

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 12<sup>th</sup> January 2026.**  
**The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes.**

Committee Councillors Present: R Giles (Chair), A Fordham, E Andrew, P Salter, A Marchant, P Hare-Scott, S Goldsmith

Other Councillors present: R Baylis

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

1. Accept apologies – None

**2. Declaration of Interest:**

- a) Disclosable Pecuniary Interest – none declared
- b) Non-registerable Interest – Cllr Hare-Scott – PA25/09077
- 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 December 15<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:**

**PA25/09077 – Mr Christopher White and Miss Sophia Hare-Scott – Land adjacent to Sunnyside, Trethewell, St Just in Roseland**

Proposed open market dwelling within garden area with variation of condition 2 of appeal decision notice App/D0840/W/23/3316689 dated 15.01.24 (following refusal notice PA22/06491 dated 27.09.22)

*(Cllr Hare-Scott left the meeting).*

The agent and owner were in attendance and a discussion was held in which all councillors expressed their views. While it was noted that the Planning Committee had approved the previous application, a concern was raised that the increase in bulk of the property in this application, and the subsequent design was out of character and not suited to its location; however it was also noted that the property footprint is the same as in the 2022 application, but it was just the ridge height that has been raised, bringing it in to line with the height of the neighbouring building and providing increased space in the roof area. A concern was also noted about the access, as the road narrows at the point of construction, but it was confirmed that the existing access to Sunnyside would be the entrance for both buildings. It was noted that there would be no material impact on neighbouring properties, and that the hedge is of a height and bulk to provide screening from the road.

Cllr Fordham proposed an objection to the application in its current form, on the grounds that the design and bulk are out of character for the location. Seconded by Cllr Salter. The vote was lost four to two.

Cllr Andrew proposed an amendment to the above proposal, which was no objection to the application in its current form. Seconded by Cllr Goldsmith. Four to two in favour.

*(Cllr Hare-Scott rejoined the meeting).*

**PA25/09160 – Mr and Mrs Wood – The Wood House, Pedn Moran, St Mawes TR2 5BA**

Alterations and construction of two single storey extensions to existing single storey detached dwelling.

The owner was in attendance and a discussion was held in which all councillors expressed their views. It was noted that the proposed alterations would greatly improve the appearance of the property, and that the pitch of the roof would be staying the same. It was also noted and appreciated that there was no request to add an extra story to the building to improve outlook, and that the amount of glazing was in fact decreasing. It was agreed that the application updated the building in a sympathetic and sensible way, taking into account a small plot. The main entrance would be moved to Pedn Moran, which improved safety, as the current main entrance opens onto the A3078 on a corner.

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

**PA25/09376 – Mr and Mrs Bevan – Trevu, 39 Lower Castle Road, St Mawes TR2 5DR**

‘Proposed replacement dwelling, and associated works’ with variation of Condition 2 of decision notice PA24/08935 dated 30/05/25.

The agent was in attendance and a discussion was held in which all councillors expressed their views. While noting the proposed reasons for some of the minor amendments, such as a need for change in certain construction methods, the addition of the large chimney on the north east elevations was considered to be overbearing and excessive, although it was noted that this could not be a material consideration in objecting to the application even though it was disliked. The 0.5m increase in roof height was noted, but the hill rising behind the property should negate the impact of this on the view from the water.

Cllr Fordham proposed no objection to the application in its current form. Seconded by Cllr Giles. Five to one in favour.

**PA25/09460 – Mr and Mrs McConnell – Pendragon, Polvarth Lane, St Mawes TR2 5AZ**

Proposed extensions and internal alterations, outdoor swimming pool and pool house, and associated external works to garden and entrance drive, including solar PV array and demolition of garden building.

The agent was in attendance and a discussion was held in which all councillors expressed their views. The area increase of a third was noted, as was the improvement to the appearance of the property and the proposed use of Cornish stonework. The proposed swimming pool area and increased glazing on the Percuil side of the property was discussed, but it was noted that this area can’t be seen from the water.

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

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

It was noted that although the application for listed building consent for the Ship and Castle Hotel has been received, the main application has not yet been received.

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

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

Works to a tree covered by a Tree Protection Order (TPO) – Monterey Pine – fell to ground level - **APPROVED**

**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 February 9<sup>th</sup> at 6.00 pm in the Millennium Room, St Mawes

**There being no further business, the meeting closed at 6.40pm.**

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

**Dated .....**