

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 15th August 2022. The meeting commenced at 6.00pm in the Memorial Hall, St Mawes

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

Other Councillors present: R Baylis, C Williams

Also present: 22 members of the public & Helen Couch – Parish Clerk, Rosie Fordham – Parish Administrator

1. Accept apologies: Cllr Andrew

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.

A representative from Pomerys gave an update on the current situation regarding the planning application. Provisional plans have been circulated to councillors and agreement was given that they can be viewed on the Parish Council website. It was highlighted that this is just for discussion as the original planning application has not been withdrawn at this stage. Members of the public were given the opportunity to view the paperwork.

4. Confirmation of the minutes of the Parish Council Meeting held on 25th July 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.

PA22/06767 – 10 Newton Park, St Mawes TR2 5BX – Extension and alterations to 10 Newton Park

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

As we are in an Area of Outstanding Natural Beauty, concern was raised that the proposed second floor and glazing was out of character with the neighbouring houses in the cul-de-sac, and that the neighbouring buildings would be overlooked from the roof and the balcony. The view from the sea would also be affected as the property is on high ground. Concern was also raised about changing the access from Newton Park to Upper Castle Road on the grounds of road safety. Due to all these issues, we feel that this is an overdevelopment of a property in a small cul-de-sac.

Following the discussion, Cllr Salter proposed to object to this application in its current form, due to the reasons listed above. 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 this application.

PA33/06002 – 7 Porth View, St Mawes TR2 5XA - Introduction of French doors to replace window, remove kitchen window and introduce access door and construct conservatory extension

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 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.

PA22/06755 – 26 Chapel Terrace, St Mawes TR2 5BH – Full planning application for the demolition of the existing house to ground floor slab level to allow the construction of a new dwelling of identical design to the development previously approved under PA22/03950 dated 29.06.2022 for the proposed extension and alterations to the house and formation of car parking area and landscape works including outdoor swimming pool.

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

Following the discussion, Cllr Salter proposed to support this application. Seconded by Cllr Giles. Vote – 3 For, 1 Abstain. It was RESOLVED by a show of hands that this is the view of St Just in Roseland Parish Council for this application.

PA22/06491 – Sunnyside, Trethewell, St Just in Roseland TR2 5JE – Proposed open market dwelling within garden area

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

The original application PA20/04500 was withdrawn but had Parish Council support. However as other similar applications have now been approved due to a change of policy the plans have been resubmitted.

Standing orders were suspended to allow a member of the public to raise a question, and standing orders were then resumed.

Following the discussion, Cllr Salter proposed to support this application. Seconded by Cllr Giles. 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.

PA22/07136 – Chance Mead, Castle Drive, St Mawes TR2 5DE - Works to trees subject to a Tree Preservation Order (TPO), works include fell 2 x Pine

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

Following the discussion, Cllr Giles proposed to raise no objection to this application, with the hope more trees would be planted in replacement. 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.

PA22/07196 – The Pavilion, Grove Hill, St Mawes TR2 5BJ – Works to trees in a conservation area (TCA). Works include removal of seven dead elms from hedge along the public highway.

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

Following the discussion, Cllr Giles proposed to raise no objection to this application, with the hope more trees would be planted in replacement. 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.

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

7. To record decisions made by Cornwall Council

PA22/01184/PRE Applicant – Ben Ashford CLOSED – Advice given

Location: Do I need enquiry to renew the existing double-glazed painted timber windows for white PVCu double glazed windows to match the existing window layouts to this tenanted housing scheme.

PA22/06459 Applicant – Marine Management Organisation Closed – Advice Given

Location: St Mawes Sailing Club, 1-2 The Quay, St Mawes, TR2 5DG
Proposed Bridge walkway and landing pontoon, St Mawes Sailing Club

PA22/05872 Applicant – Maureen Law – APPROVED

Location: Tremor, Hillhead, St Mawes TR2 5AL
Garage extension.

PA20/03119 – Mr Shaun Mitchell – Land East of Lowen Meadow, Newton Road, St Mawes TR2 5BS - APPROVED

Proposed residential development comprising 17 dwellings (10 affordable and 7 open market) for variation of condition 2 (approved plans) in respect of decision notice PA17/04451 (Decision PA18/08968 with variation of condition 1.

PA22/06174 – Mr Jon Giles – Land to the North of Braganza, The Grove, St Mawes TR2 5DJ – APPROVED.

Work to trees subject to a TPO – works include reducing the crown of 2 sycamore trees by 6m.

PA22/01175/PRE – Mr M Newman – 9 Newton Park, St Mawes TR2 5BX – CLOSED, ADVICE GIVEN

Pre application advice for demolition of existing 2 bedroom bungalow and erection of a new 4 bedroom dormer bungalow.

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

Following a discussion it was agreed that the Parish Council had no objection to the removal of the dead tree behind the Chapel that is on no man's land.

Clerk gave a verbal updated regarding the Plot of Land between Trevannel Old Cottage and Homelands, St Just in Roseland.

Cllr Giles requested an agenda item for full Parish Council to adopt Cllr Baylis onto the Planning Committee.

The next meeting will be on 12th September 2022 at 6.00 pm in the Millennium Rooms, St Mawes.

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

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

Dated