

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 31st October 2022. The meeting commenced at 6.00pm

Committee Councillors Present: R Giles (Chairman of Planning Committee), E Andrew, R Baylis

Other Councillors present: K Warren

Also present: 1 member of the public & Helen Couch – Parish Clerk, Rosie Fordham – Parish Administrator

1. Accept apologies: P Salter, H Aston, S Goldsmith

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 10th October 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.

Matters arising:

PA22/07942 – Clerk updated that a site visit had taken place with the case officer and our concerns have been noted.

PA22/04167 – Cllr Giles had spoken to the applicant about our objection and we expect to receive amended plans.

5. The following Planning Applications were discussed:

PA22/08835 – Mr M Bosch - 10 Newton Park , St Mawes TR2 5BX

Single storey extensions and alterations with landscaping

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

It was noted that the original application had been changed to make the property a single storey bungalow which is more in keeping with the neighbouring properties. However concerns were raised about the change of access onto Upper Castle Road, rather than the keeping the original drive into Newton Park. A traffic management plan was requested due to the location and concern of other residents.

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

PA22/08867 – Mr and Mrs Coles – Kerensa, Upper Castle Road, St Mawes TR2 5BZ

New hobby studio in garden - rearrangement of driveway to create two off-street parking spaces. Vehicle access to remain unchanged.

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

It was noted that the design of the proposed studio was not in keeping or sympathetic with the distinctive design of the main house, and as the studio could be seen from the water, this was a concern.

Following the discussion, Cllr Giles proposed no objection to this application in its current form with our comments noted. Seconded by Cllr Baylis. 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

PA21/11866 – Mr and Mrs Andrew Robinson – Plot of Land Between Trevannel Old Cottage and Homelands, St Just in Roseland

Erection of two dwellings, amenity areas, landscaping and repositioned access point – **APPROVED**

PA22/07180 – Mr James Chipman – Stanton Barn, Windmill Hill, St Just in Roseland

Installation of energy efficient air source – water heat pump to serve three radiators – **APPROVED**

PA22/04350 – St Austell Brewery Company Ltd/Rising Sun Hotel, St Mawes

The provision of a new flue for a wood burning stove on the existing roof of main building - **APPROVED**

PA22/04715 – Trewollack Vean, St Mawes TR2 5AD

Refurbishment, modernisation, extension and loft conversion to create two bed rooms in loft space with the inclusion of a balcony on the north east elevation and a Juliet balcony on the south west elevation -

WITHDRAWN

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

St Just Pool – it was noted that there has been an act of graffiti that has now been removed.

The next meeting will be on 21st November 2022 at 6.00 pm in the Millennium Rooms, St Mawes.

There being no further business, the meeting closed at 6.50pm

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

Dated