

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 13th October 2025. The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes.

Committee Councillors Present: R Giles (Chair), E Andrew, P Salter, A Marchant, P Hare-Scott, A Fordham
Other Councillors present: None
Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator) and five members of the public.

Cllr Giles welcomed Councillors A Marchant and P Hare-Scott to the Planning Committee.

1. Accept apologies – Cllr Goldsmith

2. Declaration of Interest:

- a) Disclosable Pecuniary Interest – none declared
- b) Non-registerable Interest–Cllrs Giles and Andrew – PA25/07110 and PA25/07111
- 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.

St Mawes Recreation Ground – Update

The councillors were updated on the progress of the project to upgrade facilities at St Mawes Recreation Ground. Following public consultations, the Recreation Ground Committee have altered the proposed plans to take into account residents' concerns, one of which was the loss of green space to playing surfaces. The padel court would now be sited above the tennis court and will have a roof (which addresses the issue of noise), and there is only one pétanque pitch proposed. A planning application has been submitted. Once this has been registered, the Recreation Ground Committee will be in a position to start applying for grants.

4. Confirmation of the minutes of the Parish Council Meeting held on September 8th 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:

PA25/06986 – Mr Ian Forrest – Nanshuthall Cottage, St Mawes TR2 5AB

Construction of a new two storey self-build dwelling replacing an existing two storey poor quality dwelling of the same floor area.

The architect was in attendance and a discussion was held in which all councillors expressed their views. It was noted that the proposed building had exactly the same floor area as the existing semi-derelict one, and that the roof height will only be raised slightly. The appearance of the proposed building was considered an improvement on the existing one, and the proposed use of materials sympathetic, and in keeping with the area.

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

PA25/07017 – Ms Alex Polizzi – Rose Cottage, 8 Gibraltar Terrace, St Mawes TR2 5BQ

Proposed extension to existing balcony.

The agent was in attendance and a discussion was held in which all councillors expressed their views. It was noted that this application was similar to the previously approved application (PA14/11448) with the same proposed extension.

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

(Cllrs Giles and Andrew left the meeting)

PA25/07110 – Mrs E Andrew – 1 Polvarth Estate, St Mawes TR2 5AY

Vehicle hard standing

A discussion took place, in which councillors expressed their views. Cllr Fordham proposed no objection to the application in its current form. Seconded by Cllr Salter. All in favour.

PA25/07111 – Mr J Andrew – 1 Polvarth Estate, St Mawes TR2 5AY

Free-standing storage shed

A discussion took place, in which councillors expressed their views.

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

(Cllrs Giles and Andrew re-entered the meeting)

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

7. To record decisions made by Cornwall Council:

PA25/05413 – 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 self-build dwellings and the provision of a single storey rear extension – **APPROVED**

PA25/06820 – Mr and Mrs Bevan – Trevu, 39 Lower Castle Road, St Mawes TR2 5DR

Submission of details to discharge conditions 3, 4, 5, 8 and 9 in relation to Decision notice

PA24/08935 dated 30.05.2025 – **S52/S106 AND DISCHARGE OF CONDITION APPS**

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

Proposed refurbishment and alteration works to enhance existing roof dormers – **APPROVED**

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

Listed building consent for proposed refurbishment and alteration works to enhance existing roof dormers – **APPROVED**

PA25/06040 – Mr and Mrs Peter and Sue 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) – **APPROVED**

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

Replacement of existing power lines and removal of bracket – **APPROVED**

PA25/07304 – Mr Symons – Commerrans Farm, Commerrans, St Just in Roseland TR2 5JJ

Prior notification of agricultural or forestry development for : Agricultural storage building – **PRIOR**

APPROVAL NOT REQUIRED (PA/AF/TEL/DEM)

PA25/00583/PRE – 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 – **CLOSED, ADVICE GIVEN**

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

CIL Payments: £14,631.62 – October 25

PA22/07815 – Highways, Upper Castle Road, St Mawes TR2 5BZ - £4,489.31

PA22/01571 – 16 Chapel Terrace, St Mawes TR2 5BH - £3,798.16

PA24/09635 – Lowen Meadow, Newton Road, St Mawes TR2 5BY - £6,344.15

The next meeting of the Planning Committee will be on November 17th at 6.00 pm in the Millennium Room, St Mawes

There being no further business, the meeting closed at 6.50pm.

Signed as a true record.....Chairman

Dated