

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 15<sup>th</sup> May 2023. The meeting commenced at 6.00pm in the Memorial Hall, St Mawes.**

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

Other Councillors present: C Williams, R Baylis

Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator), 69 members of the public.

Cllr Giles took the Chair for this meeting and welcomed everyone. He explained that there was only one item on the agenda:

- **PA23/01981 – Mr John Roberts (Pomery's Ltd) – Roseland Rowing and Gig Club, Kings Road, St Mawes**  
Rebuilding of the Pomery's building to create ground floor accommodation for the Gig Club to store their gigs and provide limited associated accommodation. First floor to provide accommodation for the community and the Heritage Group, which can accommodate a variety of uses as required by the brief. The upper floors provide residential accommodation. (Resubmission of application no. PA22/05031)

The Parish Administrator announced the format of the meeting, with 10 speakers for the proposal and 10 speakers against, being allowed for three minutes each during public participation. The audience were requested to show respect to the speakers, with no interruptions permitted.

**1. Accept apologies – Cllr German**

**2. Declaration of Interest:**

a) Disclosable Pecuniary Interest – none declared

b) Non-registerable Interest – *Cllr Fordham declared that as a trustee of the St Just and St Mawes Heritage Group, he would remove himself from the meeting for Item 5.*

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

The Chairman stated that Item 4 would now follow:

**4. Confirmation of the minutes of the Parish Council Meeting held on 24<sup>th</sup> April 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

**3. Public Participation**

A Trustee of Pomerys Ltd spoke in favour of the application, giving the background to the reason for creating Pomerys Ltd, the poor state of the current building, and the need to rebuild it as an important and iconic amenity for the village.

A neighbour spoke against the application, stating that it was in reality a demolition not rebuilding, and that in her opinion there was nothing to justify the current building being condemned. There was also a concern that the square meterage of the current floor space had been doubled, and the need for a fourth floor was questioned. It was felt that the application was also in contravention of the Roseland Neighbourhood Development Plan (RNDP).

The Chairman of Pomerys Ltd spoke in favour of the application, responding that two structural reports have been submitted stating that the current building is not fit for use. He spoke about the financial difficulties charities face in this situation (both the Heritage and the Gig Clubs are charities) and how this particular proposal was, after much research and work on their part, the only viable financial way forward for Pomerys Ltd. It was also stated that if no application was approved, there was a real possibility that the site would have to be sold to developers, with no future secured for the Heritage Group and Gig Club.

A neighbour spoke against the application, stating that no manageable area had been designated for waste storage and recycling; that the air source pump outlets were too close to neighbouring buildings; and that the proposed green roof was an unmanageable area. There was no indication of materials on the plans, and no method statement for traffic management and road closures. The application was also in contravention of the RNDP.

The architect spoke in favour of the application, stating the concerns raised by the previous application had been reviewed and addressed. The principles of the scheme remain valid; and the green roof removed, with the roof proportions being redesigned.

A neighbour spoke against the application. A concern was noted that no daylight report had been done, and that the chimney stack of their building was only 50cm away from the proposed building. The application was an overdevelopment and in contravention of the RNDP.

A trustee of the Heritage Group spoke in favour of the application, explaining the importance of the proposed building to the Heritage Group in giving it a permanent home for exhibitions, meetings and storage, and for displaying the art collection of Brenda Pye, which is currently in storage. The role of the Heritage Group in preserving parish history was underlined, as was their link with the school.

The recorder of the St Gerrans and Porthscatho Old Cornwall Society spoke against the application, stating the importance of the current building as a local heritage asset and an important example of harbourside vernacular architecture. It is also listed on the Buildings at Risk Register. It was argued that the proposed design is inappropriate in an Area of Outstanding Natural Beauty (AONB), and goes against the RNDP, and recommended that an independent heritage assessment should be carried out by a building historian. The size and mass of the proposed building is inappropriate for this site.

A member of the Gig Club spoke in favour of the application, stating the importance of the Gig Club for present and future members, and for the Roseland. It was stated that the proposed building was not out of place with the current mix of buildings along the sea front.

A member of the public requested clarification on where the funding for the project will come from. This was answered by the chairman of Pomerys Ltd.

A member of the Gig Club spoke in favour of the application, stating the importance of the Club both to herself and to the village, and the urgent need for a new building.

A resident spoke against the application, stating the buildings behind the proposed application were completely overshadowed by its bulk and mass, and mentioned the probable drop in value of these properties.

The treasurer of the Heritage Group reiterated the need for new premises; and stated that more fundraising will be required to maintain any new building. He clarified that the Heritage Group had never gifted any money to Pomerys Ltd, just time and help to develop the current proposal. He stated that the proposed building would remain an asset to the community; and be a testament to Brenda Pye and her vision.

A member of the public requested clarification on a point previously raised about the need to sell the site if no application was approved. The vendor would be Pomerys Ltd.

A member of the Gig Club spoke in favour of the application, stating the proposed building would not be out of place by referencing all the other modern buildings along the seafront, several of which also have balconies or balustrades, as this had been a point of contention in the application. The importance of St Mawes in the history of gig design was stated, and that the construction of the new home for both the Gig Club and the Heritage Group was in itself heritage in action. A question was raised as to whether the parish council could ask for an independent heritage assessment.

A member of the public stated that they were not in agreement with the Sinclair Johnson report and felt it should be completed by a totally independent company that has no connections to the application.

A resident spoke in favour of the application, stating that in their opinion the current building was beyond economic repair and the proposed building would make an important contribution to the life of the village.

A trustee and executor of Brenda Pye's estate stated that in their opinion, the proposed design of the new building was very much in keeping with her wishes and sympathetic to her innovation towards modern and contemporary design. It was stressed that Brenda's wish that the Gig Club and Heritage Group would have a permanent home within St Mawes.

*\*Cllr Fordham left the room.*

**5. The above Planning Application was discussed:**

The Chairman thanked all the speakers for their contributions, and a discussion took place in which all Councillors voiced their opinion.

- Confirmation was requested that the recommendations given by Cornwall Council following the previous withdrawn application had been acted upon.
- It was confirmed that this current application was a re-submission, but a concern was noted that it has not addressed original concerns raised.
- It was noted that a request by the planning committee for softening the pitched roof with a had not been addressed.
- A concern was noted about pavement access when the gig is displayed outside the building.
- It was confirmed that the iconic petrol pumps would be replaced.
- The importance of the process of agreeing on a design that was right, rather than bowing to pressure, was stressed.

Cllr Giles stated that the planning committee are supportive of both the St Mawes & St Just Heritage Group and the Roseland Gig Club, but due to the similarity between this application and the previous one he proposed that the Parish Council object to this application in its current form. Seconded by Cllr Salter. Four in favour, one abstention. Clerk to respond with the minutes of this meeting plus the objection letter.

*\*Cllr Fordham returned to the room.*

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

**7. To record decisions made by Cornwall Council: None**

**8. To consider any other business associated with planning that the Chairman considers to be of urgency. None.**

The next meeting will be on Monday 22<sup>nd</sup> May at 6.00 pm in the Millennium Rooms, St Mawes.

**There being no further business, the meeting closed at 19.30pm.**

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

**Dated .....**