

MEVAGISSEY PARISH COUNCIL

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Minutes of the Parish Council Planning Meeting held at the Mevagissey Activity Centre
On Friday 18 February 2022 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, K Chamberlain, D Drake, J Morgan, C Leiser, G Shephard, J Whatty.

In Attendance Peter Bowker (Architect), Derek Jackson (Architect), P Howson (Clerk to the Council),
1 member of the public

UNRATIFIED UNLESS SIGNED

1. Apologies for absence had been received from Cllrs. Gann, A Williams, G Williams and J Mustoe (Ward Member).
2. The Chairman declared an interest in agenda item 3; Cllr. Facey in items 6a and 6b; Cllr. Barham in item 6a; and Cllr. Drake in item 6g.
3. Peter Bowker, RIBA, presented the latest draft plans for the redevelopment of the East Wharf Toilet Block, answered questions from members and received their comments.
The Chairman had declared an interest in this item but remained to answer questions.
4. Derek Jackson, RIBA, of Koha Architects Ltd, presented the plans for PA22/00303 (agenda item 6b) and answered questions from members.
5. Public participation. There were no requests to speak.
6. Planning applications.
 - 6a. PA21/12720 : External works including the removal of chimney stack externally, replacement of roof covering, installation of roof lights, removal of cement render and replacement of UPVC windows and doors. 60 Church Street Mevagissey PL26 6SR Cllrs. Facey and Barham withdrew for this item, having declared an interest. Proposed by Cllr. Morgan, Seconded by Cllr. Drake that more clarity is required regarding the 'unspecified frame materials' for the windows and the possible future addition of Velux roof lights, and that the Council objects until further details are provided for consideration. Carried.
 - 6b. 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 Mevagissey PL26 6UR. Cllr Facey remained withdrawn for this item, having declared an interest. Proposed by Cllr. Barham, Seconded by Cllr. Morgan that the Council objects to the proposal because it is not sufficiently different from the previous scheme which was refused and turned down at appeal. Carried.
 - 6c. 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 Mevagissey PL26 6RX Proposed by Cllr. Facey, Seconded by Cllr. Barham that the Council should seek a site visit with the planning case officer to better understand the topography of the site and the consequent impact on neighbouring properties. Carried.
 - 6d. PA21/12673 : Removal of rear conservatory and replacement with single storey extension. 1 Mitchells Boatyard The Boatyard Portmellon Mevagissey PL26 6PX (Amended plans). Proposed by Cllr. Facey, Seconded by Cllr. Shephard that the Council has no objection. Carried.
 - 6e. PA22/00250 : Works to trees namely;- Ash(T15) and Ash(T12), fell because of Ash Dieback - Ash Group (G1) - on South-western boundary of woodland area (W1), various Ash trees with Ash Dieback, from south-east to north-west along boundary all Ash,,T850 pollard,, T851 pollard,, T852 pollard, T853, T854, T855 pollard, T856 pollard,, T857, T858 pollard - subject to a Tree Preservation Order(TPO). Woodland West Of Mevagissey Fire Station Ava House Valley Road Mevagissey Cornwall PL26 6RZ Proposed by Cllr. Facey, Seconded by Cllr. Whatty that the Council objects to any further approval for works to trees on this site because the applicant has made no progress on implementing the Woodland Management Plan required under previous application PA16/12193. Further, it was noted that the corvid nesting season has already started in these trees, and that any that had withstood the impact of Storm Eunice would be unlikely to present an imminent danger. Carried.

- 6f. PA22/00964 : Demolition and rebuild of existing bay window and balcony above. 4 Battery Terrace Mevagissey Cornwall PL26 6QS.
Proposed by Cllr. Shephard, Seconded by Cllr. Whatty that the council has no objection. Carried.
- 6g. PA22/00909 : Retrospective: The erection of fencing around the border of the property. Treryn Beach Road Mevagissey PL26 6TE.
Cllr. Drake withdrew for this item, having declared an interest.
Proposed by Cllr. Facey, Seconded by Cllr. Barham that the Council has no objection. Carried.
- 6h. PA22/01196 : Retrospective Listed Building Consent for an alternative floor layout to previous Listed Building Consent C2/05/02172. Sharksfin Apartments The Quay Mevagissey Cornwall PL26 6QU
Proposed by Cllr. Barham, Seconded by Cllr. Facey that the Council has no objection. Carried.
- 6i. PA22/01192 : Replacement of a PVC conservatory with a single storey oak frame Garden Room. 8 Myrtle Court Polkirt Hill Mevagissey Cornwall PL26 6UT
Proposed by Cllr. Barham, Seconded by Cllr. Drake that the Council has no objection. Carried.
- 6j. PA22/00287 : Replacement of doors and windows. 12 Polkirt Hill Mevagissey PL26 6UR
Proposed by Cllr. Barham, Seconded by Cllr. Facey that further consideration should be deferred until the clarifications sought by the planning case officer are forthcoming. Carried.
7. An update was provided on current planning enforcement cases.
8. Planning decisions (for information).
- PA21/09455 : To form first floor balcony off bedroom. 10 Tregoney Hill. APPROVED
PA21/12446 : Proposed internal replanning to dwelling layout and external remodelling of living room with associated works. Windsmeet Polkirt Hill. APPROVED
PA21/12607 : Replacement window and garden balcony deck. 146 Portmellon Park. APPROVED
PA21/09348 : Erection of garage with gym/office over and change of use of this area of land to form part of the curtilage of Kerryanna. Kerryanna Valley Road APPROVED WITH CONDITIONS
PA21/12610 : External alterations including replacement windows. Former Trevalsa Court Hotel. APPROVED
PA21/12308 : Construction of a shower room on the rear of the existing w/c in the rear courtyard. Polkirt Forge, 19A Polkirt Hill APPROVED
PA21/08455 : Application for a lawful development certificate for the proposed erection of a building within the residential curtilage of 47 Cliff Street in accordance with Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Land At Rear Of 47 Cliff Street Mevagissey St Austell Cornwall PL26 6QJ FAILED TO DETERMINE
9. Other planning matters.
- 9a. A 5-day protocol letter received for PA21/09348 (Erection of garage with gym/office over and change of use of this area of land to form part of the curtilage of Kerryanna). Members had voted to 'agree to disagree' on the understanding that the conditions suggested by the case officer are attached to any approval (the application has since been approved with the conditions).
- 9b. A letter sent to CC Planning Enforcement (cc the EA and S W Water) pointing out that landscaping and ground works had been carried out at Trevalsa Court in an area susceptible to groundwater flooding with no relevant planning application having been made had produced a reply from CC's Senior Policy Adviser for Flooding and Coastal Erosion Risk Management who said that three-quarters of Cornwall was in a designated area susceptible to groundwater flooding, including the whole of Mevagissey, and that most of the designations across Cornwall were wrong. An investigation would cost £30-£40K and would not be carried out without good evidence.
- 9c. Following a site visit by five members to Sea Haven, Trevarth (PA21/12012), it was Proposed by Cllr. Facey, Seconded by Cllr. Roberts and Resolved that the Council has no objection to the application, but requests that the case officer should assess the impact of the garage extension.
- 9d. An application by Cubs Coffee Ltd, 12 Fore Street, for a premises license for the supply of alcohol was noted.
10. The meeting ended at 8.55pm. Date of next planning meeting: 18 March 2022.

Signed

Dated