

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 18th May 2026. The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes.

Committee Councillors Present: R Giles (Chair), A Marchant, E Andrew, P Hare-Scott, A Fordham, S Goldsmith
Other Councillors present: None
Also present: R Fordham (Parish Administrator) and three members of the public
Minutes taken by Parish Administrator.

1. Accept apologies – Cllr Salter, H Couch (Parish Clerk)

2. Election of Chair

Cllr Giles was proposed as Chair of the Planning Committee by Cllr Fordham. Seconded by Cllr Andrew. All in favour.

3. Declaration of Interest:

- a) Disclosable Pecuniary Interest – none declared
- b) Non-registerable Interest – Cllr Fordham and Cllr Andrew PA26/02017
- 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

4. Public Participation

A statement from the Clerk with answers to concerns posed by two members of the public at the meeting of the Parish Council on May 11th, concerning PA25/3808 (Roseland Gig Club), was read out to the meeting. These concerns have been raised with Cornwall Council, the owner of the property, the site manager and the building surveyor, and confirmation given that there is no planned deviation from the structural plans that were submitted and which formed the original planning application. It was reported that new structural plans had been done but this was not the case. No further action is required on the part of St Just in Roseland Parish Council.

A resident had contacted the Clerk relating to PA26/01249 regarding our comments made. The concern was that the property was listed incorrectly. The Clerk advised that as consultees, this was not an issue for the Parish Council and any comments should be made direct to Cornwall Council. No further action is required.

5. Confirmation of the minutes of the Parish Council Meeting held on April 13th 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

6. The following Planning Applications were discussed:

PA26/02173 – Mr and Mrs T Wordley – Bay Cottage, 17 Lower Castle Road, St Mawes TR2 5DR

Listed building consent for proposed internal alterations to stairs within rear extension

The agent was in attendance and a discussion was held in which all councillors expressed their views. It was noted that although this is a listed building, the proposed new staircase is an internal alteration, and does not require listed building consent.

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

*Cllr Fordham and Andrew took no part in the discussion.

PA26/02017 – Mr and Mrs Webley, Polvarth, 32 Tredenham Road, St Mawes TR2 5AW

Erection of a powder coated aluminium glasshouse sited on a dwarf stone/brick wall in keeping with existing stone/brick work within the property.

A discussion was held in which all councillors expressed their views. It was agreed that as, despite a request to the glasshouse construction company, there were no plans of the proposed large glasshouse structure on the portal, it was not possible for the councillors to make a considered consultees decision, especially as this proposed building will be clearly visible from the Percuil River in an Area of Outstanding Natural Beauty. The Committee have therefore requested that a decision be delayed until elevations and plans are provided.

PA26/02612 – Mr Guy Henderson – Long Commons, Upper Castle Road, St Mawes TR2 5BZ

Works to trees subject to a Tree Preservation Order, namely 1) T1 – Removal of Pinus radiata with severe lateral limb failure.

A discussion was held in which all councillors expressed their views. It was agreed to follow the advice of the Tree Officer.

PA26/025470 – Mr and Mrs Peter Brookes – 28 Tredenham Road, St Mawes TR2 5AW

Removal of existing conservatory and addition of single storey extensions to form bedroom 4 and garage including associated internal alterations.

A discussion was held in which all councillors expressed their views. It was noted that the proposed addition is in keeping with the current building and not intrusive or visible from the water.

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

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

8. To record decisions made by Cornwall Council:

PA26/02258 – Mr and Mrs Bevan – Trevu, 39 Lower Castle Road, St Mawes TR2 5DR

Submission of details to discharge Condition (5 – Soft landscaping) in respect of Decision Notice PA25/09376 dated 04.02.26 – **S52/S106 AND DISCHARGE OF CONDITION APPS.**

PA26/01314 – Mr Matt Butler – Gwel Teg, Upper Castle Road, St Mawes TR2 5BZ

Works to trees subject to a Tree Preservation Order, T1 – Elm (Ulmus). Removal of dying Elm tree that has Dutch Elm disease – **APPROVED**

PA26/01033 – Katy Hutchinson – Tregear Vean, St Mawes TR2 5AB

Application for a lawful development certificate for a proposed stationing of a caravan/mobile unit within the residential curtilage of the dwelling – **GRANTED (CAADs, PIPs and LUs ONLY)**

9. To consider any other business associated with planning that the Chairman considers to be of urgency: None.

The next meeting of the Planning Committee will be on June 8th at 6.00 pm in the Millennium Room, St Mawes

There being no further business, the meeting closed at 6.30pm.

Signed as a true record.....Chairman

Dated