MEVAGISSEY PARISH COUNCIL

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

On Friday 20 December 2024 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), L Burdett, B Collins, J Gann, P Simpson,

G Shephard, J Whatty.

In Attendance 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. G Barham, J Brown, J Morgan, K Prynn, G Williams.
2. Cllr. Roberts declared an interest in agenda item 4c (PA24/08836).

1. Public participation. No members of the public wished to speak.

4. Planning applications.

4a. PA24/08428 : Retrospective construction of driveway. 30 Tregoney Hill Mevagissey St Austell Cornwall PL26 6RE

Proposed by Cllr. Gann, Seconded by Cllr. Simpson that the Council objects to the application which requires an unnecessary loss of part of the historic fabric of the village close to the Conservation Area. Carried.

4b. PA24/08798 : Erection of a larger balcony to the South East elevation of the property. Ancarva School Hill Mevagissey St Austell Cornwall PL26 6TH

Proposed by Cllr. Shephard, Seconded by Cllr. Gann that the Council has no objection. Carried.

4c. PA24/08836 : Listed building consent for proposed works to Outer North Breakwater: Supply and place new rock armour revetment around the seaward face and wrap around the head of the Outer North breakwater. Install new obstruction marker. Works to Outer South Breakwater: Supply and place new rock armour revetment around the seaward face. Harbour Piers And Quays East Wharf Mevagissey Cornwall PL26 6QQ

Cllr. Roberts withdrew for this item, having declared an interest, and Cllr. Facey took the Chair.

Proposed by Cllr. Shephard that the Council should support the application, but there was no Seconder.

Cllr. Gann said the proposed revetment would be highly visible4 at low tide and this would have an impact on tourism. He also asked why there had been no public consultation. Cllr. Shephard agreed that there had been a negligent approach to publicity, given the impact on the environment. Cllr. Whatty said there should have been a ‘massive consultation’. Cllr. Burdett agreed with Cllr. Gann.

Proposed by Cllr. Gann, Seconded by Cllr. Burdett that the Council makes no objection, given that there had been no technical presentation of the plans to the Council and no public consultation, so it was not possible to consider fully the proposal. After further discussion, Cllr. Gann withdrew the motion. Cllr. Facey argued that the future security of the village was dependent on the ongoing protection provided by the outer breakwaters and it was in everybody’s interest to support the proposal.

Proposed by Cllr. Simpson, Seconded by Cllr. Gann that the Council supports the application, subject to the views of Historic Environment Planning. Carried.

4d. PA24/01422/PREAPP : Pre-application advice for proposed replacement dwelling. Didsbury Chapel Point Lane Portmellon Mevagissey St Austell Cornwall PL26 6PP (for information only).

This pre-application had been notified after the agenda had been published so no formal decision was possible, although members agreed that they would not have supported this because of the carbon cost of demolition and the scale of the proposed works which would be an overdevelopment of the site.

5. Planning decisions (for information).

PA24/07124 : Retrospective Advertisement Consent for illuminated signage. 22 Fore Street Mevagissey St Austell Cornwall PL26 6UQ APPROVED WITH CONDITIONS incl. C6: ‘The illuminated sign( s) including the halo etc to the approved signage shall be removed within 1 week from date of this decision and so retained and maintained, no illumination shall be on the signs without prior approval from the LPA, otherwise the sign shall remain without illumination.’

PA24/01262/PREAPP : Pre application advice for change of use of Class C3 dwelling with principal residence condition to a holiday let (Sea House) and change of use of large detached house sui generis holiday let to Class C3 dwelling with principal residency condition (Trevalsa). Trevalsa School Hill Mevagissey St Austell Cornwall PL26 6TH CLOSED – ADVICE GIVEN

PA24/06984 : Listed building consent for retrospective repairs and renewals, internal alterations, painting of exterior and re-roofing. 22 Fore Street Mevagissey St Austell Cornwall PL26 6UQ REFUSED

6. To consider a letter received from the Mayor of Marazion inviting all local councils in Cornwall to join with them in passing a motion of no confidence in Cornwall Council’s planning and planning enforcement departments (Cllr. Gann).

Cllr. Facey said that it happens time and time again that planning applications are approved with conditions which are subsequently ignored by the applicant and not enforced by the LPA. The Chairman noted that the LPA has said that it doesn’t have the resources to monitor compliance with conditions and relies on local councils to monitor them. Cllr. Gann agreed that the LPA delegated the task of monitoring conditions but then did nothing about breaches, and they made the same mistakes repeatedly. Cllr. Simpson would prefer to see coordinated joint action with other local councils rather than rally around the Mayor of Marazion, and Cllr. Facey agreed. Cllr. Shephard said that the letter had not asked for other councils to agree with Marazion, but to take their own positions on it. The Chairman asked members whether they had confidence in the LPA, and the consensus was that they didn’t.

Proposed by Cllr. Roberts, Seconded by Cllr. Simpson that a letter be sent to the Cornwall Association of Local Councils (CALC), referring to the Marazion letter, and stating that this Council has little confidence in the planning system and asking CALC to coordinate an exercise to establish the view of its member councils; and that the Mayor of Marazion be informed of the Council’s decision. Carried.

7. Other planning matters.

Cllr. Gann said that he didn’t agree with the policy of discussing planning enforcement cases in closed session and not detailing individual cases in the minutes, and he felt that the public should have visibility of the Council’s efforts to expose planning breaches and pursue enforcement. It was noted that the policy followed CC legal advice to avoid possible charges under GDPR. The Clerk agreed to amalgamate the data from enforcement cases into a statistical format which could be presented each month and recorded in the minutes.

8. Proposed by Cllr. Gann, Seconded by Cllr. Shephard that under section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, because of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for agenda item 8 (to receive updates on Planning Enforcement cases). Carried.

9. The remainder of the meeting was held in closed session.

10. The meeting ended at 8.45 pm. Date of next meeting: 17 January 2025.

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