

Minutes of the Extraordinary Meeting of St Just in Roseland Parish Council held on Monday 27th January 2025 in the Millennium Room, St Mawes. The meeting commenced at 5.00pm.

Councillors Present: R Giles, (Chair), E Andrew, A Fordham, K Ives, A Marchant, C Williams, K Warren, P Salter, P Hare-Scott, R Baylis, S Goldsmith

Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator), Cornwall Councillor Julian German and 2 members of the public

Cllr Giles welcomed everyone to the extraordinary meeting of the St Just in Roseland Parish Council which has been called to discuss the proposals received from the Way Forward Group.

1. To accept apologies for absence: 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:

Update from The Way Forward

A representative from The Way Forward was present and provided a powerpoint which highlighted the areas that they wished to receive guidance from the Parish Council. It was agreed that these would be taken individually, to allow a full discussion on each item.

4. Discuss Proposals from The Way Forward Group

Retail Units in St Mawes

Cllr Salter (Chairman of Car Park Committee) provided the views of the Car Park Committee following their meeting that was held on the 20th January which highlighted numerous areas of concern for the proposal of facilitating new buildings for retail in the Car Park, which included not legally being allowed to by Cornwall Council and also the effect it would have on the buses that park/turn in the Car Park on a daily basis. The decision of the Car Park Committee was that this was a non-starter due to the location not of the idea of retail units. Councillor German reiterated our concerns and felt that advice should be sought from Cornwall Council regarding the legality of what is being discussed.

A discussion took place with all Councillors, and it was proposed by Cllr Marchant and seconded by Cllr Fordham that the Parish Clerk should check with Cornwall Council and the Bus Company to ascertain if this could or could not work before any further decision is made. All agreed by a show of hands.

Environment Solution

A discussion took place with Councillors giving their opinions on the proposal, it was already felt that Councillors gave consideration to environment issues in planning consultations, day to day Council business and looking to the future.

It was agreed that the wording of the proposed resolution should be amended and it was proposed by Cllr Hare-Scott and seconded by Cllr Williams "St Just in Roseland Parish Council adopts an approach that it and every sub-committee should, in all their work give consideration to the environmental and ecological impact of their decisions". It was agreed by a show of hands.

New Build must be main residence

A discussion took place with Councillors giving their opinions on the proposal, which has already been implemented in about 30 other Councils and Councillors were split in their thoughts about it, due to the complexity and impact of the matter. It was re-iterated that this was only for new builds and that our parish currently has little space where this would be beneficial but with the settlements rulings changing it may become more relevant. Concerns were expressed over the impact of such a policy on the many builders/tradesmen in our community and the risk of sending the wrong message to second homeowners who make a crucial contribution to the local economy. It was recognised that due to the changes implemented by government that nothing can be implemented in the short term.

The proposal "St Just in Roseland Parish Council seeks to incorporate in any revised local plan a policy akin to St Ives Council's H2 under which any "New Builds" in the Parish are required to be occupied as a "Main Residence". Voting – 6 For, 4 Against and 1 abstention.

Support for the Roseland Neighbourhood Development Plan

A discussion took place with Councillors giving their opinions on the proposal. It was felt that this proposal is no longer relevant due to the Government's recent publication of a revised National Policy Planning Framework (NPPF) has (effectively) set aside many of the policies in Local Plans that failed to satisfy the potential to meet

housing targets. The Cornwall Council Guidance Note on this topic is at <https://www.cornwall.gov.uk/media/wh4jkblo/ndp-media-status-of-ndps-for-newsletter-jan-25.pdf>
A vote was therefore not required and this proposal was dismissed.

An update was then provided on a few other proposals.

Community Led Housing – The housing team are making progress at one site. Meetings are currently taking place with all interested parties.

Care Home – There is no option available at this current time.

Bus Stops – It was confirmed that bus stops had already been investigated by the Parish Council and Cornwall Council and this should go no further.

Farmers market/Butchers – progress has been made, hopefully something can be announced soon.

Well Being Strategy – ongoing

Attractive start up environment - ongoing

Light Industrial Units – A formal application will need to be submitted

Cornwall Ferries – Green application has been submitted; this will be an agenda item at the next full Parish Council as our support is requested.

5. Any other business that the Chairman considers to be of urgency

Parish Clerk updated that The Roseland Centre has requested the loan of £11,196.00 that was previously offered and it was agreed that payment should be made.

There being no further business, the meeting closed at 6.20 pm

The next meeting is on Monday 3rd March 2025 at 7.00 pm in the Millennium Rooms, St Mawes.

Signed as a true record.....Chairman