MEVAGISSEY PARISH COUNCIL

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

On Friday 21 June 2024 at 7pm

Present Cllrs. M Roberts, (Chairman), M Facey (Vice-Chairman), G Barham, J Brown, L Burdett, J Gann,

 J Morgan, K Prynn, G Shephard, J Whatty (arrived 7.15 pm), G Williams.

In Attendance P Howson (Clerk to the Council), 8 members of the public.

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*UNRATIFIED UNLESS SIGNED*

1. Apologies for absence had been received from Cllrs. Simpson and Mustoe (Ward Member).

2. Cllr. Barham declared an interest in agenda items 4b (Palermo) and 7c (Watch House).

 Cllr. Prynn declared an interest in agenda items 4b and 4d (Roseverth).

 Cllr. Williams declared an interest in agenda item 4d.

3. Public participation. Three members of the public wished to speak on agenda item 4d (Roseverth).

 Cllrs. Prynn and Williams withdrew, having declared an interest.

 Ian Smith, the applicant, spoke briefly and introduced Ivan Tomlin, the agent, who summarised the proposed scheme.

 Neil Trevenna said that the route of the proposed access was across a field which was protected by a covenant, and the Chairman explained that this was not a planning issue and he would have to pursue it privately.

4. Planning applications.

4a. PA24/03646 : 1 no replacement fascia sign 2no replacement projecting/flag sign. Quay House Middle Wharf Mevagissey Cornwall

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

4b. PA24/03413 : Proposal to build a small extension on top of the existing high level balcony , change the roof tiles and add a front roof light and solar panels. Composite cladding and enhance the insulation. Add a small canopy porch to the front. Palermo School Hill Mevagissey St Austell Cornwall PL26 6TQ

 Cllrs. Barham and Prynn withdrew, having declared an interest.

 Proposed by Cllr. Shephard, Seconded by Cllr. Williams that the Council makes no objection, subject to the satisfaction of the planning officer that there would be no overlooking from the extension. Carried.

 [Cllr. Whatty joined the meeting at this point]

4c. PA24/03556 : Listed Building Consent for refurbishment and painting of the exterior, retaining all windows in white as existing, changing the shutters from Black to Turquoise, the external rendering will be repainted in white. The Rising Sun Inn Portmellon Mevagissey St Austell Cornwall PL26 6PL

 Proposed by Cllr. Shephard, Seconded by Cllr. Gann that the Council supports the application and wishes the new owners every success. Carried.

4d. PA24/03611 : Proposed replacement dwelling, garage and new vehicular access, and a change of use of land to residential (Use Class C3). Roseverth Tregoney Hill Mevagissey St Austell Cornwall PL26 6RJ

 Cllrs. Prynn and Williams withdrew, having declared an interest.

 There was general approval of the design of the proposed replacement building but concern that the carbon impact had not been sufficiently addressed and opportunities to reduce the carbon footprint had been missed.

 Proposed by Cllr. Gann, Seconded by Cllr. Barham that the Council defers a response until the planning case officer has considered how the proposal fits with Policy AL1 of Cornwall Council’s Climate Emergency Development Plan Document and has shared his conclusions with the Council. Carried.

5. Planning decisions (for information). None had been received.

6. To receive updates on Planning Enforcement cases (for information).

6a. EN24/00100. Alleged installation of solar panels and raised concrete area following refusal of PA22/02002

Land South of 1 Battery Terrace, Mevagissey, Cornwall. Commence formal action.

6b. EN24/00377. Alleged works being carried out to a Grade II Listed building - replacement plastic windows

 30 Church Street Mevagissey St Austell Cornwall PL26 6SP. Investigations underway.

6c. EN24/00224. Alleged works being carried out on the Paddock. Two if by Sea, Portmellon.

 Investigations underway.

6d. EN24/00532. Alleged building falling into a state of disrepair. 11 Polkirt Hill, Mevagissey, St Austell, Cornwall, PL26 6UR Investigations underway.

7. Other planning matters.

7a. To receive the Clerk’s report on previous planning matters.

7a (i) The decision to close enforcement case EN24/00099 (Bosuns House) had been challenged on the grounds detailed in minute 24/05(P)/6a and the enforcement officer had replied with a detailed justification of her decision, which will be considered at the next planning meeting.

7a (ii) Caitlin Dean of Orchard Dean Developments had been asked to meet the Council to discuss the Hollies / Tall Trees site following their announcement that the original building would be demolished (minute 24/05(P)/7a refers), and a reply had been received from the agent offering a meeting. A meeting will be arranged at the earliest opportunity.

 Meanwhile, a letter will be sent to the planning case officer making clear that the Council has a major issue with the applicant’s plans for the site and will be meeting the agent to discuss it.

7a (iii) A letter had been sent to the MP regarding Cornwall Council’s handling of Certificates of Lawfulness (minute 24/05(P)/7b refers) and a reply received from his office manager advising to write again following the general election.

7a (iv) Following the premature closure of enforcement case EN24/00101 (concerning trees at Ash House, Ava), a new case had been raised and the enforcement officer had been asked to contact the Council to arrange a site visit with Cllr. Gann and the Tree Warden. The new case reference is EN24/00624.

7b. To consider an alleged breach of planning at 20 Fore Street arising from extensive alterations to a listed building without permission Including removing internal walls, changing windows, changing the colour of walls and joinery, removing the chimney, and converting the upstairs residential flat into a commercial dog grooming parlour without permission (Cllr. Barham).

 Proposed by Cllr. Barham, Seconded by Cllr. Facey that this should be reported to Planning Enforcement as a breach of planning. Carried.

7c. To consider an alleged breach of planning at the Watch House, East Quay, arising from the installation of double- glazed windows to the first floor in a Conservation Area without permission (Cllr. Burdett).

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

 After discussion, it was agreed to take no action.

7d. To consider an alleged breach of planning at The Old Dairy, Cliff Street, arising from the installation of double- glazed windows and door in a Conservation Area without permission (Cllr. Burdett).

 After discussion, it was agreed to take no action.

7e. Cllr. Facey reported that a lorry load of building waste from no. 3 Battery Terrace had been refused at the tip site and deposited instead on the owner’s land overlooking the Conservation Area. The Council expressed concern that the tip site’s refusal to accept the waste suggested that it was hazardous, and the Clerk was instructed to report it to Environmental Health as a matter of urgency.

8. The meeting ended at 8.10 pm. Date of next meeting: 19 July 2024.

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