

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 9th February 2026. The meeting commenced at 5.00pm 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, C Williams

Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator) and 12 members of the public

1. Accept apologies – None

2. Declaration of Interest:

a) Disclosable Pecuniary Interest – none declared

b) Non-registerable Interest – Cllr Andrew (PA226/00218)

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 January 12th 2026:

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:

PA25/09657 – Mr Gary Cairns, St Mawes Pier and Harbour Company – The Tiddler, 2 Commercial Road, St Mawes TR2 5DN

Proposed alterations and change of use of former dwelling to showering/washing and sanitary accommodation for visiting sailors.

A representative of the St Mawes Pier and Harbour Company was in attendance, and it was noted that with this application, the Pier and Harbour Company were attempting to enhance the facilities of St Mawes Harbour by providing increased toilet and shower facilities for visiting sailors, and to provide dedicated toilet facilities for the Harbour staff. At present, both groups use the Sailing Club facilities.

Members of the public then addressed the meeting outlining their concerns, which were the intended change of use, the assumed impact and the statement in the application that there would be only internal changes.

A discussion was then held in which all councillors expressed their views. Concern was noted about:

- The change of use from a residential dwelling to a service building in an area where housing stock is scarce, as change of use must be viable and optimal for the public interest. It was noted that the property is described as a holiday let in the planning application, although it has been occupied for the last twenty years by people working in the village. The loss of viable local accommodation is of great concern to all councillors and with no business case included, no proof of need.
- Noise and disturbance to neighbours. It was noted that the current soundproofing between Tiddlers and its adjoining property (Grade 2 listed) is not sufficient, and that the noise created by hand-dryers, showers, extractor fans and toilets, possibly late at night and early in the morning, would be a marked increase, as would the noise created by people coming in and out of the building into a road that has five residential windows within ten feet. This in our opinion is deemed unneighbourly. Although a security entry system would be in operation, there would be no limit on the hours of use, and the footfall may be greater than predicted.

Other concerns noted by the councillors included lack of obvious drainage, extraction and soundproofing provision on the plans and the fact that toilet and shower facilities do exist at the Sailing Club which are well used.

Cllr Hare-Scott proposed to object to the application in its current form, due to the material planning considerations of change of use/loss of housing stock, and noise and disturbance to neighbours noted above. Seconded by Cllr Salter. Five in favour, two abstentions.

PA25/09658 – Mr Gary Cairns, St Mawes Pier and Harbour Company – The Tiddler, 2 Commercial Road, St Mawes TR2 5DN

Listed building consent for proposed alterations and change of use of former dwelling to showering/washing and sanitary accommodation for visiting sailors

Cllr Hare-Scott proposed to object to the application in its current form, due to the material planning considerations noted on application PA25/09657. Seconded by Cllr Salter. Five in favour, two abstentions.

PA26/00218 – Mr H Armytage – Highlands, 8 Carrick Way, St Mawes TR2 5BB

Proposed raised and replacement decking with under terrace storage

The agent was in attendance and a discussion was held in which all councillors expressed their views. It was noted that the planning application had only been submitted due to the engineering process required and it was felt that the proposed application would enhance the building.

Cllr Fordham proposed no objection to the application in its current form. Seconded by Cllr Salter. All in favour. *(Cllr Andrew did not take part in the discussion or the vote).*

PA25/07386 – St Just in Roseland Parish Council – St Mawes Recreation Ground

Application for MUGA (Multi Use Games Area), padel and re-siting of existing play equipment.

A representative of the Recreation Ground Committee addressed the meeting and outlined the proposals. As St Just in Roseland Parish Council are named on the application, no consultee comments will be submitted, but the application was noted.

PA25/09672 – Mr James Routledge – The Ship and Castle Hotel, The Quay, St Mawes TR2 5DG

Renovation and enhancement of the existing hotel, including the creation of a new main entrance and accessible entrance, replacement of windows, installation of external plant, installation of flood-resilient basement glazing and associated external works.

The agent was in attendance and a discussion was held in which all councillors expressed their views. It was noted that there is minimal structural change proposed to the exterior of the building, apart from the moving of the entrance and replacement of windows. There will be 56 bedrooms and a spa within the building. The desire of the hotel company to engage with local residents and support the local economy was noted by the committee, as was the information that there will be a second planning application forthcoming.

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

PA25/09565 – Mr James Routledge – Ship and Castle Hotel, The Quay, St Mawes TR2 5DG

Listed Building Consent for window replacement and interior alterations.

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

PA26/00357 – Simon Mansfield – Andennis, Castle Drive, St Mawes TR2 5DE

Works to trees covered by a Tree Preservation Order (TPO) – 2 x Monterey Cypress – Remove.

A discussion was held in which all councillors expressed their views. There was agreement with the tree officer's assessment, with a request from councillors to replace the felled tree.

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

WITHDRAWN - PA26/00380 – Mrs Katie Taurins – Greenwaters, Freshwater Lane, St Mawes TR2 5AR

Works to trees covered by a Tree Preservation Order (TPO) – T1 Macrocarpa – fell to ground level.

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

PA25/08196 – Verbena Cottage, Gibraltar Terrace, St Mawes TR2 5BQ

Cornwall Council minded to approve.

Our decision: Agree with Cornwall Council's recommendation

7. To record decisions made by Cornwall Council:

PA25/07597 – Mrs Louise Bartlett – Fort House, Upper Castle Road, St Mawes TR2 5DA

Installation of external air source heat pump to north west elevation of Fort House holiday cottage – **APPROVED**

PA25/07111 – Mr J Andrew – Trewillum, Polvarth Road, St Mawes TR2 5AY

Free standing storage shed – **APPROVED**

PA25/08864 – Mr Will Roseff – Road Works, Castle Drive, St Mawes

Certificate of lawfulness for proposed use of engineering operations to existing private road and resurfacing to match existing (No works that exceed 70dB at the mean high tide mark shall be undertaken during the overwintering period (1st October to 31st March)) – **GRANTED, (CAAD's, PIP's and LU's only)**

PA26/00100/PRE – Mrs Katie Taurins – Greenwaters, Freshwater Lane, St Mawes TR2 5AR

Exception notice for works to macrocarpas – **CLOSED, ADVICE GIVEN.**

PA25/09338 – Roseland Rowing and Gig Club, King's Road, St Mawes TR2 5DH

Submission of details to discharge condition numbers 3 (bat watching brief method statement), 4 (construction method statement) and 6 (petrol filling pumps) in respect of Decision Notice PA25/03808 dated 10/12/25 –
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 notification from Cornwall Council of launch of Neighbourhood Priorities Statement was noted. This process will help local councils to develop and share their priorities for their area. The clerk confirmed that St Just in Roseland Parish Council has registered an interest.

The next meeting of the Planning Committee will be on March 9th at 6.00 pm in the Millennium Room, St Mawes

There being no further business, the meeting closed at 5.50pm.

Signed as a true record.....Chairman

Dated