

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 12th February 2024. The meeting commenced at 6.00pm in the Millennium Room.

Committee Councillors Present: Cllr Warren (Chair), Cllr Giles, Cllr Salter, Cllr Fordham, Cllr Goldsmith, Cllr Andrew

Other Councillors present:

Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator) and one member 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 3rd January 2024

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:

- **PA23/10400 – Mrs Simone Kennett – Veryan Cottage, Hillhead, St Mawes TR2 5AL**
Proposed single storey garden room extension, alterations and replacement roof covering

The owner was in attendance and a discussion was held in which all councillors expressed their views. It was confirmed that neighbours had been consulted and had no objections, and it was noted that there were no comments with objections on the Cornwall Council Planning Portal.

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

- **PA24/00455 – Mr Forrest – Land adjacent to Nanshuthall Farm, St Mawes TR2 5AB**
Variation of condition 2 (approved plans) of PA22/00434 dated 15.03.22 (conversion of and extension to single storey existing detached agricultural barn in own grounds to form a new single storey farm workshop, stores, office, staff facilities)

A discussion was held in which councillors expressed their views. It was noted that the addition of solar panels was a planning gain, and that the building was not overlooked.

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

- **PA24/00825 – Ms Lindsay Etchells – Trevesa, Upper Castle Road, St Mawes TR2 5BZ**
Works to trees subject to a Tree Preservation Order - removal of Elm saplings (T1) atop retaining wall, removal of lateral branch and limbs re-balancing of Eucalyptus tree (T2), removal of cracked branch and height reduction of Bay tree (T3) and reduction of branch of Mexican Weeping Pine (T4)

A discussion was held in which councillors expressed their views. A concern was noted about site management for the tree removal as the area may be difficult to access, and could cause issues with traffic movement.

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

6. To record response or discuss any Local Council Protocol Letters received:

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 councillors voted unanimously to **agree to disagree** with the proposed recommendation for approval.

7. To record decisions made by Cornwall Council:

PA23/09062 – Mr and Mrs J Deasy – Rose Cottage, St Just in Roseland TR2 5HY

Ground and first floor extension, garage replacement and window renewal programme – **APPROVED**

PA23/08297 - Mr and Mrs R Wood – Trethewell Cottage, St Just in Roseland TR2 5JE

Listed building consent for the proposed reroofing of the dwelling, extension and alterations to the rear of the dwelling, the use of the garage as ancillary accommodation including alterations to the front and side elevations and the erection of a timber car port - **APPROVED**

PA23/08296 – Mr and Mrs R Wood – Trethewell Cottage, St Just in Roseland TR2 5JE

Proposed reroofing of the dwelling, extension and alterations to the rear of the dwelling, the use of the garage as ancillary accommodation including alterations to the front and side elevations and the erection of a timber car port – **APPROVED**

PA23/09165 – Mr Fergus Gilmour – Haefen House, 1 Carrick Way, St Mawes TR2 5BB

Works to trees subject to a Tree Preservation Order – felling and removal of six dead Elm trees – **APPROVED**

PA23/09439 – Mr & Mrs Chris & Sandra Maguire – Polvarth House, Polvarth Road, St Mawes TR2 5AY

Variation of Condition 2 (approved plans) of application PA21/0953 dated 09/12/21 – **APPROVED**

PA23/08064 – Mr Andrew Prince – Land adjacent to Miss V's, Church Lane, St Just in Roseland TR2 5JD

Construction of interpretative centre and associate works including extension to tea room

PA23/09521 – Mr David Mathewson – Carvinack Farm, St Just in Roseland TR2 5JG

Removal of existing garage. Proposed garden room extension.

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 - **REFUSED**

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

PA23/10377 – Mr and Mrs Jason and Kate Baker – Percuil House, Freshwater Lane, St Mawes TR2 5AR

Application for non-material amendment to PA23/02492 for construction of dwelling and associated works, namely: 1) Alterations to internal layout 2) Change to layout of PV panels 3) Changes to landscape proposals 4) Proposed window/door frame finish change 5) Change to external RWP and gutter goods 6) Style of windows and doors altered 7) Sliding doors to main kitchen/dining replaced with double doors 8) Height and proposed finish of garage doors amended.

The case officer had requested comments from the Planning Committee before deciding if PA23/10377 could be accepted as a non-material amendment to PA23/02492. The councillors agreed that there were too many changes that were contrary to conditions, and as such, PA23/10377 could not be accepted as a non-material amendment.

The next meeting will be on Monday 11th March 2024 at 6.00 pm in the Millennium Rooms.

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

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

Dated