

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 23rd January 2023 in the Millennium Room, St Mawes. The meeting commenced at 6.00pm

Committee Councillors Present: Cllr Giles (Chair of Planning Committee), Cllr Warren, Cllr Salter (Chair of Parish Council), Cllr Andrew, Cllr Baylis, Cllr Goldsmith

Other Councillors present: none

Also present: H Couch – Parish Clerk, R Fordham – Parish Administrator

Members of public: Ten

1. Accept apologies:

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.

National Trust Trelissick: A member of the management team from Trelissick gave a short presentation on the Transforming Trelissick Project, the first stage of which is a planned new car park on the north side of the B3289, with a new crossing and change of access. This may have an impact on a major transport link from the Roseland, so councillors had the opportunity to ask questions and raise concerns.

4. Confirmation of the minutes of the Parish Council Meeting held on 12th December 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.

No matters arising.

5. The following Planning Applications were discussed:

PA22/11172 – Mrs Helen Fyfe-Smith – Carricknath, Seaview Crescent, St Mawes TR2 5BW

Erection of two storey house and separate garage to replace existing bungalow and annexe.

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

Two members of the public spoke against the plan, voicing their concerns about the increased footprint of the plan, as compared to the earlier application in 2019. It was noted that the proposed plan will overlook neighbours on both the east and west elevations, and the large balcony will overlook neighbours to the south. The committee considered that the proposed plan was overbearing and unneighbourly, and not in keeping with the street scene.

Concerns were also raised by members of the public about the impact of site traffic on residents, and it was noted that a traffic management plan would be essential and must be adhered to, as a previous traffic plan on the same street had been ignored.

Following the discussion, Cllr Andrew proposed to object to the 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.

PA23/00191 – Mr Peter Shropshire – 24 Lower Castle Road, St Mawes TR2 5DR

Re-landscaping rear garden, to include 2 new sheds, pergola, railings and services.

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

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

PA23/00068 – St Mawes Sailing Club – 1 – 2 The Quay, St Mawes TR2 5DG

Change of use of used roof area to accommodate extended approved social area and storage shed.

The agent was in attendance, and a discussion took place allowing all Councillors to voice their opinion.

The agent informed the committee that in the three years since the original permission was granted for change of use for the roof area there have been no negative comments about any social engagements held there. The planned change of use would improve the appearance of the roof and any safety concerns.

Following the discussion, Cllr Salter proposed to raise no objection to the application in its current form. Seconded by Cllr Andrew. Five in favour, with one abstention. It was RESOLVED by a show of hands that this is the view of St Just in Roseland Parish Council for this application.

PA22/10683 – Mr Anthony Clake – Whispers, St Austell Row, St Mawes TR2 5AQ

Non-material amendment in relation to decision notice PA20/09779 dated 6/1/21 for addition of dormer window, relocation of one window, enlargement of one window and addition of one window.

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

Following the discussion, Cllr Salter proposed to raise no objection to the application in its current form. Seconded by Cllr Warren. 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.

PA22/02105/PREAPP | Pre-application advice for proposed residential development comprising of 19 (No.) dwellings (6 (No.) open market and 13 (No.) affordable) estate roads and landscaping. | Land North Of Lowen Meadow Upper Castle Road St Mawes Truro Cornwall TR2 5BY. As this was a pre-application no comment was required, although the Councillors viewed all available documents.

Several members of the public voiced concern about aspects of the preapp, although generally in favour of more affordable housing for the benefit of the village, and a discussion took place allowing all Councillors to voice their opinion:

- The proposed access for the new development through Spinnaker Drive would increase traffic on Newton Road which is already causing safety issues for children walking down to St Mawes School. An alternative access onto Upper Castle Road was proposed.
- Drainage from the Spinnaker Drive development has always been an issue, and the pressure on this would only be increased with a new development.
- The ratio of affordable to open market was unacceptable, considering the level of need for affordable housing in the area, and considering that the open market houses in Spinnaker Drive have not all been sold. The lack of community cohesion in Spinnaker Drive was also noted, with the open market houses being gated and fenced off. This area should be an exception site, with 100% of houses being deemed affordable.
- The building works at Spinnaker Drive itself have not yet been finished.
- The proposed development was too close to Spinnaker Drive.
- The requirements of the Parish should be taken into account and the individual needs of those on the Housing List.

It was agreed to send these comments to the relevant case officer.

6. To record response or discuss any Local Council Protocol Letters received - None

7. To record decisions made by Cornwall Council

- **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 – **APPROVED**
- **PA22/10478 – Mr and Mrs N Leach – Seacliffe Warren, 17 Lower Castle Rd, St Mawes TR2 5DR – APPROVED**
Listed Building Consent for proposed garden summerhouse
- **PA22/10479 - Mr and Mrs N Leach – Seacliffe Warren, 17 Lower Castle Rd, St Mawes TR2 5DR – APPROVED**
Proposed garden summerhouse
- **PA22/10215 – Mr N Fenny – Lobster Pot, The Square, St Mawes TR2 5DJ – APPROVED**
New first floor double doors and glazed Juliette balustrade.

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

Pomerys have provided some images for the proposed alterations to their original plans for councillors to view.

The next meeting will be on Monday 13th February at 6.00 pm in the Millennium Rooms, St Mawes.

There being no further business, the meeting closed at 7.17pm.

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

Dated