MEVAGISSEY PARISH COUNCIL

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

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

On Friday 21 February 2025 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, B Collins, J Gann, K Prynn,

G Shephard, P Simpson, J Whatty, G Williams.

In Attendance Cllr. J Mustoe (Ward Member), P Howson (Clerk to the Council).

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*UNRATIFIED UNLESS SIGNED*

1. Apologies for absence had been received from Cllrs. J Morgan, L Burdett, and J Brown.
2. There were no Declarations of Interest or Gifts.

3. Public participation. There were no members of the public present.

4. Planning applications.

4a. PA25/00218 : Proposed single-storey garage extension and conversion. 1 Hillside School Hill Mevagissey St Austell Cornwall PL26 6TQ

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

4b. PA24/08815 : Rear single storey infill extension and galvanised steel balcony to rear of property 15 Portmellon Park Mevagissey St Austell Cornwall PL26 6XD

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

5. Planning decisions (for information).

. PA24/07140 : Change of use of annexe to a separate dwelling. Kerryanna Valley Road Mevagissey.

Failed to determine. Appeal lodged 20/01/25.

PA24/09248 : Listed Building Consent for:- Demolition of two existing chimney stacks, insertion of new lead damp proof course and rebuild in lime mortar all as existing. Buckingham House 17 Tregoney Hill Mevagissey.

Approved with conditions.

PA24/08798 : Erection of a larger balcony to the South East elevation of the property. Ancarva School Hill Mevagissey. Approved.

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. Approved with conditions

PA24/08428 : Retrospective construction of driveway. 30 Tregoney Hill Mevagissey. Approved

(Following receipt of a 5-day protocol letter, the Council had voted to ‘agree to disagree’ with the LPA).

PA24/09649 : Like-for-like replacement of rear balcony. Construction of wall to front of property. Lean-to store along northwest elevation. 1 Polkirt Heights Mevagissey Approved

PA24/01422/PREAPP : Pre-application advice for proposed replacement dwelling. Didsbury Chapel Point Lane Portmellon Mevagissey. Closed - advice given

6. Other planning matters.

6a. Proposal to seek clarification of the LPA’s application of the Climate Emergency Development Plan Document (CEDPD) (Cllr. Gann). A meeting will be requested with CC’s Area Planning Lead to clarify the LPA’s interpretation and application of the CEDPD; and with the Planning Enforcement lead to discuss recent enforcement decisions.

7. Changes to National Planning Policy.

7a. To consider the impact of national planning policy changes on the Mevagissey Neighbourhood Development Plan (NDP), and consider the development of a Neighbourhood Priorities Statement covering priorities for future growth, preferred locations for new homes, and infrastructure needed to ensure that the community can flourish into the future. It was noted that our NDP is more than 5 years old ('Made' in July 2018), so the 'development envelope' is now irrelevant. Neighbourhood Priority Statements are being piloted in 10 parishes, and the processes and tools will be rolled out to all parishes mid-year. CC will issue a statement of the desired number of dwellings to be built in our area. Areas with the highest house prices are likely to receive the highest allocation.

7b. To formulate a response to each of the potential development sites recorded by Cornwall Council’s Local Plan Team (in closed session).

8. To receive updates on Planning Enforcement cases (in closed session).

9. Proposed by Cllr. Simpson, Seconded by Cllr. Prynn 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 items 7b and 8. Carried.

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

11. The meeting ended at 8.50pm. Date of next meeting: 21 March 2025.

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