MEVAGISSEY PARISH COUNCIL

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

On Friday 23 February 2024 at 7pm

Present Cllrs. M Roberts (Chairman), G Barham, J Brown, L Burdett, J Gann, K Prynn, P Simpson, J Whatty.

In Attendance Owen Beynon of Alan Leather Associates, P Howson (Clerk to the Council), 1 member of the public.

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*UNRATIFIED UNLESS SIGNED*

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

2. Cllr. Gann declared an interest in agenda item 5c (PA24/00566).

3. Owen Beynon of Alan Leather Associates presented proposals for alterations and an extension to 10 Polkirt Heights, Mevagissey. He said that a planning application was not imminent, but he was seeking a dialogue with the Council and invited comments. After questions and comments, Mr Beynon confirmed that he would come back prior to submitting a planning application.

4. Public participation.

Jon Gann, speaking from the public area on agenda item 5c (PA24/00566), asked the Council to insist on the retention of the plantings specified in the original application. Rita Green, a neighbour of the application site at agenda item 5c, said that the application was for her benefit to reduce overlooking by lowering the roof height.

5. Planning applications.

5a. PA24/00334 : Change of use of part of property from seasonal guest house to full residential. Old Parsonage 58 Church Street Mevagissey St Austell Cornwall PL26 6SR.

Proposed by Cllr. Simpson, Seconded by Cllr. Burdett that the Council makes no objection.

Cllr. Gann argued that the property had been bought as a guest house and should remain so, the loss of tourist accommodation being more important than the ability of the owners to profit from an easier sale. Others pointed out that the property had originally been residential and had not operated as a guest house for the past year.

The motion was Carried by 4 votes to 2.

5b. PA24/00761 : Internal and external alterations to the existing dwelling at 22 Lower Well Park, with the addition of a balcony and an upwards extension in order to provide a replacement bedroom. 22 Lower Well Park Mevagissey St Austell Cornwall PL26 6UZ.

Cllr. Gann said that it was not possible from the submitted plans to establish the height of the proposed extension, so it was not possible to make an informed decision. Cllr. Simpson found the proposals aesthetically unacceptable. Cllr. Roberts said that these properties were originally 1960s bungalows, and a precedent had been set when they were permitted to get gradually bigger. Cllr. Prynn said that the amount of glass proposed was unsympathetic. Cllr. Brown said he would be happy to fight the case at planning committee.

Proposed by Cllr. Brown, Seconded by Cllr. Barham that the Council objects to the application because of public opposition and inadequate drawings, but would welcome the opportunity for a site visit. Carried.

5c. PA24/00566 : Non material amendment in relation to Decision Notice PA22/03164 dated 16/06/22 - Pitch roof extension replaced with a flat roof, flat sky lantern replaced with a pyramid sky lantern and Cladding boards removed. 5 Polkirt Heights Mevagissey St Austell Cornwall PL26 6TT

Cllr. Gann withdrew for this item, having declared an interest.

Proposed by Cllr. Barham, Seconded by Cllr. Whatty that the Council makes no objection but expects the planting scheme specified in the original application to be retained. Carried.

6. Licensing applications.

6a. LI24\_000755 : Minor Variation - Extend recorded music hours to align with closing times. The Cellar Bar, 2A St Georges Square, Mevagissey, St Austell, PL26 6UB

During the debate, the following points were made: the noise from the Cellar Bar could be heard from Tregoney Hill; the music already continued beyond the licensed hours; recorded music included karaoke; you shouldn’t buy a property near a pub and then complain about noise; local businesses should be supported.

Proposed by Cllr. Barham, Seconded by Cllr. Prynn that the Council makes no objection. Carried.

7. Planning decisions (for information).

7a. PA23/09473 : Extension to the side of the building with balcony area, Installation of Solar PV on roof and the addition of car port. Penwarne Close Portmellon Road Mevagissey St Austell Cornwall PL26 6PH

APPROVED WITH CONDITIONS

7b. 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 REFUSED

8. Planning Enforcement (for information).

8a. EN24/00099. Alleged breach of condition 14 of planning approval C2/07/00942. Bosuns House, 2 Little Meva, East Wharf, Mevagissey, St Austell. Enforcement step 3 – investigation required.

8b. EN24/00100. Alleged installation of solar panels and raised concrete area following refusal of PA22/02002

Land South of 1 Battery Terrace, Mevagissey, Cornwall. Enforcement step 3 – investigation required.

8c. EN24/00101. Alleged breach of condition 3 (tree protection/ management plan) of planning approval PA16/12193

Ava House, Ava, Mevagissey, Cornwall, PL26 6RY. Enforcement Step 5 – Deciding if there is a breach of planning control. The Planning Enforcement Officer had written: ‘I can confirm that I have walked the site in full and that from my visit it appeared that the woodland was broadly in accordance with approved management plan. If this is not the case can you please clearly identify which areas you are referring to given the vast scale of the site’.

Cllr. Gann said that TPO trees which had been cut down should have been replaced, and this had not happened, and this should have been clearly visible from a site inspection. It was agreed that the Enforcement Officer should be advised accordingly, and that perhaps she should liaise with Matt Stroud, CC’s Forestry Officer who had approved the plan; and that perhaps in future it would be helpful to liaise with the Council so that somebody can meet her on site.

9. Other planning matters.

9a. To receive an update on implementation of the remaining features of the Portmellon Car Park Management Plan (deferred from last meeting) (Cllr. Mustoe). Cllr. Mustoe was not present to provide an update.

9b. To receive feedback from the request for clarification from the Local Planning Authority on the proposed height of the new dwelling at 59 Polkirt Hill (PA15/03181). The Area Planning Team Leader had written: ‘I measure the ridge height of the existing at 9m and of the proposed at 10.5m (both have the same finished floor level at 51.71)’.

The Clerk was instructed to ask the Team Leader if he would agree to his email being shared.

9c. To receive feedback from the request for action to be taken to see the works at 11 Polkirt Hill completed and the property occupied. An email had just been received from CC’s Housing Standards Officer following his visit to the site. He observed that ‘the property despite being empty for some time, has a prohibition notice served, based on hazards identified within by our Housing standards team…. The window frame itself has been removed to receive treatment and repair works. I do not know how long this has been removed for and shall be enquiring with the owner.

Internally, I believe little has changed. However, I’ve based that on only being able to peer through the letterbox. I hope as the year progresses to arrange a time where I can meet the owner or any representatives on site and view internally’. Cllr. Barham said the window had been missing at least five years, certainly pre-pandemic. Cllr. Gann said that CC would impose financial penalties when a building has been left empty for a prolonged period, and that it should be suggested to the Housing Standards Officer that he speaks to Dean Mutton (CC Housing Officer).

9d. To receive feedback from the request to the Cornwall Council Chief Executive to investigate the alleged shortcomings of the Local Planning Authority in granting Certificates of Lawfulness (Cllr. Gann).

No reply had been received. Proposed by Cllr. Gann, Seconded by Cllr. Barham that if a reply has not been received by the next meeting, it should be referred to the Local Government Ombudsman as previously advised. Carried.

9e. Any other planning matters. The Clerk was instructed to write to the Fire Brigade to ensure that they had been informed of the scaffolding erected across the road at Whalebone Cottage, Polkirt Hill.

10. The meeting ended at 8.20pm. Date of next meeting: 22 March 2024.

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