

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 13th April 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, P Hare-Scott

Other Councillors present: None

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

1. **Accept apologies** – Cllrs Marchant and Goldsmith

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

There was an opportunity for members of the public to speak when each planning application is discussed.

4. Confirmation of the minutes of the Parish Council Meeting held on March 9th 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:

**PA26/01815 – Mr and Mrs Fleet - Lowen Meadow, Upper Castle Road, St Mawes TR2 5BY
Construction of first floor extension, rear balcony and associated works including in-roof PV array and air source heat pump.**

The owners were in attendance and a discussion was held in which all councillors expressed their views. Some of the councillors had made a site visit to the property, as there was a concern about the proposed balcony possibly overlooking properties below in Spinnaker Drive, and a previous planning application in the vicinity had been rejected because of a planned balcony being deemed to overlook neighbouring properties. However Lowen Meadow is 37 metres away from the nearest properties in Spinnaker Drive, and following a discussion, all councillors agreed that the balcony would not overlook them. The owner has in addition planted a screen of yew trees for extra privacy. There were no concerns about adding the first floor extension. A previously approved two storey building is in the process of construction next door.

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

**PA26/01611 – Shauna and Mark Hallam – 2 Chapel Terrace, St Mawes TR2 5BH
Enlargement of existing window opening**

A discussion was held in which all councillors expressed their views. A public comment from the owners of an adjoining property expressing concern about the installation of a large window in the party cob wall was discussed, the concern being that cob walls can be easily destabilised with changes particularly when facing down a steep hill as is the case for these two properties. The suggestion that a registered structural engineer, experienced in cob wall construction, be consulted to make an assessment of this proposed application before making a decision was noted. The proposed size of the new window was not judged to be a concern, provided the condition of the cob wall was professionally assessed.

Cllr Hare-Scott proposed no objection to the application in its current form, with the condition that an assessment of the wall by a registered structural engineer was carried out. Seconded by Cllr Andrew. All in favour.

**PA26/01495 – Mrs Amanda Bolton – 29 Tredenham Road, St Mawes TR2 5AW
Minor two-storey extension and first floor link corridor between existing main house and annexe.**

A discussion was held in which all councillors expressed their views. The minor impact of this proposed extension on the external appearance of the property was noted.

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

**PA26/01744 – Mr and Mrs Peter Scott – Broad Reach, St Just in Roseland TR2 5JB
Replacement roof coverings from concrete interlocking roof tiles to natural slate.**

A discussion was held in which all councillors expressed their views. The improvement to the roof was considered to be a planning gain.

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

**PA26/01249 – Mrs Analisa Marchant – Penrill, St Just in Roseland TR2 5JB
Rear Terrace**

A discussion was held in which all councillors expressed their views. Following a site visit, the concerns stated in a public comment on the planning portal were noted and considered in detail. The proposed terrace is not attached to the adjoining Airbnb property, about which the public comment expressed concern due to the unregulated nature of tenants, but to the semi-detached property inhabited by the owners. The councillors noted that the proposed area of the terrace was surrounded by dense foliage, which although may be liable to thinning in the winter, as noted in the public comment, most are coniferous, which would screen off the proposed terrace at all times of the year. The councillors did not agree that the terrace would be of such a height it looks over and beyond these trees.

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

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

7. To record decisions made by Cornwall Council:

PA25/09672 – Mr James Routledge – 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 - **APPROVED**

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

Listed building consent for window replacement and interior alterations – **APPROVED.**

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

Works to trees covered by a Tree Preservation Order – 2 x Monterey Cypress – Remove – **APPROVED**

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

Proposed raised and replacement decking with under terrace storage – **APPROVED**

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 – **APPROVED**

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 - **APPROVED**

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

A resident has expressed concern about the working hours during the ongoing construction of PA22/1172 Carrick Nath, Seaview Crescent, St Mawes. Administrator to contact Cornwall Council Planning for clarification.

The next meeting of the Planning Committee will be on May 18th 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