MEVAGISSEY PARISH COUNCIL

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Minutes of the Parish Council Planning Meeting held as a virtual meeting

On Friday 19 March 2021 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey, J Gann, L Hereward, C Leiser, J Morgan, G Shephard, J Whatty,

A Williams, G Williams.

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

6 members of the public.

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*UNRATIFIED UNLESS SIGNED*

1. Apologies for absence had been received from Cllr. Nathan.

2. Cllr. Gann declared an interest in agenda item 6c (alleged breach of planning of PA20/01207).

3. Peter Bowker RIBA presented plans of a proposed development to the rear of 47 Cliff Street and answered questions put by members.

4. Public participation. Michael Judge highlighted the number of hotels which were applying for change of use and expressed concern at the loss of visitor accommodation and the associated employment opportunities (although this did not relate to an agenda item, the Chairman allowed Mr Judge to speak).

5. Planning applications.

5a. PA20/11254 : Conversion of existing garages into kitchen/utility and construction of a detached double garage. West Paddock School Hill Mevagissey PL26 6TH

Proposed by Cllr. Shephard, Seconded by Cllr. Facey that the Council supports the application. Amendment moved by Cllr. Gann, accepted by Cllr. Shephard and Carried, that an ancillary use condition should be attached to any approval to prevent the future use of the garage as a holiday let. Substantive motion Carried.

5b PA21/01289 : Felling of Cherry tree. Trevalsa Court Hotel School Hill Mevagissey St Austell Cornwall PL26 6TH

Proposed by Cllr. Gann, Seconded by Cllr. Leiser that the Council has no objection to the tree being felled. However, it lies within a Tree Preservation Order Area, which in turn is within an Area of Special Character as defined in the NDP, which requires that planning decisions should 'respect the landscape or setting of the area'. The Council is concerned that the TPO Area has been increasingly denuded over the past ten years, including the felling of protected trees without permission (other than retrospectively), and requires that this tree and the two previously felled should be replaced as a condition of approval. The Council is aware of the drain which runs diagonally across the TPO area but maintains that it is feasible to plant within the area but away from the line of the drain, and that the existence of the drain should not be used as a blanket excuse to avoid replanting with species appropriate to the location. Carried.

5c. PA21/01782 : Non-material amendment for the addition of solar P.V to roof and addition of underground store in respect of decision notice PA18/10377. Nikaria Cliff Street Mevagissey PL26 6QW

Proposed by Cllr. Gann, Seconded by Cllr. Shephard that the Council objects to the application, which is clearly retrospective. The length of earth bank which was to be retained under the previously approved plans has been completely removed and replaced with a high block wall to provide the space for the proposed underground store. Apart from the consequent loss of habitat, the wall is overbearing and insensitive to the surrounding properties, and it should be removed and the earth bank reinstated without delay. Carried.

6. To receive an update on planning enforcement cases.

6a. Landscaping at properties on School Hill. Steve Double MP has written to the CEO of Cornwall Council and a reply is awaited.

6b. The Council had requested LPA clarification of NDP Policy EG4 following the recent decision on Portmellon Paddock. The reply from Planning Enforcement was considered evasive and a further request for clarification will be directed to the Head of Planning.

6c. Alleged breach of planning following conditional approval of PA20/01207 (Cllr. Facey).

Cllr. Gann withdrew for this item, having declared an interest.

Cllr. Facey reported that the roof windows and the window facing the neighbour to the north west breached planning conditions, and that the neighbour had already reported the breach but been told that no action could be taken until the development was complete. The outcome will be monitored to ensure compliance.

6d. The continued deterioration of Tall Trees / The Hollies had been reported to Planning Enforcement and a further inspection requested. Enforcement case EN21/00387 had been raised.

7. Planning decisions (for information):

PA21/00467 : Breaking through a blocked up opening to install sliding sash window and amending french door to bifold door. Tea On The Quay West Wharf Mevagissey PL26 6UJ APPROVED

8. Other planning matters.

8a. Cllr. Gann summarised the recent communications received from the owner of 15 Polkirt Hill.

Proposed by Cllr. Gann, Seconded by Cllr. Whatty that the Council should seek advice on the legality of commissioning an independent Chartered Engineer’s report on the condition of the property. Carried.

8b. Cllr. Shephard raised the issue of the estate agent handling the sale of the Trevalsa Court Hotel having claimed in the press that "the new owners could fence the steps off and then they would be the only ones to have access to about half a mile of beach." The Council was aware that the steps to Polstreath Beach had been installed at public expense and, together with the footpath, were maintained at public expense, and that any denial of public access would be unacceptable. Proposed by Cllr. Shephard, Seconded by Cllr. Morgan that Cornwall Council should be asked to clarify the position regarding the ownership and operation of the footway to the beach. Carried.

Note: Cllr. Mustoe subsequently reported that he had already done this.

9. Proposed by Cllr. Shephard, Seconded by Cllr. Facey that the 3-month trial of separate monthly planning meetings had proved successful and should continue until further notice. Carried.

10. The meeting ended at 8.50pm. Date of next planning meeting: 16 April 2021 (virtual meeting unless advised otherwise).

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