MEVAGISSEY PARISH COUNCIL

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

Minutes of the Parish Council Meeting held as a virtual meeting

On Thursday 19 November 2020 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), D Drake, J Gann, L Hereward, C Leiser,

 J Morgan, G Shephard, J Whatty, A Williams.

In Attendance Cllr. J Mustoe (Ward Member), Owen Beynon (Alan Leather Associates), P Howson (Clerk),

 2 members of the public.

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*UNRATIFIED UNLESS SIGNED*

1. The Chairman welcomed newly co-opted councillors Alex Williams and Christine Leiser to the Council, and announced the resignation from the Council of Lee Price. Apologies for absence had been received from Cllr. Nathan.

2. Cllr. Roberts declared an interest in agenda item 22.

 Cllr. Williams declared an interest in agenda item 9b.

 Cllr. Facey declared an interest in agenda items 9b and 22.

3. Owen Beynon of Alan Leather Associates presented an outline of proposals for developing the site at Waterside, Polkirt Hill, into five apartments over three floors, and took questions from members.

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

5. Proposed by Cllr. Whatty, Seconded by Cllr. Facey that the amended minutes of the extraordinary meeting held on 15 October 2020 be accepted. Carried.

6. Proposed by Cllr. Drake, Seconded by Cllr. Facey that the minutes of the ordinary meeting held on 22 October 2020 be accepted. Carried.

7. The Clerk reported that:

* Letters had been sent to Phil Simpson and Ken Robinson thanking them for their service as councillors;
* Details of the harbour master vacancy are displayed on the noticeboards;
* The Merlin Centre and Little Nippers sent thankyou emails to the Council for donations made last month;
* CALC had been asked for advice on the proposed escalation of CC’s failure to take enforcement action on School Hill. This is now with NALC’s legal team;
* He had written to Steve Double MP in support of CC’s response to the ‘Planning for the Future’ white paper, adding further items of concern as agreed at the last meeting;
* A letter of support had been sent to the ‘Our Only World’ conservation charity;
* He had written to Martin Clemo (CC) regarding the unsafe wall above East Quay and he had replied that a way forward was being discussed with CC senior management;
* He had confirmed to CC that the Council is satisfied with the existing dog control arrangements on Portmellon beach;
* The Chairman, Cllr. Whatty and he had met the Duchy of Cornwall’s surveyor at Portmellon on 04/11/20 to discuss all aspects of a possible lease on the beach (item 23 below);
* The Chairman had granted permission for St Peter’s Church to erect a crib in the square during the Christmas holiday.

8. The Ward Member presented his report, including that:

* Ocean Housing have cleared the weeds from the courtyard in Wesley Court/Meadow Street and will now do this as regular maintenance;
* The LPA has called in the application for 15 Polkirt Hill to the planning committee meeting on 30 November;
* Cornwall Council worked with the guided walk app and online guide, IWalk Cornwall, [www.iwalkcornwall.co.uk/about\_us.html](http://www.iwalkcornwall.co.uk/about_us.html) to provide oak fingerposts on eight circular coastal walks in Cornwall, one of which is Mevagissey to Portmellon via Galowras;
* He has passed to enforcement officers all available evidence of fly-tipping at the recycling banks;
* He was honoured to lay a wreath on behalf of Cornwall Council on Remembrance Sunday in Mevagissey, and expressed his thanks to Cllr Facey who had organised a safe and socially distanced order of wreath laying on the day.

 The full report can be seen on the Council’s website.

9. Planning and Enforcement.

9a. PA20/08889 : Listed building consent for application of tanking and render systems to rear wall of property (external and internal) to prevent water ingress in solid wall masonry. To Include: - Cornerstone Tanking Render; Cornish Lime Three Coat Lime Render; Cornish Lime Limewash; Beeck Breathable Mineral Paint Works will include the complete removal of the already partially removed (by previous owners) external render on the western elevation. All as detailed in the accompanying Site Report and diagrammatic representation. The Sea Hoss 1 The Cliff Mevagissey St Austell Cornwall PL26 6QT

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

9b. PA20/02838 : Proposed annexe and first-floor extension (amended plans). Highbury 5 Higher Lavorrick Mevagissey PL26 6TB Cllrs. Williams and Facey withdrew for this item, having declared an interest.

 Proposed by Cllr. Gann, Seconded by Cllr. Drake that the Council objects to the revised plans which represent an overdevelopment of the site. The Council is also concerned that the proposal effectively creates a new semi-detached two-bedroomed house, linked only by one internal door which could be easily removed, and there is inadequate off- street parking for this. Carried.

9c. PA20/06311 : Planning permission for the removal of existing rear pitched roof and creation of flat roof area created intended for use as a balcony with new access French doors from Bed 1. flat roof area to be lined with black galvanised steel railings with timber handrail (following receipt of Historic Environment / Conservation Officer's report). 5 River Terrace River Street Mevagissey St Austell Cornwall PL26 6UG

 Proposed by Cllr. Facey, Seconded by Cllr. Gann that the Council objects to the proposals which would create an outdoor amenity area in full view of River Street and create unacceptable harm to the conservation area in the centre of the village. The Council is also concerned that this would create a precedent. Carried.

9d. The Council had been asked by the LPA at short notice to provide further comments on two long-running applications as follows:

9d(i). PA20/04346 : 15 Polkirt Hill. The Council agreed the following comments:

 The Parish Council considered this at their meeting of 19 November, the last opportunity before it goes before the planning committee, and commented as follows:

 1. The Conservation Officer asked in August for a structural report demonstrating that the building is not capable of sympathetic repair and renovation. This is still awaited.

 2. The officer's report states that materials and finishes can be dealt with by condition. Demolition could not start until this condition is satisfied, so why can't these details be agreed now?

 3. Aerial photos of nos. 15 and 17 show that the site is not as presented in the submitted drawings.

 4. Concerns about the impact of demolition on no. 17 have not been adequately addressed.

 5. The whole approach to this application has been unprofessional, typified by the fact that the elevations are still labelled incorrectly.

9d(ii). PA20/02210: Land adjacent 38 Kiln Close. The Council agreed the following comments:

 The latest Landscape Management and Maintenance Plan is version (03), but this does not yet form part of the official document list. The following comments assume that version (03) is the current definitive version.

 The Plan refers to drawings nb01794:030+031 (page 5). These are not included in the document list, and we assume that they refer to nb01796:30b (Soft Landscape Proposal Plan: planters and species schedule) and nb01796:31 (Soft Landscape Proposal Plan: proposed species), and the following comments assume this to be the case.

 1. Drawings nb01796:30b and :31 both refer to AstroTurf. Use of this artificial product is not acceptable; all grass should be natural.

 2. There is still no reference to the size of the various trees / shrubs when they are planted. This is important as it influences how effective they will be in screening from day 1.

 3. Para. 4.2.1 of the Plan states that the plan and maintenance schedule will be monitored and assessed for their effectiveness on an annual basis for the first five years following completion of development, but para. 2.1 states that following a one-year aftercare maintenance period, future responsibility will be handed over to The Adopting Organisation. It is not clear how these two statements will be reconciled into a Condition which will remain enforceable for at least five years.

 We await confirmation that the final versions of documents are lodged on the planning system, and would welcome sight of the proposed conditions which would be attached to any approval.

9e. To receive an update on planning enforcement cases.

i) Property 1 at Portmellon: Breach identified but no enforcement action taken, but the landowner was advised to make a retrospective application for the breach. Case closed.

ii) Property 2 at Portmellon; Investigations still underway

iii) Landscaping at properties on School Hill; CC have declined to take enforcement action and legal advice is awaited from NALC.

iv) WC and boat storage at Portmellon car park: No update.

9f. The following planning decisions have been received:

 PA20/03445 : Demolition and replacement of single dwelling-house with a new family dwelling-house and associated works. Trenear, Polkirt Hill. WITHDRAWN

 PA20/07946 : Proposed loft conversion to include front and rear dormers with proposed balcony and internal alterations. Shangri La, Valley Road. APPROVED

 PA20/07317 : Install replacement windows to front of property. Sweet Thunder, Cliff Street REFUSED

 PA20/07318 : Listed Building Consent for the above. REFUSED

10. To approve the monthly finances.

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| --- | --- | --- | --- | --- | --- |
| Bills to Pay | Salaries | £ | 970.74  |  |  |
|  | HMRC (PAYE) | £ | 242.60  |  |  |
|  | Monthly subscription to Zoom | £ | 14.39  |  |  |
|  | Attendants at PCs 31/10/20 - 02/11/20 | *£* | 200.00  |  | (paid) |
|  | Grant to Merlin Centre | *£* | 400.00  |  | (paid) |
|  | Grant to Little Nippers | *£* | 300.00  |  | (paid) |
|  | West Wharf PC electricity 02/10/20 - 01/11/20 | *£* | 27.16  |  | (paid) |
|  | Operate Valley Road PC November 2020 | £ | 996.15  |  |  |
|  | Operate West Wharf PC November 2020 | £ | 1,058.29  |  |  |
|  | West Wharf PC October waste collections | *£* | 104.88  |  |  |
|  | Covid-related October waste collections from West Wharf | *£* | 1,303.20  |  |  |
|  | Recycling bank October collections | *£* | 942.00  |  |  |
|  | West Wharf PC hygiene services 08/12/20 - 07/03/21 | *£* | 302.59  |  |  |
|  | West Wharf PC water 30/09/20 - 02/11/20 | *£* | 187.39  |  |  |
|  | Postage | *£* | 9.12  |  |  |
|  | Valley Rd PC electricity 02/10/20 - 01/11/20 | *£* | 24.73  |  |  |
|  | TOTAL | £ | 7,083.24 |  |  |
|  |  |  |  |  |  |
| Accounts | Amount available to spend as of last meeting | £ | 117,264.36 |  |  |
|  | Expenditure last month | £ | 10,487.95 |  |  |
|  |  plus Attendants at public toilets 24/10/20 - 31/10/20 | £ | 930.00 |  |  |
|  |  West Wharf PC electricity 02/09/20 - 01/10/20 | £ | 33.69 |  |  |
|  | Donation from Mevagissey Bay Association towards PCs & bins | £ | 3,520.00 |  | Received |
|  | Available to spend | £ | 109,332.72 |  |  |
|  | Bank Statements (01/11/2020) |  |  |  |  |
|  | Current Account |  |  | £ | 3,647.26 |
|  | Deposit Account |  |  | £ | 105,685.46 |
|  | TOTAL |  |  | £ | 109,332.72 |

 It was noted that payments of £273.95 for the renovation of noticeboards and £386.40 for weed spraying had been made since the agenda was published.

 Proposed by Cllr. Morgan, Seconded by Cllr. Williams that the accounts be accepted and the bills paid. Carried.

11. Proposed by Cllr. Shephard, Seconded by Cllr. Morgan that the draft Budget for Financial Year 2021/22 is agreed.

 Carried.

12. Proposed by Cllr. Shephard, Seconded by Cllr. Facey that the Precept for Financial Year 2021/22 should remain at the current level of £75,000. Carried.

13. Cllr. Facey reported that the public conveniences were now operating under restricted opening. There was agreement that a survey should be commissioned for the Valley Road block prior to considering improvements.

14. Proposed by Cllr. Gann, Seconded by Cllr. Morgan that the spend on full-time attendants at the public conveniences during the summer should be ratified. Carried.

15. Proposed by Cllr. Shephard, Seconded by Cllr. Whatty that the decision to send letters of appreciation to members who had resigned in October should be ratified. Carried.

16. Cllr. Gann reported that further meetings towards the proposed Community Land Trust were scheduled and an update would be provided at the next meeting.

17. Cllr. Whatty reported that the results of the carbon audit were awaited, and that a website and Facebook page had been created for the Mevagissey Climate Group.

18. Cllr. Facey provided an update on issues arising from the recycling banks. Following the temporary withdrawal from service of the cardboard bank because of misuse, it was agreed to reinstate it.

19. Cllr. Facey reported that he was in discussion with CC Highways to establish what was possible in advancing long term solutions to traffic congestion in Fore Street, and would provide an update next month.

20. Cllr. Gann was considering possible alternative solutions to waste recycling and disposal for businesses in Mevagissey, and will provide an update next month.

21. It was agreed that the Council should create a Facebook page to be used as a noticeboard. Cllr. Gann will produce a draft detailed proposal, including terms of reference, which the Clerk will circulate for comment prior to the next meeting.

22. To consider compensating Mevagissey Harbour Trust (MHT) for loss of parking income because of Covid-19 signage on Valley Road. Cllrs. Roberts and Facey withdrew for this item, having declared an interest.

 Proposed by Cllr. Gann, Seconded by Cllr. Morgan that a donation of £1,000 be made to MHT. Carried.

23. To agree the scope of a beach management plan for Portmellon under a proposed lease from the Duchy of Cornwall.

 Cllrs. Whatty and Shephard agreed to collaborate on this while details of liabilities and insurance requirements are clarified.

24. Proposed by Cllr. Facey, Seconded by Cllr. Shephard that £100 be granted towards the costs of promoting the ‘Light Up Mevagissey’ initiative. Carried.

25. Proposed by Cllr. Facey, Seconded by Cllr. Gann that £150 be donated to the Royal British Legion Poppy Appeal (in addition to the cost of the wreath). Carried.

26. Proposed by Cllr. Whatty, Seconded by Cllr. Morgan that Cornwall Council’s proposal to install a handrail system along the sea wall at Portmellon was unnecessary and unwelcome. Carried.

27. The Council considered the purchase of the Stuckumb Point viewing platform and access path at Nare Court, and requested further information prior to the next meeting.

28. The Council agreed that recognition of the contributions made by local volunteers during the Covid-19 pandemic should be considered again once ‘normal’ conditions have returned.

29. To fill by co-option the casual vacancies on the Council. No candidates were present.

30. The meeting ended at 10.25pm. Date of next meeting: 17 December 2020 (virtual meeting unless advised otherwise).

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