

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 22nd May 2023. The meeting commenced at 6.00pm in the Millennium Room.

Committee Councillors Present: K Warren (Chairman), R Giles, P Salter, A Fordham, E Andrew, S Goldsmith

Other Councillors present: None

Also present: Four 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 15th May 2023

It was agreed that the minutes from 15th May will be approved at the next planning meeting on June 19th.

5. The following Planning Applications were discussed:

- **PA23/02699 – Rachel Russell – 2 Braes, Newton Road, St Mawes TR2 5BS**

Replace existing window with French doors

A discussion took place in which Councillors voiced their opinion.

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

- **PA23/03153 – Mr and Mrs M Ehrnreich – 3-5 Gibraltar Terrace, St Mawes TR2 5BQ**

Proposed alterations and extension to main house and landscaping works to rear garden

The agent was in attendance, and explained the plans in detail, and a discussion then took place in which Councillors voiced their opinion. It was noted that the proposed alteration to the roofline was in keeping with the lay of the land, following a natural uphill line, and that the proposed roof extension itself was hipped, which presents a softer visual. It was also noted that the proposed footprint of the building was to be the same. The proposed use of Cornish stone in the rebuilding of the back wall of the driveway was commended.

Cllr Salter proposed 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.

- **PA23/03407 – Chris Smith – Estuary House, 26 Chapel Terrace, St Mawes TR2 5BH**

Works to trees under a preservation order (TPO) (T1) - large Monterey pine tree. (Installation of new drainage run to connect into existing drain adjacent to T1) The drain will be installed within the RPA of the pine tree.

The agent was in attendance, and explained that there was currently no soakaway facility on the site, hence the need to install new drainage. A discussion took place in which Councillors voiced their opinion.

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

- **PA23/03389 – Mr and Mrs Dave Richards – Five Knot House, 27 Tredenham Road, St Mawes TR2 5AW**

Proposed ancillary building (incidental use) to side of property and installation of Solar PV array mounted flush/flat on roof of main house.

A discussion took place in which Councillors voiced their opinion. It was noted that the solar panels would be installed on a flat roof, and not visible. The ancillary building is being added to a substantial plot and is well screened from neighbours. It was stated that there were no material grounds for objection.

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.

- **PA23/03308 – Mr Andrew Whitaker –Trevennen West, Grove Hill, St Mawes TR2 5BJ**

Proposed single storey rear extension and roof deck

A discussion took place in which Councillors voiced their opinion, as did three members of the public. There were multiple concerns raised about the invasion of privacy which the use of the proposed decking could pose. The master bedroom of one of the neighbouring properties looks straight onto the decking, and there is line of sight to lower windows. Concern was also raised about the proposed use of a heat source pump, with possible noise disturbance to neighbouring properties.

Cllr Giles proposed to object 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:

- **PA23/01656 – James Chipman – Stanton Barn, Windmill Hill, St Just in Roseland TR2 5HZ - APPROVED**
Installation of solar panels to north west facing roof
- **PA23/016701 – Miss J Huntingdon – The Bungalow, Nanshuthall Farm, St Mawes TR2 5AB**
Section 73 application to remove an agricultural occupancy condition where a certificate of lawfulness has been granted PA21/10868

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

The next meeting will be on Monday 19th June at 6.00 pm in the Millennium Rooms, St Mawes.

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

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

Dated