

Minutes of the Planning Committee of St Just in Roseland Parish Council held on Monday 27th July 2026. The meeting commenced at 6.00pm in the Millennium Rooms, St Mawes.

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

Other Councillors present: R Baylis

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

1. Accept apologies – None

2. Declaration of Interest:

- a) Disclosable Pecuniary Interest – none declared
- b) Non-registerable Interest – Cllr Fordham – PA26/04178
- 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 29th 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:

PA26/04178 – Mr Steve Tedbury – Little Lodge, 21 Tredenham Road, St Mawes TR2 5AN

Proposed detached garden room (including incidental use as a family bedroom) within the residential curtilage of Little Lodge.

The applicant was in attendance and a discussion was held in which all councillors expressed their views. It was noted that the proposed structure would be a 14 x 9 ft shed with a concrete base, with no water supply, and it would not be visible from the road, and would not be used by anyone other than the owners and their family. There would be an electricity cable to the structure. The comments objecting to the proposal on the planning portal were discussed, but were not considered to include any material planning considerations.

Cllr Goldsmith proposed no objection to the application in its current form. Seconded by Cllr Salter. Six in favour, one abstention (Cllr Fordham).

PA26/04590 – Mr James Routledge – Ship and Castle Hotel, The Waterfront, St Mawes TR2 5DG

Replacement of existing asbestos roof tiles with natural slate together with the installation of kitchen ventilation louvres to the south west elevation and an additional window to the south east elevation.

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

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

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

PA26/03588 – Sea Spray, The Square, St Mawes TR2 5DJ

Majority decision – Agree to disagree

7. To record decisions made by Cornwall Council:

PA26/03905 – Mr and Mrs Wagstaff – Herons, Percuil, Portscatho TR2 5ES

Submission of details to discharge Condition 3 (CEMP) in respect of Decision Notice PA25/07297 dated 18/12/25 – **S52/S106 AND DISCHARGE OF CONDITION APPS**

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

Demolition of existing prefabricated garage and construction of replacement double garage; re-roofing of the dwelling in natural slate, including the formation of natural slate pitched roofs, over existing flat roof extensions serving the bedroom and lounge – **APPROVED**

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

Proposed front extension and rear extension with balcony over and internal alteration works - **APPROVED**

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

It was noted that internal building works would be starting at the Roseland Gig Club on August 10th - PA25/03808.

The next meeting of the Planning Committee will be on August 24th at 6.00 pm in the Millennium Room, St Mawes

There being no further business, the meeting closed at 6.14pm.

Signed as a true record.....Chairman

Dated