

MEVAGISSEY PARISH COUNCIL

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

On Friday 18 November 2022 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey, G Shephard, J Whatty, J Gann, J Morgan, K Prynn (nee Chamberlain), G Barham, D Drake, G Williams.

In Attendance Ward Member James Mustoe, T Cailleach (Clerk to the Council)

UNRATIFIED UNLESS SIGNED

1. Apologies were received from Cllr Brown Cllr A Williams Cllr Christie.
2. Declarations of Interest made by Cllr Facey in respect of Item 8, land bordering land owned by Cllr Facey.
3. Public participation. No members of the Public were present.
4. Planning applications

- a. PA22/02169 ~~Former~~ Trevalsa Court Hotel School Hill Mevagissey Single storey porch, garage and associated landscaping/alterations to access Case Officer Rachael Scott. It was noted that the Change of Use ancillary application had been refused and the Property is the Trevalsa Court Hotel. Proposed by Cllr Facey that the Parish Council should delete reference to “*Former*” in correspondence. Seconded by Cllr Barham. Carried.

It was also noted the garages approached by the driveway to Trevalsa Court were in the basement of Sea House which was constructed as owner’s accommodation and that given the existing floor space of Trevalsa Court 3 cars could have been housed in the existing floor space instead of a separate garage. Cllr Barham proposed that the Clerk write to the Case Officer requesting a Stop Notice for work on the Hotel. Seconded by Cllr Drake.

Carried.

The Parish Council objects to the application as the site lies within an Area of Special Character that has been compromised by the construction of what was presented as owner’s accommodation and the proposed development in this application would further erode the Special Character by failing to comply with Policy HC2 of the Mevagissey Neighbourhood Plan. The Parish Council draws to the attention of the Planning Officer that the current Planning Application boundary line crosses into the separate Planning Unit Sea House PA18/04406 referred to below subject to the Principal Residency Condition.

The applicant carried out extensive landscaping work without Planning Permission moving earth from the front of the Hotel to the rear and did not have regard to the impact upon groundwater flooding in this cliff top site.

Cllr Gann proposed that as the registered owner of the Sea House is a Company that the Parish Council should ask Cornwall Council for an Enforcement Investigation to confirm that the occupation of Sea House is fully compliant with Planning Permission PA18/04406 Condition 5 that aimed to safeguard the sustainability of settlements in the Mevagissey NDP area and states:

“The dwelling hereby permitted shall not be occupied otherwise than by a person as his or her Only or Principal Home. For the avoidance of doubt the dwelling shall not be occupied as a second home or holiday letting accommodation.”

The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request to do so) such information as the Authority may reasonable require in order to determine whether this condition is being complied with."

Seconded by Cllr Prynne (nee Chamberlain).

Carried.

- b. PA22/08950 28 Higher Lavourrick Mevagissey St Austell Cornwall PL26 6TB Extensions to front and rear - Case Officer - Rachael Scott. Proposed by Cllr Barham that the Parish Council had no objection. Seconded by Cllr Facey.

Carried.

- c. PA22/09473 The Hoss 1 The Cliff Mevagissey Proposal Listed Building Consent to replace broken vertical hanging slates to be in keeping with the roof – Jack Bromley. Proposed by Cllr Facey provided the advice of the Heritage and Environmental Officer is followed the Parish Council has no objection. Seconded by Cllr Barham.

Carried

5. Planning Decisions – For Information

- a. PA22/06810 02/11/2022 The Hoss 1 The Cliff Mevagissey APPROVED Listed Building Consent to alter proposed finish to a scrub finish following works approved under PA20/08889.
- b. PA22/08481 03/11/2022 Pebble House Polkirt Hill Mevagissey APPROVED Certificate of Lawfulness for the existing use of the building as a single dwellinghouse.
- c. PA22/02859 07/11/2022 Former Trevalsa Court Hotel School Hill Mevagissey REFUSED Change of Use of former hotel to dwelling

- 6. Neighbourhood Plan. Cllr Shephard attended a very well-presented Cornwall Council Planning update. It was confirmed that Cornwall Council Planning are not yet clear about the Government's proposed planning changes. There is a 3 persons Cornwall Council Planning Unit to advise upon neighbourhood plans and the Parish Council could seek advice. Ward Member Mustoe confirmed the service was free at the point of delivery.

- 7. Hollies Development and Orchard Dean Construction. Ward Member Mustoe had spoken with Dr Caitlin Dean of Orchard Dean Developments and encouraged Orchard Dean to liaise with the Parish Council regarding a Primary Residence Restriction. Cllr Gann proposed that the Council contact Orchard Dean to engage in an open conversation leaving open to that meeting so all options can be discussed. Seconded by Cllr Shephard.

Carried.

- 8. The meeting ended at 7.45 p.m. Date of next planning meeting 16 December 2022.

Signed.....

Date
