

## **Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 21<sup>st</sup> November 2022. The meeting commenced at 6.00pm**

Committee Councillors Present: Cllr Baylis, Cllr Andrew, Cllr Salter, Cllr Giles (Chairman of Planning Committee)

Other Councillors present: Cllr Warren

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

**1. Accept apologies:** Cllr Goldsmith, Cllr 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 31<sup>st</sup> 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:

**5. The following Planning Applications were discussed:**

**PA22/09238 – Mrs S Kennett - Veryan Cottage, Hillhead, St Mawes TR2 5AL**

Proposed extension and alterations to create a new floor level.

The owner was in attendance, and a discussion took place allowing all Councillors to voice their opinion. A concern was noted that the proposed extension may overlook neighbours, but the discussion focussed on the appearance of the building. The level of the extension was considered too high compared to the neighbouring attached building, giving it a lopsided appearance, and not in keeping with the street view. Proximity to a conservation area was also noted, as was the alteration to the view down the street and the impact of the view from the sea. It was considered that the size of the windows in the proposed extension facing the street were too small. It was also noted that there were comments from members of the public on Cornwall Council's planning portal.

Following the discussion, Cllr Giles proposed to object to the application in its current form with our comments noted. 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.

**PA22/09891 – Mr and Mrs Shropshire – Seaward, 12 Lower Castle Road, St Mawes TR2 5DR**

Works to trees within a Conservation Area/TPO area - namely fell a small elm tree (T1) and replace with evergreen tree.

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 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.

**PA22/09627 – Mrs Kate Ormrod – Oyster Shell, 12 Marine Parade, St Mawes TR2 5DW**

Proposed small balcony, installation of french doors and front door canopy

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

Two concerns were noted: that the balcony should be constructed with the same type of railings as neighbouring balconies, and not a sheet of glass; and that the balcony should not project any further than the neighbouring balcony.

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

**PA22/04167 – Mr David Walmsley – 2 Mount Pleasant, Pasco’s Cottage, Windmill Hill, St Just in Roseland TR2 5HZ**

Replacement of single storey conservatory with block two storey extension – RESUBMITTED

A discussion took place allowing all Councillors to voice their opinion. It was noted that the committee appreciate that the owner has amended the plan according to their suggestions.

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

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

A letter had been received from Cornwall Council in answer to our concern raised about the change of access to the property detailed in the application, with a traffic management plan requested. However there is an existing access to the property on Upper Castle Road, and so this condition has been refused.

**7. To record decisions made by Cornwall Council**

**PA22/08289 - Mr R Tavernor - Gwel Dowr, Freshwater Lane, St Mawes TR2 5AR**

Proposed Upgrading of Home Workshop to Gym / Playroom and Associated Works – **APPROVED**

**PA22/08403 - Mr Forrest - Nanshuthall Road to Bosloggas, St Mawes TR2 5AB**

Prior notification of agricultural or forestry development for Sectional timber frame agricultural store – **PRIOR NOTIFICATION NOT REQUIRED** (AF - Agricultural/Forestry prior notification/TEL - Telecommunications Prior Notification/DEM - Demolition Prior Notification)

**PA22/08548 – Mr Tom Nash – Polventon, St Just in Roseland, TR2 5JA**

Change of use of land from agricultural to residential garden - **APPROVED**

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

It was proposed that Cllr Warren should be co-opted back onto the Planning Committee at the next full Parish Council Meeting on Monday 5<sup>th</sup> December.

The next meeting will be on Monday 12<sup>th</sup> December at 6.00 pm in the Millennium Rooms, St Mawes.

**There being no further business, the meeting closed at 6.35pm**

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

**Dated .....**