

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 11<sup>th</sup> March 2024. The meeting commenced at 6.00pm in the Millennium Room.**

Committee Councillors Present: R Giles (Chair), A Fordham, E Andrew, P Salter, S Goldsmith, K Warren  
Other Councillors present:  
Also present: R Fordham (Parish Administrator) and three members of the public

**1. Accept apologies – None**

**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 that when each planning application was discussed there would be an opportunity for any member of public to speak at that stage.

**4. Confirmation of the minutes of the Parish Council Meeting held on 12<sup>th</sup> February 2024**

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:**

- **PA24/00776 – Mr and Mrs G Morse – Land adjacent to Hilltop, Windmill Hill, St Just in Roseland TR2 5HZ**  
Change of use of part of agricultural field to secure dog walking paddock with removable shelter

The owner of Kentwone Dogs was in attendance who outlined the proposal and gave details on how the business would be managed. A discussion was then held in which all councillors expressed their opinion.

All concerns raised by the councillors were answered to their satisfaction, apart from the issue of probable water runoff from the parking area onto the main road. The councillors requested that making this area fit for purpose should be a priority. The comments on the Cornwall Council Planning Portal which were all in favour of this application were noted.

Cllr Giles proposed no objection to the application in its current form. Seconded by Cllr Andrew. All in favour.

- **PA24/00991 – Mrs Natasha Milnes, St Austell Brewery – Rising Sun Hotel, St Mawes TR2 5DJ**  
Proposed minor alterations to existing pub including variations to previously approved detached letting rooms block under PA22/04332 (part retrospective)

A discussion was held in which all councillors expressed their opinion. The general improvement in appearance of the building was noted.

Cllr Salter proposed no objection to the application in its current form. Seconded by Cllr Fordham. All in favour.

- **PA24/01059 – Mr and Mrs M Ehrnreich – 3-5 Gibraltar Terrace, St Mawes RE2 5BQ**  
Proposed alterations and extension to main house and landscaping works to rear garden without compliance with Condition 2 of decision notice PA23/03153 dated 27.06.23

The agent was in attendance and explained the reason for the alterations, which was to take out one of the two staircases at the rear of the building, in order to improve the appearance of the rear elevation of the

property as the application is joining two houses into one. A discussion was held in which all councillors expressed their views.

Cllr Fordham proposed no objection to the application in its current form. Seconded by Cllr Andrew. All in favour.

- **PA24/01301 – Mr and Mrs Baker – Plot at Freshwater Lane, St Mawes TR2 5AR**  
Construction of dwelling and associated works without compliance with conditions 2 and 5 of decision PA23/02492 dated 23/05/23

A discussion was held in which all councillors expressed their views. The possible impact of the re-positioned garage on the neighbouring footpath was discussed, as was the comment from a neighbour on the Planning Portal expressing concern about the changes of the external lighting and large glazed windows in vertical and roof spaces having a significant impact on light pollution. The councillors sympathised with this comment and requested that this should be noted and taken into consideration. Cllr Giles proposed no objection to the application in its current form. Seconded by Cllr Salter. All in favour.

#### **6. To record response or discuss any Local Council Protocol Letters received: None**

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

##### **PA23/09931 – Mrs Katie Taurins – Greenwaters, Freshwater Lane, St Mawes TR2 5AR**

Works to trees subject to a Tree Preservation Order (TPO) – works include Beech, reduce 6-8 branches by up to 2 metres – **APPROVED**

##### **PA24/00440 – Mr Nicholas Maxwell – The Pavilion, Grove Hill, St Mawes TR2 5BJ**

Works to trees within a conservation area (TCA) namely: 5 mature pine to fell – **DECIDED NOT TO MAKE A TPO (TCA apps)**

##### **PA23/10377 – Mr and Mrs J and K Baker – Percuil House, Freshwater Lane, St Mawes TR2 5AR**

Application for non-material amendment to PA23/02492 for construction of dwelling and associated works, namely: 1) Alterations to internal layout 2) Change to layout of PV panels 3) Changes to landscape proposals 4) Proposed window/door frame finish change 5) Change to external RWP and gutter goods 6) Style of windows and doors altered 7) Sliding doors to main kitchen/dining replaced with double doors 8) Height and proposed finish of garage doors amended – **NOT ACCEPTABLE AS AMENDMENT**

##### **PA24/00825 – Ms Lindsay Etchells – Trevesa, Lower Garden, St Mawes TR2 5DR**

Works to trees subject to a Tree Preservation Order - removal of Elm saplings (T1) atop retaining wall, removal of lateral branch and limbs re-balancing of Eucalyptus tree (T2), removal of cracked branch and height reduction of Bay tree (T3) and reduction of branch of Mexican Weeping Pine (T4) – **APPROVED**

##### **PA23/08720 – Mr and Mrs Bainbridge – 8 Waterloo Close, St Mawes TR2 5BD**

Demolition of existing single storey flat roof extension, construction of new extension along with provision of first floor accommodation above extension and existing flat roof garage – **APPROVED**

##### **PA23/10400 – Mrs Simone Kennett – Veryan Cottage, Hillhead, St Mawes TR2 5AL**

Proposed single storey garden room extension, alterations and replacement roof covering - **APPROVED**

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

A request was made to have a map of TPO's in the parish, and the councillors were directed to the Cornwall Council Interactive Map.

The next meeting will be on Monday 15<sup>th</sup> April 2024 at 6.00 pm in the Millennium Rooms.

**There being no further business, the meeting closed at 6.40pm.**

**Signed as a true record.....Chairman.....**

**Dated .....**