MEVAGISSEY PARISH COUNCIL

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

On Friday 22 September 2023 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), L Burdett, J Gann, K Prynn,

G Shephard, P Simpson, J Whatty,

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

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*UNRATIFIED UNLESS SIGNED*

1. Apologies for absence had been received from Cllrs. Barham, G Williams, Drake, and Morgan.

2. There were no Declarations of Interest or Gifts.

3. Public participation.

Mark Kemp RIBA, the agent for Ancarva (agenda item 4b), addressed issues raised previously by the Council and by the LPA under PA21/02481/PREAPP, and provided technical details intended to show that the proposed works would not impact the stability of the cliff, would meet the targets for space heating, and were sustainable.

Victor Downer objected to the proposal (item 4b), referring to the blind junction with School Hill, the instability of the cliff, the likelihood of further erosion in the coastal vulnerability zone, the increased mass of the building being out of character for the area, the third floor being unnecessary, and the emissions from the works.

John Ross spoke on agenda item 7a (Mevagissey Bay Hotel), stating that the approval for PA23/03242 (Permission in Principle) had established the change of use by definition, and that there would be no environmental impact because there is no demolition and rebuild required.

4. Planning applications.

4a. PA23/05501 : Proposed extension at first floor level at the western end of the building to enlarge an existing bedroom and create an additional bathroom. Prideaux Bodrugan Hill Portmellon Mevagissey St Austell Cornwall PL26 6PS

Proposed by Cllr. Gann, Seconded by Cllr. Shephard that the Council makes no objection. Carried.

4b. PA23/06852 : Proposed new detached house and associated landscaping to replace existing detached house to be demolished. Ancarva School Hill Mevagissey St Austell Cornwall PL26 6TH

Proposed by Cllr. Gann, Seconded by Cllr. Shephard that the Council objects to the application on the following grounds:

1. It fails to meet the requirements of Mevagissey NDP Policy HC2 – Areas of Special Character, which states that proposals will be supported where they demonstrate how the proposals:

• respect the setting of any prominent building or significant landmark (in this case Polstreath House);

• respect the spatial relationship between buildings;

• respect the building to plot ratio on an existing site

• respect the landscape or setting of the area.

2. It fails to meet the requirements of Cornwall Council’s Climate Emergency Development Plan Policy SEC1 (Sustainable Energy and Construction) Section 6 (Materials and Waste) which states that all development proposals should minimise use of materials and creation of waste and promote opportunities for a circular economy through wherever possible reusing or adapting existing buildings as part of the development, whilst maintaining and enhancing local character and distinctiveness. Carried.

5. No planning decisions had been received.

6. Planning Enforcement: EN23/00915 - Car Park East of The Rising Sun Inn, Portmellon. No breach of planning control because ‘there was no stipulation stating when these facilities need to be installed’. It was noted that case officers should in future be asked to apply time limits to conditions as appropriate.

Proposed by Cllr. Gann, Seconded by Cllr. Facey that the owner should be asked about his plans for installing the remaining facilities specified in PA18/06592. Carried.

7. Other planning matters.

7a. Five day protocol letter received for 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. Prynn that the Council maintains its objection and requests that the application should be determined by the Planning Committee for the following reasons:

The Case Officer for PA23/03242 (Permission in Principle for the redevelopment of the site with a maximum of five units of accommodation) stated that viability was not a matter under consideration. Had this not been the case, the Parish Council would have objected on the grounds that proper marketing at an appropriate value had not been undertaken. Now, however, the five-day protocol letter appears to contradict this in claiming that viability has already been dealt with. In addition, the latest application states that the hotel is now only operating for 7 months of the year, but with no revision to marketing or valuation, nor to reflect the changes in market conditions, cost of borrowing, etc since 2022. Should the Area Planning Team Leader decide to overrule this request, and given recent experiences where errors in drafting conditions have led to enforcement problems, the Parish Council would like the opportunity to see any proposed conditions prior to a decision. Carried.

7b. The Clerk had written to Steve Double MP regarding the Appeal Inspector’s arguments in the case of land at Baldwins Gate Farm, Newcastle, and asking that he contacts the Secretary of State to ask for intervention. Mr Double replied that he has referred it to the Secretary of State and will write once he has their reply.

8. The meeting ended at 8.10pm. Date of next planning meeting: 20 October 2023.

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