MEVAGISSEY PARISH COUNCIL

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

On Friday 20 May 2022 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, A Christie, D Drake, J Gann, C Leiser,

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

In Attendance Cllr. J Mustoe (Ward Member), P Howson (Clerk to the Council), 10 members of the public

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*UNRATIFIED UNLESS SIGNED*

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

Cllr. Mustoe would be arriving late (arrived 7.10 pm).

2. There were no Declarations of Interest or Gifts.

3. Public participation.

Adrian Foulkes, Jessica Pearson and Geoff Way all spoke on agenda item 7a, criticising the private sale by Ocean Housing of an area of open space on the edge of Pentillie to a private resident for enclosure within their garden. The open area had been available for public use since the estate was built in the 1940’s and was used by children for safe play and for access to neighbouring properties. There was general disbelief and outrage that the sale had taken place with no advance notice or consultation.

4. Proposed by Cllr. Morgan, Seconded by Cllr. Facey that agenda item 7a be brought forward.

5. The Ward Member reported that Ocean Housing had confirmed that the sale of the land in question had completed on 22nd April this year. Cllr. Shephard said that Ocean Housing should be made aware of the anger generated by their actions and that their lack of transparency was a governance issue.

Proposed by Cllr. Shephard, Seconded by Cllr. Barham that a letter be sent to Ocean Housing asking for a full list of their land assets within the Parish and a commitment to notifying the Council of any future intention to sell; and a letter be sent to the new owners of the land asking for sensitivity to be shown to their neighbours.

Amendment moved by Cllr. Gann and Accepted by Cllr. Shephard that the public should have the opportunity to submit to the Clerk within the next two weeks any evidence of public rights of way across the land. Carried.

6. Planning applications.

6a. PA22/01262 : Listed Building Consent for the replacement of 2 x 2nd floor bedroom windows with new timber frames. 6A Fore Street Mevagissey Cornwall PL26 6UQ

Proposed by Cllr. Facey, Seconded by Cllr. Leiser that the Council has no objection. Carried.

6b. PA22/02002 : Retrospective consent for existing raised decking area and solar panels. Land S Of 1 Battery Terrace Mevagissey Cornwall

Proposed by Cllr. Shephard, Seconded by Cllr. Barham that the Council objects to the proposal because of the intrusion into the Conservation Area and the harmful impact on views across the historic harbour (NDP Policy HC1).

Carried.

6c. PA22/03762 : Complete refurbishment of the property both internally and externally; and PA22/03763, the associated Listed Building Application. 29 Polkirt Hill Mevagissey Cornwall PL26 6UR

Proposed by Cllr. Facey, Seconded by Cllr. Barham that the Council supports the proposal but a CTMP is required to address the traffic disruption likely to be caused by the new roof and external works. Carried.

6d. PA22/02859 : Change of use of former hotel to dwelling. Former Trevalsa Court Hotel School Hill Mevagissey Cornwall PL26 6TH

Proposed by Cllr. Shephard, Seconded by Cllr. Barham that the Council objects to the proposal. The hotel was purchased as a successful business, being Mevagissey's premier hotel, and its lack of viability has not been demonstrated. The loss of good quality tourist accommodation and the associated employment opportunities are not acceptable in this tourist destination (NDP Policy EE4). The Design & Access Statement states that gardens will remain as existing, but the established gardens, with associated trees, shrubs and soft landscaping have all been removed, reducing the site to 'ground zero', despite it being at the heart of an Area of Special Character (NDP Policy HC2). Change of use to a dwelling would require a principal residence restriction (NDP Policy HO1), but the viability of this is questionable given the size of the property. Carried.

6e. PA22/02169 : Single storey porch and garage (amended plans). Former Trevalsa Court Hotel School Hill Mevagissey St Austell Cornwall PL26 6TH

Proposed by Cllr. Shephard, Seconded by Cllr. Gann that the amended drawings appear to show a reduced ridge height for the garage block, but the Design & Access Statement is unchanged and refers to the originally stated height. Whatever the proposed height, this makes no difference to the fact that it is proposed development within an Area of Special Character (NDP Policy HC2) and the Council's objection is therefore maintained. The Council is also concerned at a) the extensive moving of earth from the front of the hotel to the rear with no apparent regard for the effect on drainage at this cliff-top site and b) the fact that no bio-diversity survey was carried out before the landscaping work started. Given the extent of the work underway and the lack of information about the applicant's long term plans for the property, the Council would welcome the opportunity of a site visit with the planning case officer. Carried.

6f. PA22/04322 : Alterations and Extensions to existing dwelling to accommodate ground floor rear extension, two storey side extension to accommodate lift, alterations to existing windows and installation of juliet balcony to second floor south elevation. Existing cladding replaced with vertical timber cladding. Ash House Ava Mevagissey St Austell Cornwall PL26 6RY

Proposed by Cllr. Facey, Seconded by Cllr. Whatty that the Council has no objection. Carried.

7. It was noted that there were currently no open planning enforcement cases.

8. It was noted that the following planning applications had been Approved with conditions:

PA21/12012 : FIRST FLOOR EXTENSIONS TO BUNGALOW AND GARAGE. Sea Haven Trevarth.

Conditions include that ‘The works hereby approved shall not be used or occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Sea Haven, Trevarth, Mevagissey and shall only be occupied by members of the family, or guests of the occupiers of that dwelling and shall not be sold or let at any time as a separate unit of residential accommodation without the prior written consent of the Local Planning Authority’.

PA22/02546 : Single storey side extension to create elderly relative accommodation and alterations to existing dwelling. 10 Higher Well Park.

Conditions include that ‘The development hereby permitted shall only be occupied by members of the family or non- paying guests of the occupiers of the dwelling known as 10 Higher Well Park and shall not be used at any time as a separate residential unit of accommodation’.

PA22/00456 : Outline application with some matters reserved for demolition of detached garage and annex and siting of two building plots on the residual land. The Jays Nest Trevarth.

Conditions include that ‘The property shall not be occupied otherwise than by a person as his or her Principal Home. For the avoidance of doubt the dwelling shall not be occupied as a second home or holiday letting accommodation’.

9. Other planning matters.

9a. PA22/00303 : Partial demolition of existing dwelling, rebuild of external walls from First Floor up. External works to rear garden including new soak away to rear and stair access. Surface to existing side alleyway to be resurfaced.

15 Polkirt Hill.

It was noted that the Council’s condition for supporting this application, namely that it should be involved in the development of an agreed Construction Traffic Management Plan (CTMP), had been rejected by the Area Planning Team Leader. Meanwhile a draft CTMP had been received from the architect which appeared inadequate in several respects.

Proposed by Cllr. Gann, Seconded by Cllr. Christie that the Council was unhappy with the decision made by the Area Planning Team Leader and the Head of Planning should be asked to provide a second opinion. Carried.

Proposed by Cllr. Shephard, Seconded by Cllr. Leiser that a formal response to the draft CTMP should be sent to the architect (copied to the planning case officer and the Area Planning Team Leader). Carried.

10. The meeting ended at 9.05 pm. Date of next planning meeting: 17 June 2022.

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