objection to this application. Seconded by Cllr Andrew. All in favour. It was RESOLVED by a show of hands that this is the view of St Just in Roseland Parish Council for this application.

PA22/04332 - Rising Sun Hotel, The Square, St Mawes - Erection of a new building to be used for customer letting rooms with support area for operations

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

Following the discussion, Cllr Giles proposed to raise no objection to this application, due to similar being passed on PA18/01101. Concerns were raised though where staff will now be located and the lack of car parking space. Seconded by Cllr Salter. All in favour. It was RESOLVED by a show of hands that this is the view of St Just in Roseland Parish Council for this application.

PA22/05702 – 8 and 9 Sea View Road, St Mawes – Application for a Non-Material Amendment to PA21/03615 for the proposed demolition of both dwellings, the erection of 2 replacement dwellings and the erection of a timber summerhouse in the rear garden of the dwelling at No 8 Sea View Road, namely 1) The provision of a frameless glass balustrade enclosing the first floor balconies to each dwelling.

The agent was in attendance and gave background history. A discussion took place allowing all Councillors to voice their opinion.

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

Prior Notification – Highways, St Mawes

The owner was in attendance and explained that a planning application will be submitted shortly and gave a verbal description of the changes to PA18/04483 which was approved on 18 August 2020.

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

7. To record decisions made by Cornwall Council

PA22/04218 Applicant – Charles Pridmore – 52/S106 and discharge of condition apps

Location: Land adjacent Fire Station, Polvarth Road, St Mawes TR2 5AY

Submission of details to discharge Condition 5 in relation to Decision notice PA19/05550 dated 30.08.2020

PA22/04625 Applicant – Mr S Baggs

Location: Sail Cottage, 23 Marine Parade, St Mawes, TR2 5DW

Non-material amendment in respect of decision notice PA21/09772 dated 25.11.2021; canopy on the north east elevation to be omitted from the proposal; north eastern wall of the extension to be extended by 1200mm; south eastern wall of the extension to be decreased by 600mm; and window on the south eastern wall to be replaced with new Bi-Fold

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

Details of Appeals that have been received

MHCLG ref - APP/D0840/W/22/3292120

Cornwall Council Reference - PA20/7172

Appeal start date - 07.06.2022

Proposal - New agricultural access and track with associated works

Location - Land at St Just, St Just in Roseland

Appellant – Messrs G & T Hext

Cornwall Council decision - Cornwall Council Refused

Section 174 Appeal MHCLG ref - APP/D0840/C/22/3299559

Cornwall Council Reference – EN21/01556

Appeal start date - 07.06.2022

Proposal – Appeal against enforcement notice – without planning permission, engineering operations including excavation works and the removal of hedgerow to create a new access onto a classified road

Location - Land at St Just, St Just in Roseland

Appellant – Mr George Hext

Section 174 Appeal MHCLG ref - APP/D0840/C/22/3299560

Cornwall Council Reference – EN21/01556

Appeal start date - 07.06.2022

Proposal – Appeal against enforcement notice – without planning permission, engineering operations including excavation works and the removal of hedgerow to create a new access onto a classified road

Location - Land at St Just, St Just in Roseland

Appellant – Mr Tom Hext

Section 174 Appeal MHCLG ref - APP/D0840/C/22/3299561

Cornwall Council Reference – EN21/01556

Appeal start date - 07.06.2022

Proposal – Appeal against enforcement notice – without planning permission, engineering operations including excavation works and the removal of hedgerow to create a new access onto a classified road

Location - Land at St Just, St Just in Roseland

Appellant – Mrs Deborah Hext

Section 174 Appeal MHCLG ref - APP/D0840/C/22/3299562

Cornwall Council Reference – EN21/01556

Appeal start date - 07.06.2022

Proposal – Appeal against enforcement notice – without planning permission, engineering operations including excavation works and the removal of hedgerow to create a new access onto a classified road

Location - Land at St Just, St Just in Roseland

Appellant – Mrs Camilla Hext

The next meeting will be on 25th July 2022 at 6.00 pm.

There being no further business, the meeting closed at 7.40 pm

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

Dated