MEVAGISSEY PARISH COUNCIL

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

On Friday 17 June 2022 at 7pm

Present Cllrs. M Roberts (Chairman), G Barham, K Chamberlain, A Christie, J Whatty, A Williams.

In Attendance Cllr. J Mustoe (Ward Member), P Howson (Clerk to the Council), 2 members of the public

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*UNRATIFIED UNLESS SIGNED*

1. Apologies for absence had been received from Cllrs. G Williams, Facey, Gann, Shephard, Morgan and Leiser.

 Cllr. Mustoe would be arriving late (arrived 7.25 pm).

2. The Chairman declared an interest in agenda item 4e (PA22/5245-6).

3. Public participation.

Adrian Foulkes spoke on agenda item 6b and expanded on Annie Butler’s previous letter (which proposed that Ocean Housing should be asked to introduce an ‘open space’ policy) by proposing that any land sold by Ocean should include a restrictive covenant to ensure that it remains open for access by the public.

The Chairman withdrew to the public area and spoke on agenda item 4e, making a statement on behalf of the Harbour Trustees and putting the case for the proposed development of the East Quay toilet block site which would generate funding to meet the rising costs of maintaining the fabric of the harbour while remaining sensitive to the historic setting.

4. Proposed by Cllr. Barham, Seconded by Cllr. Williams that agenda item 6b be brought forward. Carried.

The proposed ‘open access’ policy for Ocean Housing was discussed and it was generally agreed that a letter co-signed by several local councils would be more effective. The Ward Member arrived during the discussion and reported that he was meeting the Ocean Group Chief Executive in early July, and it was agreed that he would raise the matter at that time.

5. Planning applications.

5a. PA22/04029 : Replacement and extension of external stairs, historic door reinstated, and a new window installed on side elevation of the third floor, and PA22/04030 : Listed Building Consent. Ilow An Mor West Wharf Mevagissey Cornwall PL26 6UJ

 Proposed by Cllr. Barham, Seconded by Cllr. Chamberlain that the Council has no objection, subject to the comments of the conservation officer. Carried.

5b. PA22/05036 : Extension and replacement of existing balcony to dwelling. 17 Lavorrick Orchards Mevagissey Cornwall PL26 6TL

 Proposed by Cllr. Williams, Seconded by Cllr. Barham that the Council has no objection. Carried.

5c. PA22/05104 : Proposed change of use of shop (Use Class E) to one bedroom apartment, and PA22/05105 : Listed Building Consent. 14 Church Street Mevagissey Cornwall PL26 6SP

 Proposed by Cllr. Christie, Seconded by Cllr. Chamberlain that the Council is unable to support the proposal which would be in breach of Mevagissey NDP Policy CA2, which seeks to protect and extend the commercial centre of the village by restricting change of use within the Conservation Area. Carried.

5d. PA22/05245 : Demolition of redundant toilet block and new construction on existing foot print with extensions to ground and first floor, and PA22/05246 : Listed Building Consent. Harbour Office East Wharf Mevagissey Cornwall PL26 6QQ

The Chairman withdrew for this item, having declared an interest.

 Proposed by Cllr. Barham, Seconded by Cllr. Christie that Cllr. Whatty should take the Chair. Carried.

 Proposed by Cllr. Barham, Seconded by Cllr. Christie that the Council supports the application but would prefer the windows to be in the Georgian style to match those of the properties behind. Carried.

5e. PA22/05397 : Non-material amendment in relation to decision notice PA21/06129 dated 04/08/2021 - overall height of lower ground extension to be raised by 450mm. 3 Higher Lavorrick Mevagissey Cornwall PL26 6TB

 Proposed by Cllr. Barham, Seconded by Cllr. Williams that the Council has no objection. Carried.

6. Planning decisions (for information).

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 APPROVED

PA22/01389 : Listed building consent to replace 4 x single glazed metal windows with wooden units. 26 Cliff Street Mevagissey Cornwall PL26 6QJ APPROVED

PA22/03164 : Construction of a single-storey rear extension and conversion of the garage to a bedroom. Alterations to external fenestration, doors and materials and the inclusion of a Juliet balcony, as well as other internal alterations, and a shed. 5 Polkirt Heights Mevagissey Cornwall PL26 6TT APPROVED WITH CONDITIONS

(C3: The proposed additional parking in the front garden shall be brought into use prior to work on the garage commencing).

7. Other planning matters.

7a. Guidelines for members representing the Council at Planning Committee meetings (minute 2022/03(P)/9c refers).

It was noted that, following advice received from CALC and the Monitoring Officer, the guidance is as follows: The member representing the Council is not restricted to comments included in the original grounds for objection, and is not restricted to planning issues but can include concerns of local residents and councillors; but the views expressed should be those of the Council as evidenced by discussions at Council meetings or in emails.

7b. Proposal to open talks with Orchard Dean regarding The Hollies and where they are with the build (Cllr. Christie).

It was agreed that the developer should be invited to the next planning meeting to provide an update on their plans for the site.

7c. There was discussion of the inadequacies of the draft CTMP for PA22/00303 (15 Polkirt Hill) received from the architect. Proposed by Cllr. Barham, Seconded by Cllr. Christie that a letter should be sent to the applicant (copied to the architect, the contractor and CC Streetworks) asking that the Council be kept in the loop to ensure that the village is not brought to a halt by the development and that the well-being of residents is safeguarded. Carried.

8. The meeting ended at 8.45pm. Date of next planning meeting: 22 July 2022.

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