

**Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 29th June 2026.
The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes.**

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

Other Councillors present: None

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

1. Accept apologies – None

2. Declaration of Interest:

- a) Disclosable Pecuniary Interest – none declared
- b) Non-registerable Interest – Cllr Andrew (PA26/03701)
- 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 June 8th 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:

PA26/03701 – Mr Alan Macklin – Playing Field, Upper Castle Road, St Mawes

Proposed 17 domestic affordable homes

(Cllr Andrew took no part in the discussion and did not vote)

The applicant was in attendance and a discussion was held in which all councillors expressed their views.

An update was provided on the progress of the application, together with the financial position. A concern was raised and answered about sewage provision.

Cllr Hare-Scott proposed the Parish Council support the application in its current form. Seconded by Cllr Fordham. Six in favour, one abstention (Cllr Andrew).

PA26/03588 – Mr and Mrs C Garrood – Sea Spray, The Square, St Mawes TR2 5DJ

Proposed front extension and rear extension with balcony over and internal alteration works.

The agent was in attendance and a discussion was held in which all councillors expressed their views.

Although it was recognised that the addition of the balcony was in keeping with other properties in the terrace, concerns from neighbours were noted about the overbearing and overshadowing nature of the proposed rear extension underneath, with consequent visual intrusion and loss of daylight and amenity. There were no concerns about the proposed front extension.

Cllr Fordham proposed to object to the application in its current form; although the councillors had no objection to the proposed front extension and rear balcony, they objected to the proposed rear extension under the balcony for the reasons noted above. Seconded by Cllr Andrew. Six in favour, one against.

PA26/04186 – Mr and Mrs A Maitland – Pen An Garth, 4 The Brake Yard, St Mawes TR2 5BP

Proposed balcony and associated works.

The agent and owners were in attendance and a discussion was held in which all councillors expressed their views. It was noted that the construction of the balcony would be in keeping with current properties, and that the neighbours in the property most affected had no objection, provided the current level of foliage was maintained.

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

PA26/03662 – Mr Luke Tiller – 8 The Bowling Green, St Just in Roseland TR2 5JN

Proposed Extensions

A discussion was held in which all councillors expressed their views. No concerns were raised.

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

PA26/04084 – Mr Peter Francis – Pilchards, 2 Lower Castle Road, St Mawes TR2 5DR

Listed Building Consent to reinstate two internal timber frame partitions with associated lining, plastering and decoration, partial removal of an existing fitted cabinet and installation of a new internal door.

A discussion was held in which all councillors expressed their views. No concerns were raised.

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

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

Protocol Letters

PA25/08652 – Church Bungalow, 10 Grove Hill, St Mawes

Plans resubmitted – no objection.

PA26/01815 – Lowen Meadow, Upper Castle Road, St Mawes

Agree with Recommendation.

Correspondence

PA25/09657 – The Tiddler, 2 Commercial Road, St Mawes

Following a previous protocol letter, the councillors voted to request that the application is referred to the Cornwall Council Planning Committee. This current correspondence from the planning officer contained further information supporting the reasoning to for Cornwall Council to approve the application. However the councillors are very concerned that a number of their key objection points have not been addressed, and instructed the Clerk to inform the planning officer that they continue to request that the application is referred to Cornwall Council Planning Committee.

7. To record decisions made by Cornwall Council:

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 – **APPROVED**

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

Rear Terrace – **APPROVED**

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

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

PA26/01495 – Mrs Amanda Bolton – 29 Tredenham Road, St Mawes TR2 5AW

Minor two-storey lift extension and first floor link corridor between existing main house and annexe - **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 July 27th 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