

MEVAGISSEY PARISH COUNCIL

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Minutes of the Parish Council Planning Meeting held as a virtual meeting
On Friday 22 January 2021 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), D Drake, J Gann, C Leiser, J Morgan, H Nathan, G Shephard, J Whatty, A Williams.

In Attendance Cllr. J Mustoe (Ward Member), Lisa Solly (Situ8 Planning Consultancy), P Howson (Clerk to the Council), 5 members of the public.

UNRATIFIED UNLESS SIGNED

1. No apologies for absence had been received.
2. Cllr. Facey declared an interest in agenda item 5a (PA20/04346).
3. Lisa Solly of Situ8 Planning Consultancy outlined an intended proposal to apply for change of use of Trevalsa Court Hotel to a single residence and argued that this should be exempted from Mevagissey NDP Policy HO1 (Principal Residence requirement) on the grounds that 'the property would not easily be within the realms of affordability for a local person on local wages in need of housing' and that the restriction reduced the saleability of the property. Members indicated that they did not accept the validity of either of these arguments and would defend Policy HO1 in the event of a full application.
4. Public participation.
Peter Bowker spoke on agenda item 5a (PA20/04346), outlining his proposed scheme, with costs, for an alternative solution to avoid complete demolition and minimise road closures. Penny Bulkeley spoke on the same item, objecting to the application because of the impact on residents and businesses of the propose road closures.
5. Planning applications.
- 5a. PA20/04346 : Demolition of structurally unsafe dwelling and construction of new dwelling on same footprint with juliet balcony to front elevation and dormer to rear roof slope. 15 Polkirt Hill Mevagissey PL26 6UR
Proposed by the Chairman, Seconded by Cllr. Whatty that the Council maintains that there are too many unresolved issues around this application and it should be refused. Points 1, 2, 4 and 5 from our comments of 20/11/20 remain unaddressed. The Council understands that grounds for objection are restricted to planning considerations, but in this case the impact on residents of a road closure lasting several months will be so severe and so widespread that the implications are more important than the planning application itself. A local architect with years of experience has proposed an alternative solution which would avoid the need for complete demolition, would keep the road closure to a minimum, and would also be cheaper than demolition, and this option should be pursued instead as a matter of urgency. Carried.
- 5b. PA20/10694 : Extension to form study and extension to enlarge garage. Dervaig 19 Higher Well Park Mevagissey PL26 6XA
Proposed by Cllr. Facey, Seconded by Cllr. Shephard that the Council has no objection to the proposals. Carried.
- 5c. PA20/11034 : Listed Building Consent to add ties and diagonal brackets to previously approved roof. Also to substitute the approved close mitred slated hips with lead roll due to the roof slopes varying in pitch and missing close mitred slates. Cheesewarne Farmhouse Mevagissey St Austell Cornwall PL26 6SA
Proposed by Cllr. Shephard, Seconded by Cllr. Nathan that the Council supports the application. Carried.
- 5d. PA20/11328 : Proposed dwelling with variation of condition 2 in relation to application PA13/06204. The Retreat Vicarage Hill Mevagissey PL26 6SY
Proposed by Cllr. Gann, Seconded by Cllr. Nathan that the Council maintains its objection to this proposal. In objecting to the previous application (PA20/05679) in August 2020, the Council asked for a swept path analysis to be produced by a Highways Engineer. This has not been produced and it is not possible to show from a random series of photographs the number of vehicles which can enter and exit the property in forward gear. Further, it is important that the red line indicating land ownership on the plans is correct, but in this case it is not. Carried.
- 5e. PA20/00869 : Listed building consent for various internal and external proposed works. 11 Tregoney Hill Mevagissey PL26 6RD. This was not on the agenda, but the case officer had asked whether the Council would withdraw its request for a Construction Traffic Management Plan (CTMP). Proposed by Cllr. Williams, Seconded by Cllr. Morgan that the Council withdraws its request for a CTMP. Carried.

6. To receive an update on planning enforcement cases.
- 6a. Property 2 at Portmellon. The case officer had replied ‘A site inspection has been carried out. The dune garden had been enlarged and extended into the ‘paddock’ area to the east rendering it outside of the red outlined area subject to the planning approval. Within this area the landowners have created an identical screened area for seating that was subject to the planning approval. However they have not got any fixed seating within it, the screened area is made up of railway sleepers at different heights standing vertically in the ground positioned in a semicircular arrangement. This is not considered to be development as per Section 55 of the Town and Country Planning Act thus not requiring planning permission. The owner of the site has confirmed that the area of sand has been planted with 4000 marram grass plants and that they were informed by the landscaper that these will establish over the next 12 months, thus softening the stark impact of the sand which is visible on site at present. In light of the above it has been concluded that this case should be closed on a LTR (Long Term Review) basis to assess the site once the marram grass has had time to establish’.
- Proposed by Cllr. Shephard, Seconded by Cllr. Gann that a letter be written to the LPA pointing out that the Portmellon Paddock is listed in NDP Policy EG4 (Open Spaces) and is not an area to which permissive development rights exist; nor is it an area which can be developed or changed in any way. Amendment proposed by Cllr. Gann, and accepted by Cllr. Shephard, that the LPA be asked to explain the legal status of NDP Policy EG4. Carried.
- 6b. Landscaping at properties on School Hill. No update.
7. Planning decisions (for information):
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| PA20/08158 : Application for tree works. Beachcomber Old Boatyard Portmellon. | APPROVED |
| PA20/02838 : Proposed annexe and first-floor extension. Highbury 5 Higher Lavourrick. | APPROVED |
| PA20/09435 : Construction of a conservatory. Tregwidden, School Hill. | APPROVED |
| PA20/10664 : Non material amendment in relation to PA16/11229. Tamarisk, Penwarne Lane | APPROVED |
| PA20/10222 : Listed building consent for alterations to internal partition positions, alteration to entrance door and reinstatement of window at rear. Tea On The Quay, West Wharf. | APPROVED |
| PA20/10520 : Extension and general alterations. Seagulls, Polkirt. | APPROVED |
| PA20/02210 : Construction of a terrace of three houses and a detached one and a half storey house, reconstruction of existing pedestrian access and adaption of existing carparking (previously approved under PA18/08553). Land Adjacent 38 Kiln Close Mevagissey PL26 6TP | APPROVED |
8. The meeting ended at 8.35pm.
Date of next planning meeting: 19 February 2021 (virtual meeting unless advised otherwise).

Signed

Dated