

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 14<sup>th</sup> April 2025. The meeting commenced at 6.00pm in the Millennium Room.**

Committee Councillors Present: R Giles (Chair), A Fordham, E Andrew, P Salter, K Warren, S Goldsmith  
Other Councillors present: None  
Also present: R Fordham (Parish Administrator) and one member of the public

**1. Accept apologies – None**

**2. Declaration of Interest:**

- a) Disclosable Pecuniary Interest – none declared
- b) Non-registerable Interest – **Cllr Goldsmith for PA25/00566 (neighbour)\***
- 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 March 10<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:**

**PA25/00566 – Mr Antonin Besse – Bryher Barn, St Just in Roseland TR2 5JD**

**Proposed demolition of the existing house, excavation and re-landscaping of the site and the construction of replacement dwelling.**

The owner was in attendance and a discussion was held in which all councillors expressed their views. The efforts of the owners and architect to ensure that the proposed new build was sustainable, and their active liaison with neighbours to address any concerns were noted and approved. The original idea had been to renovate to address damp and insulation concerns, but the owner had been advised that it would be more cost effective to demolish and rebuild a property with greatly improved energy and building regulations, especially regarding the insulation value. Solar panels are being investigated, and air and possibly ground source heating is to be installed. The footprint would only be increased by 48 square metres, and although the ridge height of the roof is increasing, this is only by a minimal amount and has been decided in consultation with neighbours. The councillors felt that the design was sympathetic and would not stand out as a conspicuous new build.

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

**PA25/02156 – Mr Chris Rose – 3 Lukes Cottages, St Just in Roseland TR2 5JB**

**Retention of shepherd's hut and decking, for use as a home office/garden room.**

*\*Cllr Goldsmith abstained from the discussion and did not vote.*

A discussion was held in which all councillors expressed their views, with the reason for the submission of this planning application to regularise and make lawful the development of the existing shepherds hut being noted.

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

**PA24/08935 – Mr and Mrs Bevan - Trevu, 39 Lower Castle Road, St Mawes TR2 5DU**

**Proposed replacement dwelling, and associated works – *amended plans***

As the proposed amendments are minor, and could be decided under delegated authority, the councillors viewed the revised plans, and agreed that no issues or concerns were arising. They upheld their original decision to approve the application.

**6. To record response or discuss any Local Council Protocol Letters/Cornwall Council**

**Correspondence received: None**

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

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

Works to trees protected by tree preservation order – **APPROVED.**

**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 – **APPROVED.**

**PA25/00269/PRE – Lucy Cullen – Hir Kemmyns, Upper Castle Road, St Mawes TR2 5BZ**

Exception notice for works to mature Monterey Pine – **CLOSED, ADVICE GIVEN**

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

**Cobblers Cottage/Tiddlers - St Mawes Pier and Harbour Company**

Following conversations with the owner of Cobblers Cottage, regarding the possible conversion of Tiddlers Cottage (owners – St Mawes Pier and Harbour Company) to a shower and toilet block for visiting yachtsmen, it was agreed that an email should be sent to the Pier and Harbour Company informing them that the Parish Council has received confirmation from the Cornwall Council that any works to the interior of Tiddlers would require a planning and listed building consent application, and that the Planning Committee would expect to receive an application in due course.

The next meeting of the Planning Committee will be on May 19<sup>th</sup> at 6.00 pm in the Millennium Rooms.

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

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

**Dated .....**