MEVAGISSEY PARISH COUNCIL

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

On Friday 23 August 2024 at 7pm

Present Cllrs. M Facey (Vice-Chairman), G Barham, L Burdett, J Gann, K Prynn, G Shephard, P Simpson,

 J Whatty, G Williams.

In Attendance Cllr. J Mustoe (Ward Member) (Arrived 7.15 pm), 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. Roberts (Chairman), Brown, and Morgan.

 Cllr. Facey took the Chair.

2. Cllr. Facey declared an interest in agenda items 4a and 7c (Tall Trees / The Hollies). Proposed by Cllr. Prynn, Seconded by Cllr. Simpson that PA23/09775 (agenda item 4e) should be dealt with first. Carried.

3. Public participation.

 Jane Barron spoke on agenda item 4e (PA23/09775), for which she is the applicant, explaining that one of the proposed new houses was for her daughter, and that the height of the proposed house on Plot 1 had been reduced.

4. Planning applications.

4a. PA23/09775 : Proposed demolition of single storey extensions to host dwelling, construction of two self-build dwellings plus associated works (amended plans). The Jays Nest Trevarth Mevagissey St Austell Cornwall PL26 6RX. Proposed by Cllr. Shephard, Seconded by Cllr. Whatty that the Council makes no objection subject to balcony screening being conditioned and both new properties being subject to a primary residence restriction (NDP Policy HO1). Amendment moved by Cllr. Gann, Seconded by Cllr. Prynn that the Council should have sight of the draft screening condition prior to approval. Amendment Carried. Substantive motion Carried.

4b. 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) (amended plans). 2 Church Lane Mevagissey Cornwall

 Cllr. Facey withdrew, having declared an interest.

 Proposed by Cllr. Whatty, Seconded by Cllr. Gann that Cllr. Barham should take the Chair. Carried.

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

 Cllr. Facey re-took the Chair.

4c. PA24/05289 : Extensions and Internal alterations. 10 Battery Terrace Mevagissey St Austell Cornwall PL26 6QS

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

4d. PA24/05188 : Reinstating historic opening in front facade, new timber bifold glazed doors, timber shutter and shop signage. 5A East Wharf Mevagissey St Austell Cornwall PL26 6QH (and PA24/05189 - associated Listed Building Consent). Proposed by Cllr. Barham that the Council makes no objection, but there was no Seconder.

 Proposed by Cllr. Gann, Seconded by Cllr. Prynn that the Council objects to the proposal. Full height glazing is not in keeping either with the historic nature of the building or with the neighbouring buildings. The rolling door would intrude onto the public highway at a narrow and busy location. There is a lack of detail about materials and colours. The loss of multi-paned windows is unacceptable. The existing balanced design makes a valuable contribution to the street scene. Carried.

4e. PA24/05860 : Application for Consent to Display an Advertisement, namely the siting of a shop sign over entrance door. 5A East Wharf Mevagissey St Austell Cornwall PL26 6QH

 Proposed by Cllr. Gann, Seconded by Cllr. Barham that the Council objects to the proposal. There is insufficient detail of the materials and it is not clear if it would be illuminated. Carried.

4f. PA24/06004 : Change of use of Sui Generis (use for holiday letting purposes) large, detached house to Class C3 dwellinghouse. Trevalsa School Hill Mevagissey St Austell Cornwall PL26 6TH

 Proposed by Cllr. Gann, Seconded by Cllr. Prynn that the Council objects to the application which proposes an unacceptable loss of an important tourist facility (NDP Policy EE4). There has been no attempt to operate as a tourist business, the case for which was detailed in previous application PA23/02225. Carried.

5. Planning decisions (for information).

 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. 3 Battery Terrace. APPROVED

 PA24/05425 : Non material amendment in relation to Decision Notice PA23/08637 dated 30/10/23.

 Southcliffe 3 Lower Well Park. APPROVED

 PA24/03611 : Proposed replacement dwelling, garage and a change of use of land from agricultural to garden land to provide a new vehicular access. Roseverth Tregoney Hill Mevagissey APPROVED

6. To receive updates on Planning Enforcement cases.

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. Working to find appropriate outcome.

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

 Consider expediency of formal action.

6d. EN24/00532. Alleged building falling into a state of disrepair. 11 Polkirt Hill, Mevagissey, St Austell, Cornwall, PL26 6UR Working to find appropriate outcome.

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

 Ava House Ava Mevagissey Cornwall PL26 6R. To include report from site meeting (Cllr. Gann).

 Working to find appropriate outcome.

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 Working to find appropriate outcome.

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

7. Any other planning matters.

7a. Cllr. Shephard presented his response to the consultation for the National Planning Policy Framework (NPPF).

 Proposed by Cllr. Simpson, Seconded by Cllr. Barham that this should be the Council’s response to the consultation.

 Carried.

7b. Cllr. Gann said that clarification of Cornwall Council’s Climate Emergency Development Plan Document (CEDPD) required clarification, particularly with respect to Policies C1 (Climate Change Principles) and SEC1 (Sustainable Energy and Construction).

 Proposed by Cllr. Prynn, Seconded by Cllr. Barham that a letter seeking clarification of these issues should be sent to Cornwall Council leaders on Planning, Environment, Sustainability and Climate Emergency. Carried.

7c. Cllr. Facey withdrew for this item, having declared an interest. Cllr. Barham took the Chair and asked that a letter be sent to Cornwall Council requesting the S106 Agreement for the development of The Hollies/Tall Trees to be replaced with a requirement by the developer to provide affordable housing units.

 Proposed by Cllr. Gann, Seconded by Cllr. Shephard that such a letter be sent. Carried.

 Cllr. Facey re-took the Chair.

7d. Proposal to report to Planning Enforcement the display of signage on the exterior of 22 Fore Street (Cllr. Barham).

 Cllr. Mustoe reported that an enforcement case for this had already been raised (EN24/00873). The Clerk will arrange for the Council to be advised of progress.

8. The meeting ended at 8.25 pm. Date of next meeting: 20 September 2024.

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