

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 17<sup>th</sup> July 2023. The meeting commenced at 6.00pm in the Millennium Room.**

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

Other Councillors present: none

Also present: Four members of the public

**1. Accept apologies – E Andrew**

**2. Declaration of Interest:**

a) Disclosable Pecuniary Interest – none declared

b) Non-registerable Interest – Cllr Goldsmith – PA23/03852

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 19<sup>th</sup> June 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:**

**PA23/02438 – Mr 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 in which Councillors voiced their opinion.

A concern was noted that the resubmitted plans were still not a cohesive design, with one building containing three distinct and mis-matched components. It was also noted that the plans were contrary to section HO9, Subsection (ii) of the Roseland Plan:

Extensions and Annexes. Proposals for extensions or annexes will be supported subject to the following: the design of any extension or annex is subsidiary in size and sympathetic to the character of the existing dwelling.

Cllr Warren proposed to object 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.

**PA23/03852 – Southern Tree Surgeons – Roseland Outdoor Education Centre, St Just in Roseland**

Works to trees under a tree preservation order (TPO) namely: 1 semi mature Sycamore – reduce canopy by 10/12ft.

Cllr Goldsmith declared an interest. A discussion took place in which Councillors voiced 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.

**PA23/04823 – Mr Simon Baggs – Sail Cottage, 23 Marine Parade, St Mawes TR2 5DW**

Proposed new shed to the garden in the North East corner of the site

A discussion took place in which Councillors voiced their opinion.

A concern was noted that the proposed shed was very close to the boundary where four trees are clearly marked. As this application is in a conservation area, the Committee would like assurance that due care will be given to these trees during construction.

Cllr Fordham 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.

**PA23/04966 – Mr and Ms Speirs and Clarke – Herons Reach, Freshwater Lane, St Mawes TR2 5AR**  
New dwelling to replace the demolished house on site

The owners were present and explained the reasons for the submission of different plans for the building. A discussion took place with them in which Councillors voiced their opinion. The sustainability credentials of the new design were noted and approved, while concerns were noted about the impact of the more contemporary design on the surrounding area, and the need for such a complete revision of the existing plans was questioned.

Cllr Salter proposed no objection to the application in its current form. Seconded by Cllr Goldsmith. Three to two 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.

**PA23/04684 – Mr Peter Francis – Wild Willow Cottage, Hancock Lane, St Mawes TR2 5DD**

Proposals to demolish an existing outbuilding/workshop and rebuild into one unit of residential accommodation (following grant of conditional planning approval PA22/10255 dated 02/02/23)

A discussion took place in which Councillors voiced their opinion. The reason for the reapplication for this property – to demolish and rebuild – was noted and understood, but concerns were noted about the legality of the application following a submission from a neighbour, who quotes from an original planning application for the property, PA15/10950, and stated that this new building is in contradiction to previous planning findings leading to earlier restrictions on building on what they consider to be an overly congested site:

*The development hereby permitted shall only be occupied as accommodation ancillary to the use of the dwelling known as Wild Willow Cottage by members of the family or non-paying guests and shall not be used at any time as a separate residential unit of accommodation.*

The design of the current application was also considered unsympathetic to the property's character and location.

Cllr Fordham proposed to object 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.

**PA23/04773 – Mrs Simone Kennett and Mr and Mrs Rupert Oswell – St Anthony and Vryan Cottages, Hillhead, St Mawes TR2 5AL**

Proposed roof extension and internal alterations

The owner was present, and a discussion took place in which Councillors voiced their opinion. They thanked the owner for listening to their comments from the previous application, all of which had been addressed.

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.

**PA23/05266 – Mr R Tavernor – Gwel Dowr, Freshwater Lane, St Mawes TR2 5AR**

Non-material amendment in relation to decision notice PA22/02083 dated 11/04/22 for change to size and orientation of a single window on the SW elevation - the opening is fixed and obscured.

The agent was present and a discussion took place in which Councillors voiced their opinion.

Cllr Goldsmith 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.

**PA23/04100 – Mr and Mrs Mansfield – Andennis, Castle Drive, St Mawes TR2 5DE**

Proposed extension, replacement outbuildings and internal alterations to create improved functionality as a 6 bedroom family home.

The agent was present and a discussion took place in which Councillors voiced their opinion.

A concern from a neighbour about loss of privacy and being overlooked by the proposed extension was noted, and the agent discussed means by which this could be addressed. An assurance was given that the tree which currently screens the neighbour's terrace from Andennis would remain, as it was under a Tree Preservation Order, and if necessary, an opaque glass screen could be placed on the proposed terrace to give added privacy. The agent will be working with the neighbour to resolve concerns raised.

Cllr Giles proposed 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.

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

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

- **PA23/01589 – Mr Nic Pay – Rising Sun Hotel**

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). – **APPROVED**

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

Proposed single storey rear extension and roof deck – **WITHDRAWN**

- **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 – **APPROVED**

**PA23/04704 – Mr Paddy Gribbin – Rising Sun Hotel, St Mawes TR2 5DJ**

Submission of details to discharge condition 5 (materials and finishes) of decision PA22/04332) – **S52/S106 AND DISCHARGE OF CONDITION APPS**

**PA23/03897 – Roseland Motors Ltd, Fox Close Barns, St Just in Roseland TR2 5HY**

Application for a Lawful Development Certificate for a proposed formation of additional live/work unit (confirmation that commencement of work has occurred) – **GRANTED (CAAD's, PIPs and LUs only)**

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

The next meeting will be on Monday 14<sup>th</sup> August at 6.00 pm (location to be decided).

**There being no further business, the meeting closed at 6.55 pm.**

**Signed as a true record.....Chairman Cllr. K Warren**

**Dated .....**