MEVAGISSEY PARISH COUNCIL

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Minutes of the Parish Council Planning Meeting held at the Jubilee Hall

On Friday 21 May 2021 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, J Gann, C Leiser, J Morgan,

G Shephard, C Tonks, J Whatty, A Williams, G Williams,

In Attendance Cllr. J Mustoe (Ward Member), P Howson (Clerk to the Council), 3 members of the public.

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*UNRATIFIED UNLESS SIGNED*

1. Apologies for absence had been received from Cllrs. Hereward and Drake.

Cllr. G Williams would have to leave the meeting early.

2. Cllr. A Williams declared an interest in agenda item 4f (PA21/03620).

Cllr. Barham declared an interest in agenda items 4a (PA21/03095) and 4c (PA21/03614).

3. Public participation.

Cllr. Facey read out a letter from 4 members of the public objecting to PA21/03049 (agenda item 4b).

4. Planning applications.

4a. PA21/03095 : Build new raised decking and steps with glass baluster to the rear of the house. Polvellan School Hill Mevagissey PL26 6TG. Cllr. Barham withdrew for this item, having declared an interest.

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

4b. PA21/03049 : Proposed one bedroom dwelling. Land East Of 47 And 49 Cliff Street Cliff Street Mevagissey Cornwall PL26 6QJ

Proposed by Cllr.Facey, Seconded by Cllr. A Williams that the Council objects to the proposal on grounds previously highlighted by the Cornwall AONB Unit, especially that it would 'give rise to a conspicuous change to the appearance of this part of the village' and would be 'clearly visible from much of the village to the south and particularly from areas across the harbour'. Carried.

4c. PA21/03614 : Conversion of integral garage/workshop into Granny Flat/Holiday Let. Retrospective. Palermo School Hill Mevagissey PL26 6TQ Cllr. Barham withdrew for this item, having declared an interest.

Proposed by Cllr. Shephard, Seconded by Cllr. Gann that the Council would not object provided a primary residence restriction was imposed to comply with NDP Policy HO1. Carried.

4d. PA21/03827 : Subdivision of existing site and the construction of a highly sustainable 2 bedroom dwelling with variation of condition 2 (approved plans) of PA18/10377 dated 19/03/2019 - to modify the development to increase storage space. Land South Of Nikaria Cliff Street Mevagissey PL26 6QW

Proposed by Cllr. Morgan, Seconded by Cllr. Shephard that the Council objects to this retrospective application and would require the applicant to remove the offending wall and reinstate the Cornish hedge. If the LPA is not convinced by this argument then a site visit should be arranged. Carried.

4e. PA21/03531 : Listed Building consent for the retention of two previously replaced windows in the rear elevation and the installation of staircase and associated re-ordering. 62 Church Street Mevagissey PL26 6SR

Proposed by Cllr. Barham, Seconded by Cllr. Shephard that the Council has no objection subject to the views of the Conservation Officer. Carried.

4f. PA21/03620 : Proposal Listed Building Consent to install a timber stud partition wall to split the single commercial unit into two individual commercial units, with associated works. 5 East Wharf Mevagissey PL26 6QH

Cllr. A Williams withdrew for this item, having declared an interest.

Proposed by Cllr. Gann, Seconded by Cllr. G Williams that the Council has no objection subject to the conditions requested by the Conservation Officer. Carried.

4g. PA21/03309 : Change of use of the property from Class C1 (Guest house) to Class C3(a) (private residence). Buckingham House 17 Tregoney Hill Mevagissey PL26 6RD

Proposed by Cllr. Facey, Seconded by Cllr. Shephard that the Council has no objection to the application. Carried.

4h. PA21/02198 : Demolition of hotel and redevelopment of site with five apartments. Mevagissey Bay Hotel Polkirt Hill Mevagissey PL26 6UX (deferred from April).

Proposed by Cllr. Gann, Seconded by Cllr. Shephard that the Council objects to the proposal which resembles an oversized pile of boxes lacking in any architectural merit and stretching over four stories and the full width of the site, bearing no relation to its setting and inflicting harm to its surroundings. The Council concurs with the Cornwall AONB Unit's observation that it would 'continue the cumulative erosion of the character of this part of Mevagissey through the development of substantial, uncharacteristic, dwellings which simply take advantage of their location within the designated landscape rather than responding to it'. The Council is also concerned at the inability of this location to cope with the additional drainage requirements of such a development, and maintains that such considerations should be addressed first and not merely conditioned. Carried.

4i. PA21/02118 : Submission of details to discharge condition no. 3 in respect of Decision PA16/11768 dated 13.02.2017. The Cliff Polkirt Hill Mevagissey PL26 6UX (deferred from April).

The LPA has not provided the additional information requested. The Ward Member will pursue this.

5. Licensing applications

5a. LI21\_001596 : On- and off-sales. Beneath the Waves Boat, Mevagissey Harbour, Mevagissey, PL26 6QQ

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

6. An update was provided on the status of current planning enforcement cases.

7. Planning decisions (for information):

PA20/11422 : Certificate of lawfulness for the continued existing use for the subdivision of Gwel-An-Nans into two residential properties (Gwel-An-Nans and Fennville). Fennville, Valley Park Lane. GRANTED

PA20/11328 : Proposed dwelling with variation of condition 2 in relation to application PA13/06204. The Retreat, Vicarage Hill. APPROVED

Note: Cllr. G Williams left the meeting at this point.

8. Other planning matters.

8a. PA20/04346 : Demolition of structurally unsafe dwelling and construction of new dwelling on same footprint.

15 Polkirt Hill Mevagissey PL26 6UR APPEAL AGAINST REFUSAL LODGED

It was agreed that Cllr. Gann would draft for approval a submission to the Appeal Inspector.

8b. PA21/03162 : Proposed dwelling (resubmission of approved scheme PA18/02818 for variation of design for the second dwelling including reinstatement of access). Two If By Sea Portmellon Road Mevagissey St Austell

OBJECTION SUBMITTED

9. The meeting ended at 8.55pm. Date of next planning meeting: 18 June 2021 (to be held at the Jubilee Hall unless advised otherwise).

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