

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 10th March 2025. The meeting commenced at 6.00pm in the Millennium Room.

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

Other Councillors present: none

Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator)

1. Accept apologies – E Andrew

2. Declaration of Interest:

a) Disclosable Pecuniary Interest – none declared

b) Non-registerable Interest – Cllr Warren – PA25/01028

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 February 4th 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:

PA25/01028 – Mr Nicholas Maxwell – The Pavilion, Grove Hill, St Mawes TR2 5BJ

Application for tree works in a Tree Preservation Order: Works include felling two pine trees

**Cllr Warren took no part in the discussion.*

A discussion took place in which all councillors expressed their views, which were in agreement with the Tree Officer's report.

Cllr Giles proposed no objection to the application in its current form and to agree with the Tree Officer's comments. Seconded by Cllr Salter. All in favour.

PA25/01057 – Mrs Krysia Moseley – Braganza, Grove Hill, St Mawes TR2 5BJ

Application for tree works protected by a Tree Preservation Order.

**Cllr Warren took part in the discussion.*

A discussion took place in which all councillors expressed their views, which were in agreement with the Tree Officer's report.

Cllr Fordham proposed no objection to the application in its current form and to agree with the Tree Officer's comments. Seconded by Cllr Salter. 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:

PA24/09714 – Mr and Mrs Mansfield – Andennis, Castle Drive, St Mawes TR2 5DE

Proposed alterations to first floor windows – **APPROVED.**

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 – **GRANTED.**

PA24/09612 – Mr and Mrs Painter - Hilltop, Windmill Hill, St Just in Roseland TR2 5HZ

Proposed single storey extension and alterations - **APPROVED**

PA24/09001 – Mr and Mrs Parsons - Quayside, Polvarth Lane, St Mawes TR2 5AZ

Demolition of existing dwelling house 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 – **APPROVED.**

PA24/09490 – Mr Jos Baker – Castle Cottage, The Quay, St Mawes TR2 5DG

Submission of details to discharge condition 3 in relation to decision notice PA24/07656 dated 29.11.24 – **S52/S106 AND DISCHARGE OF CONDITION APPS.**

PA25/00201/PRE – William Hems – Medlar Cottage, Polvarth Road, St Mawes TR2 5AY

Exception Notice for pine, to cut a large branch that is hanging down posing risk of falling on property or persons – **CLOSED, ADVICE GIVEN**

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

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

PA25/00224/PRE – Mr John Roberts - Riviera Gardens, Riviera Lane, St Mawes TR2 5BG

Exception notice for 1 x young Monterey Pine due to danger of it moving closer to the house – **CLOSED, ADVICE GIVEN.**

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

Call for development sites:

A discussion was held about the Call for Sites document issued by Cornwall Council in 2011, to update information Cornwall Council currently hold about possible building development sites in the Parish. Each site was discussed and information updated as far as possible within the scope of the Planning Committee. Clerk/Administrator to update Cornwall Council with this information.

The next meeting of the Planning Committee will be on April 14th at 6.00 pm in the Millennium Rooms.

There being no further business, the meeting closed at 6.35pm.

Signed as a true record.....Chairman

Dated