

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 13th January 2025. The meeting commenced at 6.00pm in the Millennium Room.

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

Other Councillors present: none

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

1. Accept apologies – Cllr Warren

2. Declaration of Interest:

a) Disclosable Pecuniary Interest – none declared

b) Non-registerable Interest – Cllr Andrew with regard to PA24/09001

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

There was an opportunity for members of the public to speak when each planning application is discussed.

4. Confirmation of the minutes of the Parish Council Meeting held on December 9th 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:

- **PA24/09001 – Mr and Mrs S Parsons – Quayside, Polvarth Lane, St Mawes TR2 5AZ**
Demolition of existing dwellinghouse and two outbuildings. Erection of a single storey, split-level 3 bedroom dwelling, following site topography. Landscape alterations and additions to suit new property, including parking area hardstanding to the front, and paved terraces to the rear.

* Cllr Andrew declared an interest and did not take part in the discussion.

The agent was in attendance and a discussion was held in which all councillors expressed their views.

Two public comments had been previously circulated to councillors.

Concerns were noted about the increased size of the planned building, which was confirmed as 75sqm bigger than the original; the increase in glazing, which had been noted in pre-application advice and only reduced by 13% in this application; loss of privacy to neighbours below the property from the proposed dwelling itself and also the terrace; rainwater run-off due to the large areas of roof and terrace. With regard to concerns about the size of building, councillors did agree that the current building was of a size appropriate to the time of its construction, which is small by today's standard; noted that the lower level of glazing would not be visible from the estuary, as a hedge is to be planted along the boundary between Quayside and the property below; and that water run-off will be contained. The distance to the nearest neighbours was discussed with relation to privacy issues - the agent having confirmed that the proposed building will be slightly offset, it was noted that the distance was within acceptable limits. It was also noted that the skyline of the proposed building is not much higher than the skyline of the current building, and does not intrude when viewing the property from the estuary. Questions were asked about the sustainability of the proposed dwelling, and the agent confirmed, as per government guidelines, it will meet all necessary standards of compliance.

Cllr Giles proposed no objection to the application in its current form, with a request that the proposed hedge between Quayside and The Boathouse be fast-growing. Seconded by Cllr Salter. All in favour by a show of hands.

*Cllr Andrew did not take part in the vote.

- **PA24/08935 – Mr and Mrs Bevan – Trevu, 39 Lower Castle Road, St Mawes TR2 5DR**
Proposed replacement dwelling and associated works

The agent was in attendance, and a discussion was held in which all councillors expressed their views.

There were no public comments on the planning portal at this time.

It was noted that the current dwelling is outdated, and that the proposed dwelling, although larger, would be an improvement in appearance. The current building is of a type that can be found anywhere in the

country, while the proposed dwelling, which will be constructed sympathetically and using local materials, was considered to be more in keeping with the local area. The proportionate use of glazing was appreciated, and the fact that the sea wall will be renewed as part of this application was considered helpful.

However the councillors were insistent that a construction traffic management plan should be implemented. The main road past the property is very narrow, and not only busy with traffic, but also extremely busy with walkers and cyclists during holiday periods. Other projects have rented nearby fields to store materials and machinery, and ferried items up and down with smaller vehicles. This must be the case with this build.

With that caveat in mind, Cllr Andrew proposed no objection to the application in its current form.

Seconded by Cllr Fordham. All in favour.

- **PA24/09668 – Mr D Halsey – The Tractor Shed, St Just in Roseland TR2 5JL**
Non-material amendment in relation to decision notice PA22/05004 dated 26/8/22 to amend the description of the development by excluding the word 'annexe'.

A discussion was held in which all councillors expressed their views.

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

- **PA24/09612 – Mr and Mrs Duncan and Sarah Painter – Hilltop, Windmill Hill, St Just in Roseland TR2 5HZ**
Proposed single storey extension and alterations

A discussion was held in which all councillors expressed their views. The poor condition of the current building was noted, and the fact that the proposed application does not overlook neighbours. The only concern was the narrowness of the access, which could be a problem during construction.

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

- **PA24/09714 – Mr and Mrs Mansfield – Andennis, Castle Drive, St Mawes TR2 5DE**
Proposed alterations to first floor windows.

A discussion was held in which all councillors expressed their views. The neighbour been consulted and had no objection to the proposed window alterations.

Cllr Fordham 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/Cornwall Council Correspondence received:

7. To record decisions made by Cornwall Council:

PA24/08180 – Mr Charles Sisum – Flat 4, Peneglos, Riviera Lane, St Mawes TR2 5BG

Works to Tree covered by a Tree Preservation Order - Monterey Pine within the eastern garden of 4 Peneglos - removal of dead wood throughout the crown as recommended – **APPROVED**

PA24/08371 – Mr David Halsey – The Tractor Shed, Messack, St Just in Roseland TR2 5JL – APPROVED

The proposed conversion of a storage building into ancillary annexe accommodation and the installation of a sewage treatment plant' without compliance with Condition 2 of decision notice PA22/05004 dated 26/08/2022 – **APPROVED**

PA24/08440 – Mr and Mrs Simon Brooks-Ward – Upper Bohella House, The Square, St Mawes TR2 5DJ

Proposed extension of existing balcony – **WITHDRAWN**

PA24/08985 – Mr R Fraser – 5 Pedn Moran, St Mawes TR2 5BA

Proposed enlarged replacement balcony – **APPROVED**

PA24/08977 – Mr and Mrs M Bolton – 29 Tredenham Road, St Mawes TR2 5AW

Provision of first floor link landing area and lift to amalgamate main residence with lodge - **APPROVED**

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

Enforcement Briefing from Cornwall Council.

The next meeting will be on Tuesday 4th February at 5.00 pm in the Millennium Rooms.

There being no further business, the meeting closed at 6.32pm.

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

Dated