MEVAGISSEY PARISH COUNCIL

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

On Thursday 15 June 2023 at 7.05pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, J Brown, D Drake, J Gann, J Morgan, K Prynn, G Shephard, J Whatty, G Williams.

In Attendance Cllr. Mustoe (Ward Member), P Howson (Clerk to the Council), Mark Kemp RIBA, 9 members of the public.

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*UNRATIFIED UNLESS SIGNED*

1. Apologies had been received from Cllr. Morgan, who would not be arriving until 8.30pm, and from Cllr. A Williams.

2. There were no declarations of interest or gifts.

3. Martin Moran, the owner of Ancarva, School Hill, introduced Mark Kemp RIBA who presented the proposed plans for the demolition and rebuild of Ancarva and answered questions from members.

4. Public participation.

Sharon Harvey spoke on agenda item 10c (licence application from The Shack, Portmellon car park), saying that, although she thought it a great idea, the premises lacked the necessary toilet and washing facilities for the proposed activities (apart from a ‘portaloo’), and customers would have to use the pub’s facilities which were inadequate for the expected numbers.

Victor Downer spoke on agenda item 3 (above), objecting that there was no justification for demolishing a sound building (the neighbour had just renovated their existing house in a sympathetic manner), and that what was being proposed was overbearing, a storey higher than the neighbouring properties, out of keeping for the area, and would be the biggest house on the smallest plot. Diane Cox spoke on the same item, repeating that there was no justification for knocking down a perfectly good house. The Chairman advised both to return once a planning application for the proposals was on the agenda for consideration.

5. Proposed by Cllr. Facey, Seconded by Cllr. Shephard that the minutes of the Annual General Meeting held on 18 May 2023 be accepted. Carried.

6. Proposed by Cllr. Whatty, Seconded by Cllr. Prynn that the minutes of the ordinary meeting held on 18 May 2023 be accepted. Carried.

7. Proposed by Cllr. Facey, Seconded by Cllr. Williams that the minutes of the planning meeting held on 19 May 2023 be accepted. Carried.

8. The Clerk reported that:

* Cllr. Facey had reported that the village sign at Tregiskey had been cleaned;
* From 26 June, Sarah Scoltock will be the new Community Link Officer for the St Austell, Mevagissey, St Blazey, Fowey & Lostwithiel Community Area Partnership. She currently works as a Locality Commissioning Manager in Cornwall Council’s Adult Care & Support directorate;
* He has continued to look at alternative banking facilities and there was now a choice of two;
* The internal audit was delayed this year but will be completed in time for the Annual Governance and Accounting statements to be finalised at an extra-ordinary meeting on 22 June 2023;
* The 5-day protocol letter for PA23/02225 (Trevalsa Court) resulted in a decision to concede to the planning officer’s recommendation for approval;
* The 5-day protocol letter for PA23/03242 (Mevagissey Bay Hotel) did not receive the required number of valid responses to challenge the planning officer’s recommendation for approval.

9. The Ward Member presented his report, which can be seen on the Council’s website. Cllr. Gann asked him to arrange for the hedges at the Tregiskey crossroads to be cut back to improve visibility for motorists.

10. Planning and Licensing.

10a. PA23/03315 : Lounge extension plus a new utility room. Mayfield Trevarth Mevagissey St Austell Cornwall PL26 6RX

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

10b. PA23/04497 : Conversion of garage to study/bedroom. Tigana 48 Lavorrick Orchards Mevagissey St Austell Cornwall PL26 6TL

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

10c. LI23\_002709 : Application for alcohol and music licence. The Shack, Portmellon Car Park PL26 6PL

Members pointed out that implementation of the Portmellon Car Park Management Plan was a condition of approval for PA18/06592 (the application for development of the car park, including the erection of The Shack), and included the provision of toilet facilities. These had not been provided and Cornwall Council (CC) had failed to enforce the conditions. If they had, this application would have been acceptable, but now customers would be dependent on the toilets in The Rising Sun public house, which were not public toilets. CC Planning Enforcement should be involved in this decision, and CC Licensing should speak to them.

Proposed by Cllr. Prynn, Seconded by Cllr. Brown that the Council should object to the application because the premises lacks the necessary infrastructure, and should write to CC asking them to take planning enforcement action.

Carried.

The Chairman asked the Ward Member to speak to CC Planning Enforcement.

10d. PA23/04598 : Certificate of lawfulness for the existing use of an annex as a dwellinghouse. Raffeen School Hill Mevagissey St Austell Cornwall PL26 6TH

Proposed by Cllr. Barham, Seconded by Cllr. Shephard that the Council disagrees with the timings claimed by the applicant and objects to the application but would support a full application with a primary residence condition.

Carried.

10e. Planning decisions (for information).

PA23/01960 : Complete refurbishment of existing dwelling. Meadowcliff Portmellon Road. APPROVED

PA23/03072 : Non material amendment in relation to decision notice PA15/10218 dated 31.03.16. 2 Church Lane. APPROVED WITH CONDITIONS

PA22/11473 : Replacement and extension to existing deck area plus support block walls. 38 Kiln Close.

APPROVED

PA23/02225 : Use of former Class C1 hotel for holiday letting purposes as a Sui Generis use. Trevalsa School Hill.

APPROVED WITH CONDITIONS

10f. Other planning matters. Cllr. Gann noted the works currently being undertaken on the cliff below a property on Polkirt Hill, close to a recent cliff collapse, and felt it was in the interests of the public and the harbour to establish what was being done and why. It was agreed that the Clerk would write to the owner of the property.

11. To approve the monthly finances.

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| --- | --- | --- | --- | --- | --- |
| Bills to Pay | S W Hygiene (W Wharf PC services 08/06/23 - 07/09/23) (paid) | £ | 385.35 |  |  |
|  | DCW (empty bins 02/05/23- - 14/05/23) (paid) | £ | 367.39 |  |  |
|  | S W Hygiene (Valley Rd PC services 29/06/23 - 28/09/23) | £ | 329.75 |  |  |
|  | G C Farr (operate W Wharf PC June 23) | £ | 1,352.88 |  |  |
|  | G C Farr (operate Valley Rd PC June 23) | £ | 1,397.89 |  |  |
|  | DCW (empty bins 16/05/23 - 30/05/23) | £ | 522.72 |  |  |
|  | Carlyon Systems (monthly fee) | £ | 52.56 |  |  |
|  | May staff costs | £ | 2,920.30 |  |  |
|  | ICO (data protection fee) | £ | 40.00 |  |  |
|  | TOTAL: | £ | 7,368.84 |  |  |
|  |  |  |  |  |  |
| Accounts | Amount available to spend as of last meeting | £ | 155,933.05 |  |  |
|  | Expenditure last month | £ | 7,886.20 |  |  |
|  | plus Grant to St Peter's PCC towards T&S printing costs | £ | 300.00 |  |  |
|  | Grant to Mevagissey Activity Centre | £ | 2,450.00 |  |  |
|  | Grant to Jubilee Halll | £ | 1,750.00 |  |  |
|  | Replacement sign for Portmellon slipway | £ | 51.30 |  |  |
|  | Two replacement notice boards | £ | 1,519.60 |  |  |
|  | Annual insurance | £ | 1,230.96 |  |  |
|  | Bank charges to 30/04/23 | £ | 8.00 |  |  |
|  | Reclaimed 2022/23 VAT | £ | 2,962.31 |  | Received |
|  | Cash from West Wharf PC | £ | 1,300.00 |  | Received |
|  | Refund by St Peter's PCC of erroneous payment | £ | 10.00 |  | Received |
|  | Available to spend | £ | 145,009.30 |  |  |
|  | Bank Statements (01/06/2023) |  |  |  |  |
|  | Current Account |  |  | £ | 143.64 |
|  | Deposit Account |  |  | £ | 144,865.66 |
|  | TOTAL |  |  | £ | 145,009.30 |

Proposed by Cllr. Drake, Seconded by Cllr. Prynn that the accounts be accepted and the bills paid. Carried.

12. The review of the Financial Regulations was deferred until they have been amended to include details of the process for handling cash income.

13. Cllr. Facey reported that he was still waiting for Healthmatic to fix the broken door to the Gents at West Wharf PC and install card readers. Meanwhile the door remains open with consequent loss of income.

14. Cllr. Gann reported that the seasonal litter bin service was continuing with no problems.

15. Cllr. Brown, Chair of the Climate Emergency Working Group, reported that:

* Bat walk being brought forward to July
* Letter is written to High Sheriff outlining activities of the group
* Facebook and website improvements are being looked at
* Community Planter Programme at the MAC is beginning to take shape with an initial build meeting on Thursday 22nd June
* Field trip to a regenerative farm being organised for 1st August
* Community action survey being drafted
* Pentillie Biodiversity Survey being looked at by Exeter masters student

16. Cllrs. Whatty and Gann reported on IT improvements. Proposed by Cllr. Whatty, Seconded by Cllr. Drake that the quote received from Carlyon Systems for the provision of an email account and Cloud email backups for all members be accepted. An amendment Proposed by Cllr. Facey and Seconded by Cllr. Gann that any member who requires more than this should ask the Council for assistance, was Carried. The substantive motion was Carried.

17. To review progress on the development of a devolution package. Revised figures were expected from CC within the next month, after which a joint meeting will be convened.

18. Cllr. Shephard said that an Asset Working Group should be formed to identify all public assets within the Parish, and who is responsible for them, in advance of devolution negotiations with CC. Proposed by Cllr. Shephard, Seconded by Cllr. Williams that the Asset Working Group should be formed, comprising Cllrs. Shephard, G Williams, Drake, Prynn, and Gann (and the Chairman and Vice-Chairman as ex officio members). Carried.

19. Proposed by Cllr. Facey, Seconded by Cllr. Barham that the request from Mevagissey FC for a grant of £840 to cover pitch cutting for the year be granted in full. Carried.

20. The Council considered revisions to the Portmellon slipway sign suggested by the operator of the nearby paddleboard business. It was noted that the wording on the existing sign was focussed on the safety of beach users and had been agreed with interested parties. Proposed by Cllr. Prynn, Seconded by Cllr. Drake that the wording should remain unchanged, but that the paddleboard business operator should be advised to resubmit any suggestions early next year,

Carried.

(Note: Cllr. Morgan joined the meeting at this point).

21. Cllr. Gann raised the issue of motorists speeding up and down Polkirt Hill, especially early morning or late at night, at speeds of 40mph or more. It was noted that a 20mph speed limit was expected throughout the Parish in 2024.

22. At the meeting with the Harbour Trustees on 25 May it had been agreed to write a joint letter to S W Water asking for the total number of sewage discharges into the sea from the pumping station during the previous year, but this information has since been obtained from S W Water’s website showing that discharges were running at two per week. Instead, the Chairman reported that the Harbour Board had since resolved to write to S W Water informing them that a lot of money was to be spent on providing safe access to Island Beach for swimming, and asking what their plans for improvements were. It was agreed that the Council should do the same, and Cllr. Brown considered that a joint letter would be more effective. The Ward Member asked that he should be copied on these letters. Cllr. Gann suggested that the Council and the Harbour Board might collaborate on taking water quality readings at Island Beach, and perhaps Three Bays Wildlife might wish to be involved.

23. Cllr. Facey reported that the renewed agreement between CC and the owner of Trevalsa to permit access to Polstreath Beach was expected to be signed within the next 3 weeks (also covered in the Ward Member’s report). Any move to re-open the access at the north end of the beach would first require a geological survey to be undertaken at a cost of £3,000 - £5,000, and the required works would be in the order of tens of thousands of pounds.

24. Cllr Facey highlighted the poor condition of the highway benches at Wesley Court. Cllr. Prynn volunteered to ‘spruce them up’, and the Ward Member offered to help, although he had already asked CC Highways to inspect them. Cllr. Barham asked for consideration of the condition of Ocean Housing’s properties to be put on the next agenda.

25. The Design Feasibility Report for the Mevagissey Traffic Management study, requested under the Community Network Panel Highway Scheme Programme, had been received. The following observations were made:

* The report had been issued on 2 March 2023, but Cormac had sat on it until they were chased this month;
* It cost £15,000 to tell the Council what it already knew;
* The survey data was taken at night in October, so was of limited use;
* The speed data used was taken in 2015 and was out of date;
* A permanent TRO was recommended although the problem exists only during the summer months, and only a scheme confined to that period would be acceptable to residents (as the Council’s referendum had made clear);
* At no point did the authors of the report approach the Council to ask what was required.

Proposed by Cllr. Barham, Seconded by Cllr. Gann that the authors of the report should be asked to re-run their survey during a day in August, and that implementation of a seasonal scheme should be tied with the ’20 is plenty’ rollout.

Carried.

It was agreed that a copy of the report and the Council’s response should be sent to the Harbour Trustees.

26. Proposed by Cllr. Morgan, Seconded by Cllr. Facey 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 26 (to receive feedback following the meeting with SAHC on 8 June) and 27 (to receive a report from the Housing Working Group). Carried.

The remainder of the meeting was held in closed session, during which time it was proposed by Cllr. Shephard, Seconded by Cllr. Facey and Resolved that Standing Orders be suspended to allow the meeting to continue beyond three hours.

27. The meeting ended at 10.30pm. Date of next (non-planning) meeting: 20 July 2023.

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