

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 17th November 2025. The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes.

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

1. Accept apologies – Cllr Andrew

2. Declaration of Interest:

- a) Disclosable Pecuniary Interest – none declared
- b) Non-registerable Interest – Cllr Hare-Scott (PA25/08305)
- 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

Members of the public were able to speak when each planning application was discussed.

4. Confirmation of the minutes of the Parish Council Meeting held on October 13th 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:

PA25/07448 – Mr and Mrs George Culmer – Balros, Freshwater Lane, St Mawes TR2 5AR

Internal alterations and changes to fenestration.

A discussion was held in which all councillors expressed their views.

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

PA25/07297 – Mr and Mrs Wagstaff - Herons, Percuil TR2 5ES

Renovation and alteration works to a detached dwelling, and replacement of an existing boathouse.

A discussion was held in which all councillors expressed their views, and a concern was noted about the additional roof terrace planned for the separate boathouse building. As the building is in an area of outstanding natural beauty, SCC-P2 for the Cornwall National Landscape Management Plan was cited, which requires 'the active consideration of landscape and visual impacts on the area of outstanding natural beauty landscape around the Fal River and associated creeks from increasing or changing patterns of water-based access leisure and commercial activity and their related infrastructure such as moorings, jetties, car parks, yards and slipways associated with individual dwellings, also recognising the cumulative impacts of existing and further development'. It was felt that the additional roof terrace on the boathouse, as well as the main building, was overdevelopment of this particular site.

Cllr Fordham proposed to object to the application in its current form; although the councillors had no objection to the alterations works to the main detached dwelling, they objected to the alterations of the boathouse for the reasons noted above. Seconded by Cllr Giles. Five in favour, one against.

PA25/07837 – Mr and Mrs R Wilson – The Studio, 6a Bohella Road, St Mawes TR2 5DL

Proposed alterations to window openings and external cladding

The agent was in attendance and a discussion was held in which all councillors expressed their view.

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

(Councillor Hare-Scott left the meeting)

PA25/08305 – Mr David Stratford – The Bay House, Trelawney Road, St Mawes TR2 5BU

Works to a tree covered by a Tree Preservation Order (TPO) – Monterey Pine – fell to ground level.

A discussion was held in which all councillors expressed their view. The councillors noted the Treework Specification Report that stated that the tree is dying back by desiccation and should be cut down to ground level, but requested that as per the Specification Report, a replacement tree should be planted like for like. Cllr Fordham proposed no objection to the application in its current form, on the conditions above. Seconded by Cllr Giles. Five in favour, one against.

(Councillor Hare-Scott rejoined the meeting)

PA25/01028/PREAPP – The Ship and Castle Hotel Ltd – The Ship and Castle Hotel and Victory Cottage

Professional preapplication for external and internal works to Hotel and Victory Cottage

The councillors noted that this was a pre-application, and looked forward to discussing the full application. There are no comments at this time.

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

7. To record decisions made by Cornwall Council:

Update on Cornwall Council decision on PA25/03808 - Roseland Rowing and Gig Club, Kings Road, St Mawes TR2 5DH.

Cllr Fordham reported on the meeting of the Cornwall Council Central Sub-Area Planning Committee on 17th November, which he had attended online as a representative of St Just in Roseland Council Planning Committee. After a detailed discussion, the Cornwall Council Planning Committee proposed no objection to the application in its current form.

Cllr Giles proposed a vote of thanks for Cllr Fordham for his representation.

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 – **APPROVED**

PA25/07816 – Mr Crawford Rogers – St Mawes Community Primary School, Grove Hill, St Mawes TR2 5BP

Contaminated Land Service Request – **CLOSED, ADVICE GIVEN**

PA25/07953 – Mr and Mrs Bevan – Trevu, 39 Lower Castle Road, St Mawes TR2 5DR

Submission of details to discharge Condition 11 (Sea Wall sample panel) in respect of Decision Notice PA24/08935 dated 30.05/25 – **S52/S106 AND DISCHARGE OF CONDITION APPS**

PA25/06272 – Mr William Cracroft-Eley – Land South East of Haven Lodge, Lower Castle Road, St Mawes TR2 4DR

Engineering works to sea cliff retaining structure – **APPROVED**

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

Proposed extension to existing balcony – **APPROVED**

PA25/08310 – Nanshuthall Cottage, St Mawes TR2 5AB

Proposed to undertake work that is considered to be exempted from planning permission by constitution permitted development in accordance with Par 15, Class B, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

National Grid Electricity Distribution propose to remove a section of our overhead network and replace with an underground cable at land near Nanshuthall Cottage, St Mawes, Truro, Cornwall, TR2 5AB – **CLOSED, ADVICE GIVEN**

PA25/06986 – Mr 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 – **APPROVED**

PA25/08392 – Mr and Mrs Bevan – Trevu, 39 Lower Castle Road, St Mawes TR2 5DR

Submission of details to discharge BNG conditions as set out in any other additional information in respect of Decision Notice PA24/08935 dated 30/05/25 – **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 December 15th at 6.00 pm in the Millennium Room, St Mawes

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

Signed as a true record.....Chairman

Dated