MEVAGISSEY PARISH COUNCIL

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

On Friday 22 July 2022 at 7pm

Present Cllrs. M Facey (Vice Chairman), J Brown, A Christie, J Gann, G Shephard, J Whatty, G Williams.

In Attendance Nick Bailey (planning agent), P Howson (Clerk to the Council), 11 members of the public

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*UNRATIFIED UNLESS SIGNED*

1. The Chairman having sent his apologies, the Vice Chairman took the chair and welcomed Cllr. John Brown to his first meeting. Apologies for absence had been received from Cllrs. Roberts, A Williams, Morgan, Leiser and Barham, Cllr Mustoe (Ward Member) and Dr Caitlin Dean (Orchard Dean Developments Ltd).

2. Cllr. Brown declared an interest in agenda item 6g (PA22/06094).

3. Dr Caitlin Dean, director of Orchard Dean Developments Ltd, who had been expected to provide an update on work at The Hollies, had sent her apologies and this will be re-scheduled.

4. Nick Bailey, planning agent, presented the plans for the proposed installation of solar panels on harbour buildings (agenda item 6a), and Celia Mitchell (Harbour Trustee) presented the economic case for the application.

5. Public participation.

George Howe (applicant) and Dan Edwards (planning consultant) spoke on agenda item 6b (PA22/05341), explaining the reasons for the proposed development.

Jennifer Bouch (applicant) spoke on agenda item 6f (PA22/05700), explaining the reasons for the proposed development and disputing neighbours’ claims of loss of privacy. Teri Cailleach and Clare Avent both spoke against the application, citing loss of privacy, discrepancies in the Design Statement, and the danger of setting a precedent should the roof height be raised. Andrea Copper said she was ambivalent about the application but thought it unreasonable to restrict roof heights on the seaward side of the road when this did not apply to properties on the landward side or on Polkirt Hill below.

6. Planning applications.

6a. PA22/05649 : Installation of solar panels onto three roof structures in Mevagissey Harbour. Building include: Harbour Office, Marine Aquarium and the Fish Landing Facilty building on West Quay. Harbour Office East Wharf Mevagissey Cornwall PL26 6QQ (and associated Listed Building Application PA22/05650).

 The debate attempted to balance the needs of the harbour and the fishing fleet against the harm caused to the Conservation Area.

 Proposed by Cllr. Shephard, Seconded by Cllr. Christie that the Council defers a decision until details of the financial viability and operability of the proposals are made available, comments from Historic Environment Planning are published, and a meeting with the Harbour Trustees has been arranged. Carried.

6b. PA22/05341 : First floor extension and external alterations. Farringford 3 Ava Mevagissey Cornwall PL26 6RY

 Proposed by Cllr. Shephard, Seconded by Cllr. Gann that the Council objects to the proposals because of the overlooking of neighbouring properties from the proposed balcony which would result, and the lack of confidence that any condition governing the height and opacity of the glass screen would be enforced. Carried.

6c. PA22/05230 : Extend existing pitched roof over existing flat roof extension to to tidy up roof line. Clad PCC Cornish unit with Cedral cladding and with 75mm insulation under to increase the EPC of the property. Trees Trevarth Mevagissey Cornwall PL26 6RX

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

6d. PA22/05330 : Proposed Replacement of Existing Garage with Non-Self Contained Annexe and Store (Amended 'Reduced Design' following Consent No:- PA21-11357). Bosprennis Bodrugan Hill Portmellon Mevagissey Cornwall PL26 6PS

 Proposed by Cllr. Gann, Seconded by Cllr. Whatty that the Council defers a decision pending an explanation of why the highway access has not been stopped up for safety reasons as required by Condition 4 of PA21/11357. Carried.

6e. PA22/04515 : Conversion of part garage to family room annexe. The Old Orchard Cliff Street Mevagissey St Austell Cornwall PL26 6QW

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

6f. PA22/05700 : Raising the existing ridge line to create rooms within the roof and single story extension to create additional habitable space. 24 Lower Well Park Mevagissey Cornwall PL26 6UZ

 The high number of objections from neighbours was noted.

 Proposed by Cllr. Shephard, Seconded by Cllr. Gann that the Council objects to the proposal on the grounds of overlooking of neighbouring properties and over-development of the site. Carried.

6g. PA22/06094 : Strip off old plaster and take up old concrete floor. Install tanking system. Replace floor and walls. Seal porous external blockwork. 19 Tregoney Hill Mevagissey Cornwall PL26 6RD (and associated Listed Building Application PA22/06095).

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

 Proposed by Cllr. Gann, Seconded by Cllr. Shephard that the Council supports the application subject to the satisfaction of the Conservation Officer. Carried.

6h. PA22/05835 : Single storey extension, internal alterations and cladding of the first floor. Porth Nessa School Hill Mevagissey Cornwall PL26 6TH

 Proposed by Cllr. Shephard, Seconded by Cllr. Brown that the Council objects on the grounds of potential pollution to the neighbouring property from the siting of the woodburning stove, which is considered unneighbourly. Carried.

7. Planning decisions (for information).

BA22/04029 : Replacement and extension of external stairs, historic door reinstated, and a new window installed on side elevation of the third floor (and associated Listed Building Application BA22/04030). Ilow An Mor West Wharf APPROVED

PA22/02964 : Alterations to Mayflower, Mevagissey, including removal of eastern roof hip to be changed to gable end and alterations to existing dormer windows. Associated landscaping works and new summerhouse. Mayflower Tregoney Hill APPROVED

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 APPROVED

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 APPROVED

PA22/05036 : Extension and replacement of existing balcony to dwelling. 17 Lavorrick Orchards APPROVED

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 APPROVED WITH CONDITIONS

8. Other planning matters (to include an update on the CTMP for PA22/00303).

It was agreed that a meeting with Amberon and whoever is going to be the on-site manager should be arranged to discuss the implementation of the CTMP (Construction Traffic Management Plan) and how it will be communicated to residents.

9. The Vice-Chairman, on behalf of members present, thanked the outgoing Clerk for his service, this being his last meeting.

10. The meeting ended at 8.50pm. Date of next planning meeting: 19 August 2022.

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