

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 9<sup>th</sup> March 2026.  
The meeting commenced at 5.00pm in the Millennium Rooms, St Mawes.**

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

Other Councillors present: J German (Cornwall Councillor)

Also present: Three members of the public

1. Accept apologies – None

**2. Declaration of Interest:**

a) Disclosable Pecuniary Interest – none declared

b) Non-registerable Interest – none declared

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**

Legacy Properties

A representative of Legacy Properties updated the meeting on the progress of the proposed housing development above the Polvarth Estate on the A3078. A public consultation was held in the Parish a year ago. It was confirmed that the issues with drainage had been sorted, and that a planning application is due to be submitted in approximately six weeks. There was an increase in the number of properties from 27 to 30, with a 50% split of open market and affordable housing. Councillors voiced concerns including certain aspects of the design of the development, the parking provision, how the affordable housing would be regulated, and also that this land was no longer considered to be an exception site. A concern was also noted that this development would impact the SMART (St Mawes Affordable Regeneration Team) housing development on St Mawes School playing field, which is currently under discussion – Cllr German stated that the two would not impact each other. It was agreed that the plans that were shown would be emailed to the Clerk for distribution to the Parish Councillors in attendance.

**4. Confirmation of the minutes of the Parish Council Meeting held on February 9<sup>th</sup> 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:**

**PA25/08652 – Mr Craig Smith – Church Bungalow, 10 Grove Hill, St Mawes TR2 5BJ**

Demolition of prefab single garage for double garage. Removal of porch. Add zinc hipped pitched roofs to lounge and bedroom flat roofs.

The owner was in attendance and a discussion was held in which councillors expressed their views. The councillors felt that the plans hand-drawn and submitted by the owner were not of sufficient detail for them to make any comments on the part of the application relating to the house – the removal of the porch and the addition of zinc hipped pitched roofs. However there were no concerns relating to the garage.

Cllr Fordham proposed an objection to the application in its current form as regards the parts relating to the house, with a request that plans of greater clarity were submitted. Seconded by Cllr Andrew. All in favour.

**PA26/00722 – Mr and Mrs M Ehrnreich – 3-5 Gibraltar Terrace, St Mawes TR2 5BQ**

Proposed alterations and extension to main house and landscaping works to rear garden.

The agent was in attendance and a discussion was held in which all councillors expressed their views. It was noted that this was a re-submission of PA23/03153, which was previously approved, with the addition of a smart water butt.

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

**PA26/01314 – Mr Matt Butler – Gwel Te, Upper Castle Road, St Mawes TR2 5AR**

Works to trees subject to a TPO – T1 Elm (Ulmus). Removal of dying Elm tree that has Dutch Elm Disease

The councillors agreed with the recommendation of the tree officer.

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

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

**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 – **APPROVED**

**PA25/08967 – Mr and Mrs Lambert – 28 Marine Parade, St Mawes TR2 5DW**

Proposed alterations to rear outbuilding and forming of glazed roof over yard area – **APPROVED**

**PA25/08968 – Mr and Mrs Lambert – 28 Marine Parade, St Mawes TR2 5DW**

Listed building consent for proposed alterations to rear outbuilding and forming of glazed roof over yard area – **APPROVED**

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

Vehicle hard standing – **APPROVED**

**PA25/09077 – Mr Christopher White and Miss Sophia Hare-Scott**

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) – **APPROVED**

**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 - **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 April 13<sup>th</sup> at 6.00 pm in the Millennium Room, St Mawes

**There being no further business, the meeting closed at 6.05pm.**

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

**Dated .....**