

MEVAGISSEY PARISH COUNCIL

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

On Friday 18 March 2022 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, A Christie, J Gann, J Morgan, J Whatty, A Williams, G Williams..

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

UNRATIFIED UNLESS SIGNED

1. The Chairman welcomed Anna Christie to her first meeting following her co-option to the Council. Apologies for absence had been received from Cllrs. Shephard, Leiser and Chamberlain.
2. There were no Declarations of Interest or Gifts.
3. The Chairman allowed a joint presentation by Derek Jackson (for the applicant) and Peter Bowker of agreed changes to the plans for PA22/00303 (15 Polkirt Hill). The Chairman acknowledged that the changes were moving in the right direction and the Council awaits re-consultation on the amended plans.
4. Public participation. Yvette Coates, resident of one of the new properties on land adjacent to 38 Kiln Close, listed alleged breaches of planning at the site.
5. It was agreed to bring forward agenda item 7a because it covered the issues raised by Ms Coates. Proposed by Cllr. Gann, Seconded by Cllr. Facey that the Ward Member should write to the Area Planning Team Leader to establish the status of the relevant applications (PA18/08553, PA19/05311, PA20/02210 and PA21/04695), to make him aware of the issues, and to ask him to investigate the alleged breaches rather than approaching planning enforcement directly in the first instance. Carried.
6. Planning applications.
 - 6a. PA22/00287 : Replacement of existing windows and doors. 12 Polkirt Hill Mevagissey PL26 6UR (deferred from last meeting) and PA22/00288 : the associated Listed Building Consent. Proposed by Cllr. Facey, Seconded by Cllr. Barham that the Council is content to defer to the recommendations of the Conservation Officer. The Council also notes that the D&A Statement proposes the addition of an en suite shower room, although this is not referenced in the application description. Carried.
 - 6b. 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 (revisited after the case officer declined to host a site visit). Proposed by Cllr. Gann, Seconded by Cllr. Barham that given the lack of information provided, the Council objects to the application because it proposes an overdevelopment of the site. Carried.
7. An update was provided on current planning enforcement cases.
8. Planning decisions (for information).
 - PA21/12673 : Removal of rear conservatory and replacement with single storey extension. 1 Mitchells Boatyard The Boatyard Portmellon Mevagissey PL26 6PX APPROVED
 - PA21/07498 : Demolition of hotel and redevelopment of site with five apartments. Mevagissey Bay Hotel Polkirt Hill Mevagissey PL26 6UX REFUSED
 - PA21/11360 : Certificate of lawfulness for proposed use: Replacement of domestic garages with a 4 bedroom house. The Cliff Polkirt Hill Mevagissey PL26 6UX (no consultees). GRANTED
 - PA22/00909 : Retrospective: The erection of fencing around the border of the property. Treryn Beach Road APPROVED
 - PA22/00964 : Demolition and rebuild of existing bay window and balcony above. 4 Battery Terrace APPROVED
 - PA22/01196 : Retrospective Listed Building Consent for an alternative floor layout to previous Listed Building Consent C2/05/02172. Sharksfin Apartments The Quay Mevagissey APPROVED
 - 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
APPROVED WITH CONDITIONS

- 9. Other planning matters.
- 9a. 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.
Following the planning authority’s failure to determine, the applicant has lodged an appeal, to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.
Proposed by Cllr. Gann, Seconded by Cllr. Facey that the Council will make a written representation to the Planning Inspector. Carried.
- 9b. It was noted that the Council’s response to the five-day protocol letter received for PA21/00250 (Works to trees, Woodland west of Mevagissey Fire Station) was to ‘agree to disagree’ with the case officer.
- 9c. There was discussion on whether a member addressing the CC planning committee to speak against an application is permitted to make comments not previously included in the Council’s original grounds for objection to that application. This will be clarified at the next meeting.
- 10. The meeting ended at 8.15pm. Date of next planning meeting: 22 April 2022.

Signed

Dated