

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Wednesday 3<sup>rd</sup> January 2024. The meeting commenced at 5.00pm in the Millennium Room.**

Committee Councillors Present: Cllr Warren, Cllr Giles, Cllr Fordham, Cllr Andrew

Other Councillors present: Cllr Baylis

Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator), and 16 members of the public

**1. Accept apologies – Cllr Goldsmith, Cllr Salter**

**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 11<sup>th</sup> December 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:

**5. The following Planning Applications were discussed:**

- **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.

The owner was in attendance and an email from the owner was read out, confirming that the main change put forward in this application was the replacement of the hanging slate to a timber-type cladding which would be less dark than the slate. The use of the building as potential multi-generational living was restated, not as an AirBnB.

An email from a neighbour who opposed the application on the grounds of invasion of privacy was read out, together with a request that if the application is granted that the window on the front elevation be removed and replaced with a roof light or be replaced with obscured glazing.

Two residents of Waterloo Close then spoke against the application, stating that it was out of keeping with the current building design in the Close, which is a series of low level, staggered dwellings, and it was also intrusive and unneighbourly. Both residents stated that the application is in contravention of Policy H09 of the Roseland Neighbourhood Plan:

- (i) There would be a significant adverse impact on the residential amenities of neighbouring properties.
- (ii) The roofline is being raised considerably and is therefore not subsidiary in size to the existing dwelling.
- (iv) The proposed development does not respect the character of the area in terms of bulk, scale or height.

A discussion was then held in which all councillors expressed their views. The contravention of the Roseland Neighbourhood Plan was noted, and a concern was raised that this application contravenes the 25<sup>o</sup> Rule. The impact of the application on the residents of 7 Waterloo Close was noted, especially the new position of the doorway which is now visible from and closer to No. 7's living and dining rooms, which could result in a loss of privacy and have the potential for noise and disturbance, particularly if the new self-contained space was used for holiday lettings in the future, although the assurance from the owner that this would not happen was acknowledged. Although the approval granted for the original application PA21/08688 was acknowledged, the councillors felt that the refusal of the non-material amendment PA23/07649 and the current situation regarding similar applications in Waterloo Close confirmed their original objection to PA21/08688.

Cllr Fordham proposed to object to the application in its current form, on the grounds of the contravention of the Roseland Neighbourhood Plan, Policy H09, together with the concerns noted above. Seconded by Cllr

Giles. All in favour. It was requested that a Section 106 should be attached to this property if this application is granted.

- **PA23/08904 – The Oliver Felton Trust – 10 Waterloo Close, St Mawes TR2 5BD**  
Proposed roof extension to create first floor accommodation over existing footprint, and extension and alterations to the existing dwelling to create a fully disabled access dwelling, works to include two inset balconies.

Six members of the public spoke against the application. The following concerns were raised:

- Contravention of the Roseland Neighbourhood Plan – Policy HO9, sections (i), (ii), (iii) and (iv). Also LA1 and LA2 of the Cornwall Plan.
- Waterloo Close is a development of 18 hillside properties of which 15 are bungalows. It was designed in such a way that each property safeguards the privacy and outlook of its neighbours and it should be viewed as a whole concept and not as a collection of individual properties - the overdevelopment of a bungalow into a 'statement' house is completely out of keeping with the rest of Waterloo Close.
- Converting a bungalow into a house in Waterloo Close sets a dangerous precedent and could see some of the other 16 bungalows similarly converted which would seriously deplete the stock of affordable permanent homes in St Mawes.
- The applicant has stated on the application that there is no change to the vehicular access however the plans show access moved to a potentially more dangerous position on a blind bend.
- No 10 is already the most prominent building in Waterloo Close, and this substantial increase in size and bulk of the proposed property is inappropriate and shows no consideration for neighbours, and a lack of understanding of the neighbourhood.
- The excessive amount of glazing is out of proportion to the size of the property and will lead to a loss of privacy for neighbours and a structure completely out of character with surrounding properties and the immediate area.
- The increased mass of the development is out of proportion to its plot size.

A discussion was held in which councillors expressed their views. All concerns mentioned above were discussed and agreed with, in particular, the discordant and dominant aspect of the proposed building in relation to the current low, staggered arrangement of buildings in the Waterloo Close. The number of public comments on the planning portal was also considered. In addition, the recent refusal by the Central Planning Committee of Cornwall Council for the application PA23/06413 for 7 Waterloo Close was noted, as that raised similar concerns about the detrimental effect of overdevelopment in this cul-de-sac.

Cllr Giles proposed to object to the application in its current form on the grounds of the contravention of the Roseland Neighbourhood Plan, Policy HO9 and LA1 and LA2, together with the concerns noted above. Seconded by Cllr Fordham. All in favour.

- **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.

A discussion was held in which councillors expressed their views.

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

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

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

**PA21/08828 – Mssrs and Mmes Roseff, Morgan and Locker – Land West of Carn Tommen, Castle Drive, St Mawes TR2 5DE**

Cliff stabilisation works – **REFUSED**

**PA23/08326 – Mr Simon Beeching – 16 Chapel Terrace, St Mawes TR2 5BH**

Variation of condition 2 of application PA22/01571 dated 11/05/22 in respect of adding 3 high level windows to the north east and south west elevations for ventilation purposes – **APPROVED**

**PA23/06413 – Mr Mark Mansell – 7 Waterloo Close, St Mawes TR2 5BD**

Additional storey to existing dwelling with proposed detached garage - **REFUSED**

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

**MLA/2023/00370 – Seaweed Farm, Gerrans Bay – Biome Algae Ltd**

**MLA/2023/00371 – Seaweed Farm, Gerrans Bay – The Carbon Sea Garden (Ltd)**

Two licence applications submitted to the Maritime Management Organisation for a 50-year licence for a seaweed farm of 110 hectares in the AONB site of Gerrans Bay.

The Planning Committee of St Just in Roseland Parish Council is not a consultee for these applications, but a public comment will be submitted.

While acknowledging that the scientific and technical aspects of seaweed farming are not in their remit, the Committee will object to the applications on the following grounds:

- The visual impact of the large seaweed farm in an Area Of Outstanding Natural Beauty.
- The proximity of the seaweed farm to Gerrans Bay and the subsequent impact on residents and users of the water.
- The impact on tourism.
- The impact of the farm on the local fishing fleet, all of which are under 10ms.
- The length of the 50 year licence is excessive compared to other seaweed farms
- The applicants lack of understanding of the local area and community.
- The apparent lack of benefit to the local community in terms of employment and economy.

The next meeting will be on Monday 12<sup>th</sup> February 2024 at 6.00 pm in the Millennium Rooms.

**There being no further business, the meeting closed at 6.10pm.**

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

**Dated .....**