

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 26th September 2022. The meeting commenced at 6.00pm

Committee Councillors Present: R Giles (Chairman of Planning Committee), H Aston, E Andrew, S Goldsmith, R Baylis

Other Councillors present:

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

1. Accept apologies: Cllr Salter

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 15th August 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.

At the full Parish Council Meeting, Cllr Baylis was co-opted onto the Planning Committee.

5. The following Planning Applications were discussed.

PA21/11866 – 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.

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

It was felt that although a previous application has been approved on this site, that this is still an over-development. It is appreciated that effort has been made to comply with the AONB and that the footage has been reduced. Concern was raised over access onto the highway

Following the discussion, Cllr Giles proposed to object to this application in its current form, due to the reasons listed above. Seconded by Cllr Andrew. Voting: 2 For, 1 Against, 2 Abstain. It was **RESOLVED** by a show of hands that this is the view of St Just in Roseland Parish Council for this application.

PA22/07180 – Mr James Chipman – Stanton Barn, Windmill Hill, St Just in Roseland. Installation of energy efficient air source – water heat pump to serve 3 radiators.

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

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

PA22/08289 – Mr R Tavernor - Gwel Dowr, Freshwater Lane, St Mawes TR2 5AR Proposed Upgrading of Home Workshop to Gym / Playroom and Associated Works

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 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.

6. To record response or discuss any Local Council Protocol Letters received

PA22/06491 - Sunnyside, Trethewell, St Just in Roseland TR2 5JE

Proposed open market dwelling within garden area

After a discussion, it was agreed to respond with agree to disagree. The Parish Council are supportive of our Neighbourhood Development Plan and therefore appreciate why this would be refused but are concerned that a dwelling very close to the site has been agreed by the Inspectorate.

PA22/08406 – Nanshuthall Road to Bosloggas, St Mawes TR2 5AB

Prior notification of agricultural or forestry development for Sectional timber frame agricultural store.

This was noted.

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

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.

Following a discussion, it was agreed that the officer's comments would be noted.

7. To record decisions made by Cornwall Council

PA22/01209/PRE – Morse's Wood Ltd, Land North East of Trevannel Farm, St Just in Roseland TR2 5AD – Closed, Advice Given

Pre application advice to reconstruct former workshop and store to create artisan studio, live unit with workshop space.

PA22/01176/PRE – Morse's Wood Ltd, Land South of Roseland Motors Ltd, 1 & 2 Fox Close Barns, St Just in Roseland TR2 5HY – Closed, Advice Given.

Erection of rural workshop units

PA22/05004 – The Tractor Shed, St Just in Roseland TR2 5JL – Approved

Proposed conversion of storage building into ancillary annexe accommodation and the installation of sewage treatment plant.

PA22/05031 – Roseland Rowing and Gig Club, King's Road, St Mawes TR2 5DH - Withdrawn

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.

PA22/06357 – Oyster Haven, Freshwater Lane, St Mawes TR2 5AR – Approved

Provision of two extra vehicular parking spaces

PA22/06241 – Jim's Cottage, Carrick Way, St Mawes TR2 5BB – Approved

Proposed extension and alterations.

PA22/07136 – Chance Mead, Castle Drive, St Mawes TR2 5DE – Approved.

Works to trees subject to a Tree Preservation Order (TPO)

PA22/07196 - The Pavilion, Grove Hill, St Mawes TR2 5BJ – Decided not to make a TPO

Works to trees in a conservation area (TCA), works include - Removal of seven dead elms from hedge along the public highway

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

Extension and alterations to 10 Newton Park

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

St Just Pool - a response explained the current situation and details of the relevant licenses to be obtained, which will be received in due course.

Seaview Crescent – comments from the case officer were noted.

The next meeting will be on 10th 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