

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 11th August 2025. The meeting commenced at 6.00pm in the St Mawes REC Hut.

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

Other Councillors present: R Baylis

Also present: H Couch (Parish Clerk), 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 Andrew (PA25/052572)

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 July 14th 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:

- **PA25/05572 – Mr and Mrs S Parsons – Quayside, Polvarth Lane, St Mawes TR2 5AZ**

Non material amendment (2) in relation to Decision Notice PA24/09001 dated 17/02/25 - to reduce glazing to the flank (south) elevation, including the replacement of full-height windows in the living room with high-level windows; reduction of glazing to the rear (east) elevation at Lower Ground Floor level; introduction of a new high-level window to the flank (south) elevation at Lower Ground Floor level. Omission of previously proposed flat roof terrace rooflight; introduction of a new rooflight to serve the Ground Floor family bathroom; increase in soft landscaping provision within the terrace area through the addition of further planters; proposed internal alterations to the floor plans.

(Cllr Andrew left the room)

A discussion took place, which allowed all Councillors to voice their opinion.

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

- **PA25/05413 – Mr C Thomas – 10 The Bowling Green, St Just in Roseland TR2 5JN**

Proposed demolition of a porch, the subdivision of the existing dwelling to form 2 dwellings and the provision of a single storey rear extension.

(Cllr Andrew rejoined the meeting)

The owner was in attendance. A discussion took place, which allowed all Councillors to voice their opinion. It was noted that this was a large plot, giving plenty of room for parking. It is not overlooked, and meets Cornwall Council's aim of increasing sustainable housing stock.

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

PA25/05567 – Mr S Horner - Spindrift, Upper Castle Road, St Mawes TR2 5BZ

Works to trees in a conservation area - works include macrocarpa tree/crown reduction. Just notified that an application has been made - no comments required.

This was noted by the Planning Committee.

6. To record response or discuss any Local Council Protocol Letters/Cornwall Council Correspondence received:

7. To record decisions made by Cornwall Council:

- **PA25/04139 – Mr and Mrs C Abraham – Chy-Ryn, Place View Road, St Mawes TR2 5BT**
Proposed replacement store with balcony over and alteration works to main building – **APPROVED**
- **PA25/03862 – The Oliver Felton Trust – 10 Waterloo Close, St Mawes TR2 5BD** – Application for a Lawful Development Certificate for a proposed rear extension – **GRANTED (CAAD's, PIP's and LU's only)**
- **PA25/00658/PRE – Mr T Rolt – Land adjacent Tregear Vean, St Mawes TR2 5AB**
Pre-application advice to raise walls and roof of existing single storey barn to create single dwelling unit – **CLOSED, ADVICE GIVEN**
- **PA25/04662 – Mr and Mrs S Parsons – Quayside, Polvarth Lane, St Mawes TR2 5AZ**
Submission of details to discharge Condition 3 of Decision Notice PA24/09001 dated 17/02/25 – **S52/S106 AND DISCHARGE OF CONDITION APPS**

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

The next meeting of the Planning Committee will be on September 22nd at 6.00 pm in the Millennium Room, St Mawes

There being no further business, the meeting closed at 6.10pm.

Signed as a true record.....Chairman

Dated