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

Committee Councillors Present: R Giles (Chair), E Andrew, A Marchant, P Salter, P Hare-Scott, A Fordham
Other Councillors present: none
Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator) and two members of the public

1. Accept apologies – Cllr 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 12th October 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:
PA26/07447 – Mr Pete Hunkin – The Roseland Centre, St Just in Roseland TR2 5JA
Works to tree covered by a Tree Preservation Order (TPO) – reduction in sail area of canopy, 20% thin and 25 - 30% reduction of crown, pruning for obstruction, raise limbs above dormitory to 4-5 m, replace failed crown bracing with more fit for purpose in higher crown position and additional bracing to limb/s with potential to strike property if reductions not sufficient.
A discussion was held in which all councillor expressed their views, and the concern of neighbours noted. The applicant was in attendance.

Cllr Hare-Scott proposed to defer to the professional assessment and recommendation of the Tree Officer regarding the application in its current form. Seconded by Cllr Andrew. All in favour.

PA26/07001 – Dr and Mrs T Wordley – Bay Cottage, 17 Lower Castle Road, St Mawes TR2 5DR
Proposed replacement chimney, slate roof covering, replacement rooflight, replacement guttering and recessed photovoltaic panels
The agent was in attendance and a discussion was held in which all councillors expressed their views. A concern had been noted about the type of slate proposed for the roof, but it was considered in keeping with the surroundings and building. The need for a replacement chimney due to leakage was also noted.

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

PA26/07002 – Dr and Mrs T Wordley – Bay Cottage, 17 Lower Castle Road, St Mawes TR2 5DR
Listed building consent for proposed replacement chimney, slate roof covering, replacement rooflight, replacement guttering and recessed photovoltaic panels

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

PA26/07372 – Etchells – Trevassa, Upper Castle Road, St Mawes TR2 5BZ
Erection of a powder coated aluminium glasshouse sited on a dwarf rendered brick wall. In keeping with the property and local surroundings.
A discussion was held in which all councillors expressed their views. It was noted that the proposed site cannot be seen from the sea, and that the installation of the proposed glasshouse could improve the visual impact of the site. A concern was noted that the proposed glasshouse could overlook the neighbouring property, but this property is protected by a thick bank of shrubs and bamboo, and this concern was dismissed.

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

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 ASHP - **APPROVED**

PA26/05738 – Mr Christopher White – Land adjacent to Sunnyside, Trethewell, St Just in Roseland TR2 5JE
Submission of details to discharge Conditions 3 Materials, 4 Hard and Soft landscaping details, 5 Foul and surface water drainage details, and 7 Bat/Bird/Bee details in respect of Decision Notice PA25/09077 dated 09.02.26 – **APPROVED**

PA26/05649 – Ned Warne and Lucy Cooper – Hawthorn Cottage, Trethewell, St Just in Roseland TR2 5JE
Proposed improvements to existing vehicle access, proposed new driveway and detached garage and change of use of adjoining land and extension and alterations to existing dwelling – **APPROVED**

PA25/09657 – Mr Gary Cairns – The Tiddler, 2 Commercial Road, St Mawes TR2 5DN
Proposed alterations and change of use of former dwelling to showering/washing and sanitary accommodation for visiting sailors **– REFUSED**

PA25/09658 – Mr Gary Cairns – The Tiddler, 2 Commercial Road, St Mawes TR2 5DN
Proposed alterations and change of use of former dwelling to showering/washing and sanitary accommodation for visiting sailors **– REFUSED**

PA26/05724 – J Krolow – Porthcuel, Trelawney Road, St Mawes TR2 5BU
Proposed alterations and extension to main house including internal remodelling **– REFUSED**

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 December 14th at 5.00 pm in the Millennium Room, St Mawes

There being no further business, the meeting closed at 5.20pm.

Signed as a true record……..Chairman

Dated …….