

MEVAGISSEY PARISH COUNCIL

<http://mevagisseyparishcouncil.co.uk/>

Minutes of the Parish Council Planning Meeting held at the Mevagissey Activity Centre
On Friday 25 August 2023 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, L Burdett, J Gann, J Morgan,
G Shephard, P Simpson, J Whatty, A Williams.

In Attendance P Howson (Clerk to the Council), 3 members of the public.

UNRATIFIED UNLESS SIGNED

1. Apologies for absence had been received from Cllrs. Brown and Mustoe (Ward Member).
2. Cllr. Barham declared an interest in agenda item 4e (PA23/06323), although there was no requirement for him to withdraw from the meeting because the application had been withdrawn.
3. Public participation. No members of the public wished to speak.
4. Planning applications.
- 4a. PA23/05287 : Change of use of hotel (with owners accommodation) to single residential dwelling (with self-contained annexe). Mevagissey Bay Hotel Polkirt Hill Mevagissey St Austell Cornwall PL26 6UX
Proposed by Cllr. Gann, Seconded by Cllr. Burdett that the Council objects to the application because the viability test has not been applied adequately; and because the applicant's claim that part of the building should not be subject to a principal residence condition is unjustifiable (see attached document for full explanation). Carried.

Attached document reads as follows:

Mevagissey Parish Council wish to make the following representations:

This proposal will have a very negative impact on the community in Mevagissey.

There are other important issues that the Parish Council have raised in respect of previous applications, but have not been properly considered to date:

VIABILITY / MARKETING

The asking price of £1.1million is simply too high and should not be accepted as satisfying the planning requirement for marketing. The current Owners purchased the property in October 2016 for £890 thousand with finance of £585 thousand from Nat West bank – see Attachment 1 from Business Cornwall Magazine 24/10/2016.

The business was clearly viable at that time and we have just experienced a massive boom in tourism in Cornwall. The marketing particulars state: "Mevagissey Bay Hotel opens 11 months of the year, with an average turnover of £300,000 per annum"

The application refers to the business trading for 7 months of the year, but there has been no reduction in asking price (assuming the revenues have also decreased). There is no evidence to support the £260,000 increase in value of the hotel since 2016. Without proactive maintenance and investment buildings in coastal locations depreciate over time.

A proper explanation of the valuation has not been provided.

The property is showing as Let / Sold on their agents website via a Google search:

<http://www.sbcproperty.com/showdetails.asp?id=941&name=Mevagissey+Bay+Hotel+%26+Restaurant%2C+Polkirt+Hill%2C+Mevagissey%2C+St+Austell&sold=1>

And on the agents own website:

Not listed under Mevagissey: <http://www.sbcproperty.com/search.asp?search=mevagissey>

Not listed under Hotels / Guest Houses: <http://www.sbcproperty.com/search.asp?type=2>

The hotel is viable – Trip Advisor supports this point here: https://www.tripadvisor.co.uk/Hotel_Review-g528858-d4371508-Reviews-Mevagissey_Bay_Hotel-Mevagissey_Cornwall_England.html

It is simply a case of the excessively high valuation that prevents others coming forward to continue running the business.

PLANNING HISTORY

There is no existing residential use on the site, simply owners accommodation approved with conditions under reference C2/79/00686 on 7th August 1979. The proposal removes the hotel, so the permission for owners accommodation should also fall away. If approved, both the house and annexe are in effect "new dwellings" so would both need to be occupied as Principal Residences in accordance with NDP Policy HO1. Given the shared layout between the house and annexe set out in the proposal, this seems unlikely to be achievable.

SUMMARY

Approval of this application will lead to a loss of an important tourism asset and associated employment contrary to the aims of NDP Policy EE4 and replace it with a large house and annexe that are highly unlikely to be viable for sale in the open market. Replacing a viable hotel with an unviable 11 bedroom Principal Residence that shares access with a 1 bedroom annexe that would also be a Principal Residence on part of the top floor is totally illogical. In consideration of the above points, the Parish Council respectfully asks that the application should be REFUSED.

- 4b. PA23/05140 : Listed Building Consent: Installation of replacement windows. 3 Elm Terrace Mevagissey St Austell Cornwall PL26 6UF
Proposed by Cllr. Barham, Seconded by Cllr. Facey that the Council concurs with the Conservation Officer and objects to the application. Carried.
- 4c. PA23/05584 : Domestic Shed. Chapel Point House Chapel Point Lane Portmellon Mevagissey St Austell Cornwall PL26 6PR
Proposed by Cllr. Facey, Seconded by Cllr. Shephard that the Council supports the application subject to the conditions listed by the Conservation Officer; and requests that the progress of the building be monitored to ensure that those conditions are met. Carried.
- 4d. PA23/06432 : Application for Listed Building Consent for the siting of a Domestic Shed. Chapel Point House Chapel Point Lane Portmellon Mevagissey St Austell Cornwall PL26 6PR.
The resolution at 4c above applies.
- 4e. PA23/06323 : Listed building consent to form opening and install back door including steps down to garden. Change existing lower ground floor sash window to a sliding sash window. 38 Cliff Street Mevagissey St Austell Cornwall PL26 6QJ
The application has been withdrawn pending further amendments to satisfy the conservation officer.
5. Planning decisions (for information).
- 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. APPROVED
- PA23/02594 : Proposed first floor balcony and new steps to house (amended description to remove proposed garage/store. Two If By Sea Portmellon Road Mevagissey. APPROVED
- PA23/03509 : Removal of existing SSW facing conservatory, and replace with 11sqm block cavity extension. Stargazers 63 Lavourrick Orchards Mevagissey. APPROVED
- PA23/03380 : Construction of new garage /parking and storage areas to front elevation with associated remodelled entrance steps and the conversion of the loft including pitched roof dormer and inset balcony to front with a flat roof dormer to rear. Sandpiper Polkirt Hill Mevagissey. APPROVED
- PA22/09367 : New dwelling. Land Adj To 14 Lavourrick Orchards Mevagissey. APPROVED with principal residency condition.
- PA23/04598 : Certificate of lawfulness for the existing use of an annex as a dwellinghouse. Raffeen School Hill. GRANTED
- PA23/03818 : Application for Non-Material Amendment to PA19/08522 for a Proposed Extension, namely 1) Enlargement of balcony over already approved flat-roofed conservatory. Rowards Chapel Point Lane Portmellon. APPROVED
6. Other planning matters.
- 6a. Clarification of the process for establishing a certificate of lawfulness (Cllr. Gann).
Proposed by Cllr. Gann, Seconded by Cllr. Barham that recent cases should be referred to Cornwall Council's Standards Committee, and that a principal residence condition should be pursued for the subject of PA23/04598. Carried.
- 6b. At the June planning meeting, Cllr. Gann had noted the works currently being undertaken on the cliff below a property on Polkirt Hill, close to a recent cliff collapse, and had felt it was in the interests of the public and the harbour to establish what was being done and why. The owner had subsequently explained that the works, which are almost completed, 'relate to steel mesh and anchors to maintain the structure of the cliff face above Tailings to help prevent further rock falls and cliff erosion'.
- 6c. The new opening from Vicarage Hill to land below The Retreat was noted, and concern expressed at the loss of trees. A possible breach of planning was discussed but no resolution made.
- 6d. Members considered the request from the Whitmore, Chapel & Hill Chorlton and Maer & Aston Neighbourhood Plan Area that the Council participates in a national effort to protect Neighbourhood Development Plans (NDPs)

following last month's appeal decision on Land at Baldwins Gate Farm, Newcastle Road, Baldwins Gate, Newcastle (Appeal Ref: APP/P3420/W/23/3314808), by writing to our MP expressing concern at the arguments made by the Appeal Inspector and the implications for all NDPs, and asking the MP to contact the Secretary of State to ask for intervention in the matter.

Proposed by Cllr. Shephard, Seconded by Cllr. Barham that a letter should be sent as requested. Carried.

7. The meeting ended at 7.55pm. Date of next planning meeting: 22 September 2023.

Signed

Dated