MEVAGISSEY PARISH COUNCIL

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

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

On Friday 19 July 2024 at 7pm

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

 K Prynn, G Shephard, J Whatty.

In Attendance P Howson (Clerk to the Council), 7 members of the public.

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*UNRATIFIED UNLESS SIGNED*

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

2. Cllr. Prynn declared an interest in agenda item 4d (PA24/03611).

3. Public participation.

 Mark Datson (architect and planning agent) spoke on agenda item 4d (PA24/03611). Cllr. Prynn withdrew, having declared an interest. Mr Datson referred to the explanation from the Local Planning Authority (LPA) that Policy AL1 of the Climate Emergency Development Plan was not applicable to this application, but that Policy SEC1 for sustainable energy and construction was applicable and did not recognise the climate impact of demolition and rebuild.

 Aidan Dowling spoke on agenda item 4a (PA24/02744) and explained the amendments to the submitted plans. It was noted that the neighbours had withdrawn their previous objections. He apologised for the comments submitted to the planning system by his father and would arrange for them to be withdrawn.

4. Planning applications.

4a. PA24/02744 : To replace existing box bay window at the front of the property to include a balcony over, rear single storey extension to incorporate existing outdoor toilet into main house (amended plans). 3 Battery Terrace Mevagissey St Austell Cornwall PL26 6QS

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

4b. PA24/04555 : New Conservatory, kitchen extension & plant room, internal alterations, extended decking, bike store, landscaping & new pv panels. Correct site boundary to be re-instated with new staircase to footpath. 10 Polkirt Heights Mevagissey St Austell Cornwall PL26 6TT

 Proposed by Cllr. Gann, Seconded by Cllr. Prynn that the Council objects to this overdevelopment of the site which would have a harmful impact on the Conservation Area and the harbour setting, and would result in the loss of trees.

 Carried.

4c. PA24/04826 (and PA24/04827 for Listed Building Consent) : Proposed amendment to rear bathroom roof to a pitched roof addition, with new rear window to bathroom on SW Elevation. New windows replacing old, rotting windows throughout, blocked up window on NE Elevation opened up and replaced with window, internal reconfigurations including partial studwalls removal, new alu-frame garden room area, replacing old and delapidated garden room frame, internal improvements to stop building falling into further disrepair, vaulted ceilings to roof. 35 Polkirt Hill Mevagissey St Austell Cornwall PL26 6UR

 Proposed by Cllr. Barham, Seconded by Cllr. Gann that the Council has no objection subject to the satisfaction of the Historic Environment Officer. 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. To agree a response following the LPA’s ruling that Policy AL1 of the Climate Emergency Development Plan Document does not apply in this case. Cllr. Prynn withdrew, having declared an interest.

 Cllr. Gann maintained that it had still not been demonstrated how the proposed works complied with the Climate Emergency Development Plan. Cllr. Shephard agreed, but said that the planning system does not currently accommodate this.

 Proposed by Cllr. Shephard, Seconded by Cllr. Facey that the Council now supports the application. Carried

 (4 members were for the proposal and 2 against, with 3 abstentions)

5. Planning decisions (for information).

 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 APPROVED

 PA24/03646 : Application for Consent to Display an Advertisement, namely the siting of 1 no replacement fascia sign 2no replacement projecting/flag sign. Quay House Middle Wharf Mevagissey APPROVED

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.

 Consider expediency of formal action.

 Proposed by Cllr. Gann, Seconded by Cllr. Prynn that the Enforcement Officer should be asked to confirm that due consideration will be given to the Neighbourhood Development Plan (NDP) which includes the whole site within an Area of Special Character (Policy HC2) and designates the Paddock as an Open Space (Policy EG4). Carried.

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

6e. EN24/00624. Alleged breach of condition 3 (tree protection/ management plan) of planning approval PA16/12193

 Ava House Ava Mevagissey Cornwall PL26 6R Investigations underway.

6f. EN24/00582 : Alleged change of use from residential to business and unauthorised works to a Listed Building.

 20 Fore Street Mevagissey St Austell Cornwall PL26 6UQ Investigations underway.

6g. EN24/00679 : Alleged earth works being carried out within a root protection area. Land North Of 22 Portmellon Park, Portmellon Park, Mevagissey, Cornwall PL26 6XD Investigations underway.

7. Other planning matters.

7a. The Council considered the LPA’s justification for closing enforcement case EN24/00099 (Bosun’s House) and concluded that much of it arose from errors made by the LPA who have been unable to locate the relevant documents.

7b. Cllr. Barham said that he would draft a letter to the LPA regarding its apparent preference for S106 Agreements (which do not directly benefit the Parish) over Community Infrastructure Levies (which do). He will circulate the draft for consideration by members prior to the next planning meeting.

8. The meeting ended at 8.05 pm. Date of next meeting: 23 August 2024.

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