

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Tuesday 4<sup>th</sup> February 2025. The meeting commenced at 5.00pm in the Millennium Room.**

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

Other Councillors present: None

Also present: R Fordham (Parish Administrator and one member of the public)

**1. Accept apologies – 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**

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 January 13<sup>th</sup> 2025:**

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:**

**PA24/09635 – Mr Richard Orchard – Lowen Meadow, Newton Road, St Mawes TR2 5BY/5BS**

Plot division to create a new residential dwelling with detached car port and store. Creation of new access to serve existing dwelling without compliance with condition 2 of decision notice PA20/04725 dated 11/08/2020.

The agent was in attendance and a discussion was held in which all councillors expressed their opinion. It was noted that this application was an amendment to an previous application, which although objected to by the Parish Council Planning Committee, had been approved by Cornwall Council. The councillors are still of the opinion that the proposed building is too large for the size of the plot; but having been informed that the plans had been adjusted (a window removed, and a roof height lowered) to take into account comments by the immediate neighbour, felt that in the light of the previous approval they could not object to this current application.

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

**PA24/09539 – Mr Forrest - Upper Nanshuthall Cottage, Nanshuthall Farm, St Mawes TR2 5AB**

Application for a Lawful Development Certificate for a Proposed use - conversion of two dwellings (historically occupied in the past as one unit) into a single dwelling house.

The Planning Committee felt that they were not able to make a planning decision based on the criteria for a Lawful Development Certificate, and as such, did not wish to propose or object to the application in its current form. However, they would like it recorded that, in the light of the newest Government planning regulations to increase housing stock, and despite the knowledge that the property had originally been one residence, they were concerned that two more affordable properties were becoming one more expensive one.

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

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

**PA24/09668 – The Tractor Shed, Messack, St Just in Roseland TR2 5JL**

Non-material amendment in relation to decision notice PA22/05004 dated 26/08/22 to amend the description of the development by excluding the word 'annexe' – **APPROVED**

**PA24/09091 – Mr John Roberts – Riviera Gardens, Riviera Lane, St Mawes TR2 5BG**

Works to trees subject to a tree preservation order TPO: Crown raise and reduce south-east side of the Quercus Cerris. A crown raise by removing the suggested limbs and reducing the SE side of the tree by approx. 2.5m with no limb over 50mm removed – **APPROVED**

**PA24/08445 – Mr Rodney Fraser – Fairwinds, 3 Pedn Moran, St Mawes TR2 5BA**

Works to a tree subject to a Tree Preservation Order for Monterey Pine (T1) – cut off small limb overhanging neighbouring property. Tree is shedding branches and leaves which has caused damage to property. Works should help to improve the aesthetic of the tree - **APPROVED**

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

- **National Planning Changes and Neighbourhood Plans**
- **7 Waterloo Close Appeal Decision**

The next meeting will be on March 10th at 6.00 pm in the Millennium Rooms.

**There being no further business, the meeting closed at 5.35pm.**

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

**Dated .....**