

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 10th October 2022. The meeting commenced at 6.00pm

Committee Councillors Present: R Giles (Chairman of Planning Committee), P Salter (Chairman of Parish Council), E Andrew, S Goldsmith, R Baylis
Other Councillors present: K Warren
Also present: five members of the public & Helen Couch – Parish Clerk, Rosie Fordham – Parish Administrator

1. Accept apologies: H 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 and the order was amended.

4. Confirmation of the minutes of the Parish Council Meeting held on 26th September 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.

**PA22/07942 Mr and Mrs N and S Wood - 10 St Austell Row, St Mawes TR2 5AQ.
Demolition of existing bungalow and re-build on the same footprint**

The agent was in attendance and agreed to obtain information about rights of way to the property from the owner.

A discussion took place allowing all Councillors to voice their opinion. Concerns were raised by members of the public about the impact of site traffic on residents and safety issues, and it was noted that several objections had been made online relating to the same worries. It was felt that a decision could not be made by the Councillors at the meeting until the dispute over access has been clarified. Clerk to request a site meeting with the case officer and for this to be discussed again at the next meeting.

**PA22/08548 Tom and Michelle Nash – Polventon B3289 between KHF and A3078 Windmill Hill, St Just in Roseland
Change of use of land from agricultural to residential garden**

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

Following the discussion, Cllr Baylis proposed no objection to this application in its current form on the condition that the boundary treatment adjacent to St Just Lane remains as it is at present. 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.

**PA22/04167 David Walmsley – 2 Mount Pleasant, Pasco's Cottage, Windmill Hill, St Just in Roseland TR2 5HZ
Replacement of existing single storey conservatory with block two storey extension**

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

Following the discussion, Cllr Giles proposed to raise an objection to this application in its current form due to concerns about the proposed flat roof, as a pitched roof would be more in keeping. 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.

**PA22/07815 Melanie Hiorns - Highways, Upper Castle Road, St Mawes TR2 5BZ
Demolition of existing house and construction of a replacement bungalow
A discussion took place allowing all Councillors to voice their opinion.**

Following the discussion, Cllr Giles proposed no objection to this application in its current form. 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.

**PA22/08618 Nigel Brooks – Flat 4 Parkhouse, Bohella Road, St Mawes
Installation of external flue from internal woodburning stove**

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 no objection to this application in its current form. 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

PA22/11866 Mr and Mrs Andrew Robinson - 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.
Our decision was agree to disagree.

7. To record decisions made by Cornwall Council

PA22/06002 Ian Hodges – 7 Porth View, St Mawes

Introduction of French doors to replace windows, remove kitchen window and introduce access door and construct conservatory extension – **APPROVED**

PA22/06755 Chris Smith - 26 Chapel Terrace St Mawes Cornwall 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 – **APPROVED**

PA22/06941 Chris White and Sophia Hare-Scott - Sunnyside, Trethewell, St Just in Roseland TR2 5JE

Proposed open market dwelling within garden area - **REFUSED**

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

It was noted that a CIL payment of £19625.75 had been received

An updated document was provided from the Gig Club which showed the work required to ensure that the standings were secure. We will be informed when work should start.

The next meeting will be on 31st October 2022 at 6.00 pm in the Millennium Rooms, St Mawes.

There being no further business, the meeting closed at 6.45pm

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

Dated