MEVAGISSEY PARISH COUNCIL

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

On Friday 21 April 2023 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, D Drake, J Gann, J Morgan, K Prynn, G Shephard, J Whatty, A Williams, G Williams.

In Attendance Cllr. J Mustoe (Ward Member), P Howson (Clerk to the Council), 6 members of the public

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*UNRATIFIED UNLESS SIGNED*

1. Apologies for absence had been received from Cllr. J Brown.

 Cllr. Mustoe would be arriving late (arrived 8pm).

2. There were no Declarations of Interest.

3. Graham Clerk (GRC Planning Ltd) presented the latest proposals at Trevalsa under application PA23/02225 (agenda item 6a), explaining how this differed from previous proposals and answering questions from members regarding the viability of nearby hotels, the loss of employment opportunities, the loss of restaurant and bar facilities to the public, and the impact on neighbours of a ‘party house’.

4. Bob Thornton’s presentation was cancelled.

5. Public participation.

Phil Simpson spoke on agenda item 6c (PA23/02594). He said that the original application had raised lots of issues, one of which related to the garage proposed at that time which would have been highly visible on a ridge on top of the gabion wall and was consequently moved to a less obtrusive position in recognition of the fact that this was a sensitive place for a utility building. This new application, from new owners, proposes an even bigger garage in precisely the same position. The reason for the previous objection remains the same, and in any case the property already has a garage and plenty of external storage.

6. Planning applications.

6a. PA23/02225 : Use of former Class C1 hotel for holiday letting purposes as a Sui Generis use. Trevalsa School Hotel *(sic)* School Hill Mevagissey St Austell Cornwall PL26 6TH. There was much discussion, including how the proposed new use could be enforced to ensure that the property was not just used as a holiday home while evading a primary residence constraint. There was widespread acceptance that the property would not remain as a hotel. Proposed by Cllr. Barham, Seconded by Cllr. Gann that this application is essentially the same as previously, and therefore the objection should be maintained as previously. Voting was 3 in favour, 5 against and 1 abstention.

 Not carried.

 Proposed by Cllr. Gann, Seconded by Cllr. Facey that a decision should be deferred until such time as the planning case officer replied to the request for comments and agreement was reached on a range of suitable and enforceable conditions which could be imposed. Carried.

6b. PA23/02706 : Replacement and enlarged garage with single storey extension to rear with Internal alterations and alterations to existing windows & doors to rear. 14 Lower Well Park Mevagissey St Austell Cornwall PL26 6UZ

 Proposed by Cllr. Facey, Seconded by Cllr. Barham that the Council raises no objection. Carried.

6c. PA23/02594 : Proposed first floor balcony and new steps to house with new store, garage and carport. Two If By Sea Portmellon Road Mevagissey St Austell Cornwall PL26 6PH. The consensus among members was that the proposed garage was ugly, in a prominent position on a ridgeline, visible from the coast path, was within an Area of Special Character (NDP Policy HC2), and there was no D&A Statement explaining why it was required.

 Proposed by Cllr. Shephard, Seconded by Cllr. Barham that the Council objects to the application because the proposed garage is an intrusion within the AONB and an addition to an already large building, which was previously enlarged to accommodate a garage, and is close to the historic site identified in the NDP. Carried.

6d. PA23/01960 : Complete refurbishment of existing dwelling: Internal partition alterations, demolition of existing conservatory and first-floor balcony, construction of new first-floor extension above existing kitchen and utility,new PPC aluminium windows and doors, renewable technologies including air source heat pumps, solar pv, Tesla battery storage, underfloor heating, removal of oil tank, full re-landscaping, retention of existing oak tree and insulating and re-rendering of existing dwelling to improve thermal performance. Meadowcliff Portmellon Road Mevagissey St Austell Cornwall PL26 6PH.

Proposed by Cllr. Barham, Seconded by Cllr. Shephard that the Council supports the application. Carried.

6e. PA23/02073 : Proposed Home Office Studio to Front Driveway. Ash House Ava Mevagissey St Austell Cornwall PL26 6RY. Proposed by Cllr. Facey, Seconded by Cllr. Barham that the Council supports the application. Carried.

6f. PA22/09367 : New dwelling. Land Adj To 14 Lavorrick Orchards Mevagissey St Austell Cornwall PL26 6TL

 Further consideration following site visit on 19/04/23.

 Proposed by Cllr. Facey, Seconded by Cllr. Shephard that following a site visit, at which access to the site was denied, the Council maintains its objection. Carried.

7. Planning decisions (for information).

PA22/11210 : Works to trees subject to a tree preservation order (TPO) namely Turkey oak T7588 in G1 of TPO16/00028 to reduce the crown to the re-growth point at 7m. Mevagissey House Vicarage Hill Mevagissey St Austell Cornwall PL26 6SZ APPROVED

PA23/01215 : Removal of existing door canopy/open-sided porch structure and replacement with an enclosed timber-framed front porch extension. 1 Higher Lavorrick Mevagissey St Austell Cornwall PL26 6TB APPROVED

8. Other planning matters.

8a. The Chairman noted the lack of response from certain planning officers when asked to guide the Council through the planning issues, observing that this was to their own disadvantage because cases were often dragged out as a result.

8b. Cllr. Facey provided an update on the Hollies (a.k.a. Tall Trees) following a recent meeting with the owners, Orchard Dean Developments, who alleged that the approved plans were unbuildable and so amended plans were being prepared which would retain the existing building but comprise one less unit. White rendered and slate-hung walls were preferred to the brickwork shown in the previous design. They hope to have the plans approved to start work in September and are open to further conversations with the Council.

9. The meeting ended at 8.10pm. Date of next planning meeting: 19 May 2023.

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