MEVAGISSEY PARISH COUNCIL

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Minutes of the Parish Council Planning Meeting held at the Mevagissey Activity Centre

On Friday 22 October 2021 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, J Gann, C Leiser, G Williams.

In Attendance P Howson (Clerk to the Council), 4 members of the public

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*UNRATIFIED UNLESS SIGNED*

1. Apologies for absence had been received from Cllrs. Hereward, Shephard, A Williams, Morgan, Whatty and Mustoe (Ward Member).

2. The Chairman reserved the right to declare an interest in agenda item 4d (PA21/02646/PREAPP).

3. Public participation.

Angela Taylor spoke on agenda item 4b (PA21/09792) and explained the rationale for the proposals.

Andrea Copper spoke on agenda item 6c (PA21/07498), expressing concern that the Parish Council’s objection to the application did not refer to the loss of amenity to neighbours. She is prepared to speak against the application should it be called in to Cornwall Council (CC)’s planning committee.

4. Planning applications.

4a. PA21/09424 : Replace existing patio with a garden room and patio above. 45 Polkirt Hill Mevagissey PL26 6UR

Proposed by Cllr. Facey, Seconded by Cllr. Williams that the Council objects to the proposal. Development of this verdant area is prohibited under the S106 agreement attached as a condition of approval for planning application C2/89/01320, which states that all remaining land to be excluded from any further development; and upon completion of the development the remaining land to be used as open space and maintained as such in perpetuity. Furthermore, the proposal would cause harm to the amenity of neighbouring properties and to the Conservation Area.

Carried.

4b. PA21/09792 : Raising the roof of the existing barn conversion to make the habitable rooms comply with building regulations and connect the 2 buildings together to provide access and joint facilities to provide care provision for dependant family members. Trevyhan Vicarage Hill Mevagissey PL26 6SZ

Proposed by Cllr. Facey, Seconded by Cllr. Barham that the Council has no objection to the proposal subject to the approval of the case officer and the imposition of a primary residence condition on the entire proposed dwelling.

Carried.

4c. PA21/02481/PREAPP : Pre-application advice for Replacement dwelling using Ground Source Heat Pump with boreholes to replace existing oil fired boiler and heating system. Ancarva School Hill Mevagissey St Austell Cornwall PL26 6TH Not a consultation - for information. The Clerk will write as follows to the case officer: The Parish Council would point out that this site lies within an Area of Special Character as defined in Policy HC2 of the Mevagissey NDP, and would maintain that the proposal does not respect the landscape or setting of the area, or the building to plot ratio of the site. Further, the Council, having declared a climate emergency, is concerned at the climate impact of demolishing an existing dwelling to be replaced by another.

4d. PA21/02646/PREAPP : Preapplication advice for redevelopment of toilet block with extensions to form either mixed commercial/residential or commercial. Public Conveniences Olivers Quay Mevagissey Cornwall PL26 6QQ

Not a consultation - for information. The Clerk will write as follows to the case officer: The Parish Council would be pleased to see this site being put to good use and is broadly supportive of the proposals.

5. Licensing applications.

5a. She Sells, East Wharf, Mevagissey, St Austell, Cornwall, PL26 6QQ. Grant of a Premises Licence for On and Off Alcohol Sales. For information. No objections raised by members.

6. To receive an update on ‘5-day protocol’ letters (for information).

6a. PA21/06719 : Works to trees namely:- group of Ash(G1), Fell, 9 Ash trees due to Ash Die Back - subject to a Tree Preservation Order(TPO). Ava House, Mevagissey. Option 2 – Agree to disagree with the case officer.

6b. PA21/06530 : Demolition of existing conservatory and replacement with glazed room, with walk on roof. Addition of front and rear dormers. Kia-Ka-Mina Polkirt Hill. Option 1 – Agree with the case officer.

6c. PA21/07498 : Demolition of hotel and redevelopment of site with five apartments. Mevagissey Bay Hotel Polkirt Hill Mevagissey PL26 6UX Option 3 – Maintain objection and ask for it to be decided at committee.

7. An update was provided on planning enforcement cases. Now that work has started on The Hollies, the planning enforcement officer will be asked to close EN21/00387.

8. Planning decisions (for information):

PA21/06530 : Demolition of existing conservatory and replacement with glazed room, with walk on roof. Addition of front and rear dormers. Various internal alterations. Kia-Ka-Mina Polkirt Hill. APPROVED

PA21/06719 : Works to trees namely:- group of Ash(G1), Fell, 9 Ash trees due to Ash Die Back - subject to a Tree Preservation Order(TPO). Ava House Ava Mevagissey PL26 6RY APPROVED WITH CONDITIONS

PA21/04695 : Variation of Condition 2 of Application No. PA18/08553 dated 20th November 2018 (Construction of a terrace of three houses and a detached one and a half storey house and all associated works). Land Adjacent 38 Kiln Close Mevagissey PL26 6TP APPROVED WITH CONDITIONS

PA21/07688 : Proposed extensions, replacement roof, windows and doors, remodelling and addition of balcony.

3 Lower Well Park Mevagissey PL26 6UZ APPROVED

PA21/02419 : Partial demolition of an unsafe structure (dwelling). 15 Polkirt Hill. WITHDRAWN

9. Proposed by Cllr. Gann, Seconded by Cllr. Barham that CC Building Control should be asked to explain their intentions regarding the Section 77 Notice on 15 Polkirt Hill. Carried.

10. Other planning matters.

10a. To agree a response to Bodmin Town Council’s letter regarding the National Planning Reforms (Cllr. Shephard).

Cllr Shephard was not present and no action was agreed.

10b. Appeal against refusal: PA20.00723 : Retrospective permission for a shed and lower deck area. 7 Polkirt Heights.

Proposed by Cllr. Gann, Seconded by Cllr. Facey that the case officer should be reminded of the LPA’s obligation to bring to the Planning Inspector’s attention any material / legal facts, and that the LPA should therefore notify the Inspector of the Section 106 Agreement attached to C2/89/01320. Carried.

10c. Various other planning issues (Cllr. Gann).

Proposed by Cllr. Gann, Seconded by Cllr. Facey that the following actions should be taken:

i) an enforcement case should be requested against properties in Polkirt Heights to enforce the Section 106 Agreement attached to C2/89/01320 for the removal of boarded elevations and the reinstatement of plantings;

ii) the LPA should be made aware of the historical evidence that the patch of land to the rear of 47 Cliff Street was not part of the curtilage, and that public consultation would be appropriate;

iii) the LPA should be asked to check the height of the structure on the site of the former Seapoint Hotel against the approved plans;

iv) an enforcement case should be requested against Ocean Housing following their recent letting of a four-bedroom house in Roberts Close in contravention of the Section 106 Agreement which requires proof of a local connection.

Carried.

11. The meeting ended at 8.15pm. Date of next planning meeting: 19 November 2021.

Signed ......................................................................................... Dated ....................................