

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 8th September 2025. The meeting commenced at 6.30pm in the Millennium Rooms, St Mawes.

Committee Councillors Present: R Giles (Chair), A Fordham, E Andrew, P Salter

Other Councillors present: R Baylis, C Williams

Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator) and 17 members of the public

1. Accept apologies – Cllr Goldsmith

2. Declaration of Interest:

a) Disclosable Pecuniary Interest – none declared

b) Non-registerable Interest– Cllr Fordham – PA25/05928; Cllr Andrew – PA25/05925, PA25/00583PREAPP

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 was discussed.

4. Confirmation of the minutes of the Parish Council Meeting held on August 11th 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:

PA25/03808 (amended plans) – Mr and Mrs B Chenoweth – Roseland Gig Club, King's Road, St Mawes TR2 5DH

Move existing dilapidated two storey flank building and rebuild with raised height and part pitch/flat roof. Restore building frontage and refurbish first and second floor domestic area.

The architect was present and a discussion took place, which allowed all Councillors to voice their opinion. Three residents spoke against the application, citing the overbearing nature of the proposed side extension which will obstruct the outlook from the building behind. The resident noted that while in planning terms there is no right to a view, there is a right to an outlook. The necessity for the volume of the building was questioned, and also the noise from the proposed siting of the heat pump. A concern was also noted about the positioning of the windows on the side extension and their proximity to the neighbouring building. The full comments are available to view on the Cornwall Council Planning Portal.

The architect noted the difficulties of designing a building to fit the owner's living requirements with the needs of neighbouring buildings within the confines of the fixed boundary. Every effort had been made to accommodate the objections of the neighbouring residents – the original plans had been withdrawn and amended, with the bulk of the building reduced. It was confirmed that the side windows would have obscured glass.

The councillors noted that the proposed design of the building was an asset to the heritage and vernacular of the village. A discussion was held about the size of the side extension, but while they understood the concerns of the residents, it was considered that efforts had been made to counteract these. The current dilapidated condition of the building is a concern, as is what might happen to it should this application be turned down in terms of future development. Concerns about the heat pump were also addressed; more modern design and legislation means that the output from all heat pumps have to be below a certain noise level. The architect confirmed that due to the boundary constrictions, there was only one place for the heat pump to be sited.

It was felt that residents are in favour of this amended application and appreciate the amendments that have been done, this is proved by the number of comments on the portal in comparison to earlier applications for this building. The history of this building is paramount to St Mawes and the Parish Council are keen to ensure that it is not left to fall down and become an eyesore. Following the previous owner's wishes, the St Mawes Gig Club will continue to have a lease but it was noted that this follows strict rules on size.

Following a long discussion, Cllr Fordham proposed no objection to the application in its current form, with conditions that a stringent traffic management plan should be in place; and that the side windows should be obscured with restrictive openings. Seconded by Cllr Giles. All in favour.

*Cllr Andrew left the room

PA25/00583PREAPP – Roseland Community Land Trust – Cornwall Council Playing Field, Upper Castle Road, St Mawes TR2 5BY

Professional pre-application for Community Led Housing development of circa 18 homes.

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

Following the second public consultation the previous week, the progress and organisation of the SMART Housing Group was commended by the Committee. All councillors agreed that the proposed development was much-needed by the village to provide properly affordable housing for residents, and to help with increasing school numbers. Although outside the settlement boundary, it will not be visible from the Carrick Roads. The Committee were keen to work with the group for this development, and look forward to receiving Cornwall Council's pre-application comments. The Parish Administrator will send the Powerpoint from the consultation held on the 2nd September to all councillors and an agenda item will be made for Full Parish Council in case there are more comments/concerns to send to Cornwall Council.

*Cllr Andrew returned to the meeting.

PA25/05928 – Mr Kevin Shone – Fountain Cottage, 15 Marine Parade, St Mawes TR2 5DW

Proposed refurbishment and alteration works to enhance existing roof dormers.

PA25/05929 – Mr Keven Shone – Fountain Cottage, 15 Marine Parade, St Mawes TR2 5BW

Listed building consent for proposed refurbishment and alteration works to enhance existing roof dormers.

(Cllr Fordham took no part in the following discussion. Clerk to seek advice regarding his personal situation)

The architect was present and noted that the current dormer windows are not in keeping with the style of house and are highly visible from the sea. A discussion took place, which allowed all Councillors to voice their opinion. The sympathetic style of the proposed roof dormers was noted.

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

*Cllr Andrew left the room

PA25/05925 – Debbie and David Stratford – The Bay House, Trelawney Road, St Mawes TR2 5BU

Internal and external remodelling and alterations including replacement garage building with link, outdoor pool and landscaping.

The architect was present and a discussion took place, which allowed all Councillors to voice their opinion. It was noted that the building was looking dated and that the application was not a great increase in the size of the building, while improving its appearance. A concern was noted about the mass of the railings on the proposed south elevation, and a question raised about the possibility of a glass balustrade. The architect noted that the curve of the building posed a difficulty for glass.

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

*Cllr Andrew returned to the meeting.

PA25/05921 – Mr M Bray, National Grid – Russell House, 7 Commercial Road, St Mawes TR2 5DN

Replacement of existing power lines and removal of bracket

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 Giles. All in favour.

PA25/06040 – Mr and Mrs Mould – Jim's Cottage, 3A Carrick Way, St Mawes TR2 5BB

Proposed extension and alterations and raised terrace (re-application for previously approved scheme PA22/06241 dated 31.08.22).

The owner was in attendance and a discussion took place, which allowed all Councillors to voice their opinion. It was noted that these plans are exactly the same as the ones submitted and approved by the Planning Committee in 2022, as the build did not take place within three years.

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

PA25/06272 – Mr Williams Cracroft-Eley – Land South East of Haven Lodge, Lower Castle Road, St Mawes

Engineering works to sea cliff retaining structure

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

It was noted that following the rejection of the application in 2024 for the same engineering works plus the addition of sea steps, this application had been resubmitted with only the essential engineering works to the sea wall included. The councillors agreed there was a need for repairs to the sea wall defences.

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

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

7. To record decisions made by Cornwall Council:

PA25/05572 – 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 –

APPROVED

PA25/04498 – Mr Peter Whitford – 6 Kennerley Terrace, St Mawes TR2 5AX

Proposed rear ground floor extension and stone terrace area – **APPROVED**

PA25/04314 – Mr and Mrs Mansfield – Andennis, Castle Drive, St Mawes TR2 5DE

Proposed replacement of detached garage, including PV panels – **APPROVED**

PA25/05567 – Mr Simon Horner – Spindrifft, Upper Castle Road, St Mawes TR2 5BZ

Works to trees in a conservation area: including macrocarpa tree and crown reduction – **DECIDED NOT TO MAKE A TPO (TCA apps).**

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

Cllr Giles noted the importance of increasing the number of councillors on the Planning Committee. This will be discussed at the next meeting of the full Parish Council on Monday 6th October.

The next meeting of the Planning Committee will be on October 13th at 6.00 pm in the Millennium Room, St Mawes

There being no further business, the meeting closed at 7.35pm.

Signed as a true record.....Chairman

Dated