

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 14<sup>th</sup> August 2023. The meeting commenced at 6.00pm in the Memorial Hall.**

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

Other Councillors present: None

Also present: R Fordham (Parish Administrator) and 12 members of the public

**1. Accept apologies – Cllr Goldsmith & Parish Clerk**

**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.

A resident expressed concern about an application that was previously heard by this committee. He was advised that any comment he had made via the Planning Portal was sufficient to register his opinion, and that this Parish Council had already made its view known.

**4. Confirmation of the minutes of the Parish Council Meeting held on 17<sup>th</sup> July 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:**

- **PA23/04785 – Mr and Mrs Heese – Chapel House West, Marine Parade, St Mawes TR2 5DW**  
Alterations to dwelling including works to windows, balcony and roof

A discussion took place in which Councillors voiced their opinion. A member of the public voiced concern about the impact of the proposed outdoor kitchen and cooking area and requested that an extractor hood with a carbon filter could be fitted above the cooking area. It was noted that an outdoor kitchen as a permanent installation could result in a potential loss of amenity for neighbouring properties (Roseland Neighbourhood Plan H09(i)), and it was considered to be excessive and unneighbourly.

Cllr Giles proposed no objection to the application in its current form, with the concerns about the outdoor kitchen. 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.

- **PA23/06100 – Mr and Mrs Deasy – Rose Cottage, St Just in Roseland TR2 5HY (A3078 between Windmill Hill and Chy Mor)**  
Ground and first floor extension, garage replacement and window renewal.

The agent was in attendance and a discussion took place in which Councillors voiced their opinion, agreeing that the proposed application would be an improvement on the current building.

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.

- **PA23/06122 – Mr and Mrs B Green – 11 Bohella Cottage, Rodney's Hair Salon, St Mawes TR2 5DL**  
Small extended area to accommodate new gallery frontage

A discussion took place in which Councillors voiced their opinion. The need for increased wall hanging space was noted as was the enlarged glazed frontage of the building.

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.

- **PA23/06413 – Mr Mark Mansell – 7 Waterloo Close, St Mawes TR2 5BD**  
Additional storey to existing dwelling with proposed detached garage.

The owner was in attendance and a discussion took place in which Councillors and several members of the public voiced their opinion. The following concerns were noted:

The proposed extension was out of character with the other bungalows in Waterloo Close, (in contravention of the Roseland Neighbourhood (Plan H09(iv) - the development should be in keeping with its setting and respects the distinctive local character of the area in terms of bulk, scale, height and materials). The proposal for slate-hanging was singled out as out of keeping, and the amount of glazing proposed was also considered excessive. The majority of the buildings in that area are bungalows and this application puts a full story extension over the whole of the building, in contravention of the Roseland Neighbourhood Plan (H09ii - the design of any extension or annex is subsidiary in size and sympathetic to the character of the existing dwelling).

Waterloo Close was constructed to provide modest houses in good sized plots, and there is concern that this application would cause over-development and create a precedent for larger, more expensive houses out of keeping with the street scene.

The councillors expressed sympathy for the owners who have submitted this plan as a result of the application approved by Cornwall Council for 8 Waterloo Close (PA21/08688), which the owners consider will have a detrimental effect on No. 7. It was noted that the Planning Committee had objected to this previous application on the same grounds as have been mentioned above, but the Chair reiterated that the Committee can only consider this planning application on its own merits.

Residents were reminded that all public comments should be submitted to Cornwall Council via the Planning Portal as they are the Planning Authority.

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.

- **PA23/05525 – Mr Simon Taurins – Greenwaters, Freshwater Lane, St Mawes TR2 5AR**  
Proposed domestic garage plus associated works

A discussion took place in which Councillors voiced their opinion. A concern was noted that the application for a garage had not been included in the original plan for the redevelopment of the plot.

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:**

### **PA23/04684 – Wild Willow Cottage.**

The decision was made to agree to disagree with the planning officer's recommendation to approve.

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

- **PA23/04601 – Mr P Brookes – 28 Tredenham Road, St Mawes TR2 5AW**  
Extend existing garden terrace – **APPROVED**
- **PA23/01356 – Mr Michael Lucas – Parc Bew, Messack, St Just in Roseland TR2 5JL –**  
Temporary siting of a single touring caravan for seasonal workers - **APPROVED**

- **PA23/05266 – Mr R Tavernor – Gwel Dowr, Freshwater Lane, St Mawes TR2 5AR** – Non-material amendment in relation to decision notice PA22/02083 dated 11/04/2022 for change to the size and orientation of a single window on the SW elevation – the opening is fixed and obscured – **APPROVED**
- **PA23/02438 – Mr P Lilley – Moon Tides, Penruan Lane, St Mawes TR2 5UH**  
Extension to create kitchen, lounge and living area with lower basement garage - **REFUSED**.

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

The next meeting will be on Monday 11<sup>th</sup> September at 6.00 pm in the Millennium Rooms.

**There being no further business, the meeting closed at 7.15 pm.**

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

**Dated .....**