

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Tuesday 24th April 2023 at the St Just Institute. The meeting commenced at 6.00pm.

Committee Councillors Present: Cllr Giles (Chair), Cllr Salter, Cllr Andrew, Cllr Goldsmith*, Cllr Warren
Other Councillors present: Cllr Fordham
Also present: H Couch – Parish Clerk; Rosie Fordham – Parish Administrator; 7 members of the public

1. Accept apologies: Cllr Baylis

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.

Three members of the public presented their thoughts on the Parish Council's representations to Cornwall Council and offered their assistance if needed.

4. Confirmation of the minutes of the Parish Council Meeting held on 4th April 2023

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: None

5. The following Planning Applications were discussed:

- **PA23/02492 – Mr and Mrs Baker – Land Adj. to Green Waters, Freshwater Lane, St Mawes TR2 5AR**
Construction of dwelling and associated works

The land agent was in attendance, and gave a report on the current application in relation to previous ones on the same site. She noted that these previous applications had informed the current one, and that previous objections had been taken into account. The building was centrally located in the plot and has been designed to work with the topography of the site, with lower roof heights.

A neighbour stated that although she had concerns about the installation of solar panels on a pitched roof rather than a flat one, and about possible noise from water pumps, she was grateful that time had been taken to keep her informed of the application and she felt that her views had been taken into account.

A discussion took place in which Councillors voiced their opinion. It was agreed that this current application was an improvement on previous ones, and that the liaison with neighbours was appreciated. A discussion took place about the trees at the front of the property, and the land agent gave confirmation that they would remain.

Cllr Warren proposed no objection to the application in its current form. 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.

- **PA23/02687 – Mr David Hofton Summers 18B Tredenham Road, St Mawes TR2 5AN**
Construction of replacement garage and summerhouse

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

It was noted that the replacement garage on the front elevation was an improvement to the current building visually, without necessitating major changes to the size and shape of the structure, and that the new driveway would be safer, as there was a wider angle of vision.

The replacement summerhouse will be raised on stilts, but it is still relevant to its location, and cannot be seen from the road. The design was commended, as was the impact of the development on neighbouring properties.

Cllr Salter proposed no objection to the application in its current form. 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.

- **PA23/01589 – Mr Nic Pay/St Austell Brewery – Rising Sun Hotel, St Mawes TR2 5DJ**
Advert consent for refurbishment of existing swing sign (sign A), set of aluminium individual 'Rising Sun' letters (sign B), internally illuminated menu case (sign C), double sided directional post (sign D), 2 x free standing directional sign posts (sign E and F) and 4 x traditional sign written text and logo directly to wall (sign G,H, I and J).

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

Cllr Giles proposed no objection to the application in its current form. 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.

- **PA23/02438 – Phillip Lilley – Moon Tides, Penruan Lane, St Mawes TR2 5UH**
Extension to create kitchen, lounge and living area with lower basement garage

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

It was noted that the submitted plans were not of a sufficient standard and level of detail to give the Committee the correct information to visualise the proposal, particularly about the materials and how they were to be used. However concerns were raised about the appearance of the proposed building when compared to the other buildings on the site, and that there was no defined form between them. In effect, it is one large plot with three distinct and different elements.

A decision was not made and improved plans will be requested from Cornwall Council. On receipt of these the Committee will make their decision.

*Cllr Goldsmith arrived.

- **PA23/02730 – Chris Smith – Estuary House, 26 Chapel Terrace, St Mawes TR2 5UH**
Proposed conversion and extension of detached garage to ancillary bedroom accommodation and store

The architect was in attendance, and a discussion took place allowing all Councillors to voice their opinion. Online comments were noted and taken into consideration. A neighbour voiced his concern that the proposed building could only be constructed by access across his land; however the agent confirmed that this would not happen. A concern about overdevelopment of the site was raised, but the proposed garage is of a similar footprint to the one already there, so this was not deemed an issue. A question was raised as to why this application had not been included in the PA22/06755 – the architect confirmed that this was due to legislation about bat habitats.

Cllr Giles proposed no objection to the application in its current form. 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 – None

7. To record decisions made by Cornwall Council:

- **PA23/01890 – Mrs Fleur Moore – 26 Lower Castle Road, St Mawes TR2 5DR – DECIDED NOT TO MAKE A TPO (TCA apps)**

Application for tree works in a Conservation Area (CA): Felling of two Monterey Cypress trees

- **PA23/01908 – Miss Laura Oliver – Carrick Du, Upper Castle Road, St Mawes TR2 5BZ - DECIDED NOT TO MAKE A TPO (TCA apps)**
Works to trees in a conservation area (CA) – T1, T2 and T3 (Monterey Cypresses) – Fell
- **PA22/02105/PREAPP - Land North Of Lowen Meadow Upper Castle Road St Mawes Truro Cornwall TR2 5BY – CLOSED ADVICE GIVEN**
- **PA22/04332 - Rising Sun Hotel, The Square, St Mawes TR2 5DJ - APPROVED**
Erection of a new building to be used for customer letting rooms with support area for operations
- **PA23/01298 – Mr Robin Giles – Old Telephone Exchange, St Mawes TR2 5AX - APPROVED**
Incorporation of workshop into existing residential unit with proposed ground and first floor extension to form a two bedroom unfettered dwelling.
- **PA23/00346 – Mr Mark Hayman – Cove Cottage, The Square, St Mawes TR2 5DJ – APPROVED**
Proposal to remove the cement tile-clad timber framed ground and first floor façade and construct a two storey extension to the rear of the property.
- **PA23/01857 – Mr Brian Willis – Poldarian, 12 Carrick Way, St Mawes TR2 5BB – APPROVED**
Works to trees under a preservation order (TPO) (Multiple) affected with *Hymenoscyphus fraxineus* (Ash Die Back) Selective removal of identified ash trees affected with die-back in small woodland.
- **PA23/02416 – T Glanville – Field South East of Tredellens Farm, St Just in Roseland TR2 5JG**
Application for Prior Notification of Proposed Agricultural or Forestry Development - Steel portal framed agricultural building required for the storage of agricultural machinery, associated implements/tools required to manage and maintain the holding, alongside the storage of fodder and hay. In addition to the building, a track/hardstanding would be constructed with an 803 type hardcore to provide a permeable layer to prevent any additional surface water run off associated with the movement of machinery – **PRIOR APPROVAL NOT REQUIRED (AF/TEL/DEM)**
- **PA23/01617 – Melanie Hiorns – Highways, Upper Castle Road, St Mawes TR2 5BZ – DISCHARGE OF CONDITIONS**
Submission of details to discharge conditions 6 and 7 in respect of Decision Notice PA22/07815

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

It was noted that a CIL payment of £5418.49 had been received in respect of **PA21/11866**.

It was agreed that the Clerk would respond to the proposal made in public participation (which had previously been circulated to councillors), thanking them for their offer of assistance.

The next meeting will be on Monday 22nd May at 6.00 pm in the Millennium Rooms.

There being no further business, the meeting closed at 7.10pm.

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

Dated