

MEVAGISSEY PARISH COUNCIL

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Minutes of the Parish Council Planning Meeting held at the Mevagissey Activity Centre
On Friday 22 March 2024 at 7pm

Present Cllrs. M Facey (Vice-Chairman), L Burdett, J Morgan, K Prynn, P Simpson, J Whatty, G Williams.

In Attendance Lisa Solly of situ8 Planning Consultancy, P Howson (Clerk to the Council).

UNRATIFIED UNLESS SIGNED

1. An apology for absence having been received from the Chairman, Cllr. Facey took the Chair,. Apologies for absence had also been received from Cllrs. Gann, Shephard, Barham, and Brown. Cllr. Mustoe (Ward Member) would be arriving late (he arrived just after the close of the meeting).
2. There were no Declarations of Interest or Gifts.
3. Lisa Solly of situ8 Planning Consultancy presented the latest plans for Tall Trees (The Hollies) under PA24/00955 (agenda item 5a). The main external changes are an increase in height of 0.3m to the new-build section, and changes to material finishes.
4. Public participation. There were no members of the public present.
5. Planning applications.
 - 5a. PA24/00955 : 'Conversion of the existing Tall Trees (The Hollies) building into two maisonettes and two flats with a proposal for a new residential building comprised of eight units accommodating one terrace house, two no. maisonettes and five no. flats together with the provision of a parking area, hard and soft landscaping and repair of an existing outbuilding and cob boundary wall.' with variation of condition 2 of decision PA15/10218 dated 31/03/2016 (amended under NMA PA23/03072). 2 Church Lane Mevagissey Cornwall
Proposed by Cllr. Whatty, Seconded by Cllr. Simpson that the Council supports the application, but considers the Traffic Management Plan unfeasible and would appreciate the opportunity of a site visit to discuss this. Carried.
 - 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 (additional information). 22 Lower Well Park Mevagissey St Austell Cornwall PL26 6UZ
Proposed by Cllr. Burdett that the Council makes no objection to the application, but there was no Secunder.
Proposed by Cllr. Prynn, Seconded by Cllr. Whatty that the Council maintains its objection to the application because of the impact on neighbouring properties from loss of privacy. Carried.
 - 5c. PA24/00042 : Demolition of part existing buildings, conversion of part existing hotel building and erection of 3 replacement open market residential dwellings (C3 Use Class) and 20 unit apartment hotel (C3 use class restricted by holiday use only planning condition), 2 key worker units, restaurant/shop E (a&b) and A5 use class, off site highway improvements and stabilisation, access, car parking, landscaping and biodiversity, infrastructure and ancillary works. Pendower Beach House Hotel Rocky Lane Ruan High Lanes Truro Cornwall TR2 5LW (Note: the Council has not been consulted on this but has been invited to comment by Friends of Pendower Beach).
It was noted that this application was less extensive than the previous one (PA20/03842), which had been withdrawn following a huge number of objections, including from this Council; and that public opinion on this application was evenly split, for and against.
Proposed by Cllr. Burdett, Seconded by Cllr. Whatty that the Council should make no comment. Carried.
6. Planning decisions (for information).
 - 6a. 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 APPROVED
 - 6b. 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 APPROVED
7. Planning Enforcement cases (for information).

- 7a. 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 4 – investigations underway.
- 7b. 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 4 – investigations underway.
- 7c. EN24/00101. Alleged breach of condition 3 (tree protection/ management plan) of planning approval PA16/12193 Ava House, Ava, Mevagissey, Cornwall, PL26 6RY. No breach. Case closed.
- 7d. It was noted that the Ward Member has asked Planning Enforcement to investigate works on the Paddock at Two if by Sea (formerly Steep House), Portmellon.
- 8. Other planning matters.
- 8a. It was resolved at the last planning meeting that if no reply had been received from Cornwall Council’s Chief Executive to our letter asking that she investigate alleged shortcomings of the LPA in granting Certificates of Lawfulness, the issue should be referred to the Local Government and Social Care Ombudsman. No reply has been received after two months and it was confirmed that referral should proceed.
- 8b. The Fire & Rescue Service had been informed of the scaffolding erected across the road at Whalebone Cottage, Polkirt Hill, but no reply received.
- 9. The meeting ended at 7.45pm. Date of next planning meeting: 19 April 2024.

Signed

Dated