

MEVAGISSEY PARISH COUNCIL

mevagisseyparishcouncil.co.uk

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

On Friday 20 January 2023 at 7pm

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

In Attendance Members of the public, G Clark, Ward Member J Mustoe, T Cailleach (Clerk to the Council)

UNRATIFIED UNLESS SIGNED

1. Apologies for absence had been received from Chairman Cllr M Roberts, Cllr J Morgan, Cllr G Barham.
2. Declarations of Interest. No Declarations of Interest, save that the Clerk who has no voting rights in the Parish Council confirmed she would leave for the discussion and decision Item 4f.
3. Public participation.

Sarah Ivatt read out a Statement to the meeting and handed a copy to the Councillors and Clerk. As an immediate neighbour of Trevalsa Court (Item 4a and 4b) she had not received notification of applications PA22/02859 and PA22/11341. She was concerned that the only notification was on the Parish Council Agendas and objects to the application for Holiday Let fearing a "party house".

Graham Clark Chartered Town Planner speaking on behalf of the applicant and Richard Bennett Architect in respect of applications PA22/02169 and PA22/11341 presented an update on both applications to be discussed at Items 4a and 4b. Mr Clark explained the holiday letting will carry a high deposit and be upper level and not a party house. Cllrs asked questions about both Proposals.

Jackie May explained to the meeting that the works to 13 Lower Well Park were internal alterations to the layout using the existing footprint and looking to incorporate two conservatory type spaces to insulate and improve energy efficiency.
4. Planning applications
 - a. PA22/02169 Proposal: Single storey porch, garage and associated landscaping/alterations to access: Former Trevalsa Court Hotel School Hill Mevagissey PL26 6TH Planning Officer Rachael Scott.

After lengthy discussion of the alterations to the parking it was Cllr Pryn proposed that the Clerk seek clarification from the Planning Officer about the recommendation for more parking. Seconded by Cllr A Christie. **Carried**

Cllr J Whatty made a counter proposal that this Council has no objection to this application. That proposal was not seconded.
 - b. PA22/11341 Proposal: Retention and completion of the change of use for former hotel (Class C1) to large house for holiday let (Sui generis) Planning Officer Tracey Young.

After discussion Cllr Shephard proposed the Council object on the grounds that the purpose of the NDP was to prevent buildings being converted into holiday homes and on the grounds that the Council supported neighbours who are concerned about the lack of notification and the lack of evidence of viability as a hotel. Seconded by Cllr Christie. **Carried**

- c. PA22/10625 Proposal: Listed Building Consent to replace three-layer felt roof covering with fibreglass roof covering Mevagissey Museum Frazier House East Wharf Mevagissey Mevagissey & District Museum Society Planning Officer – Jack Bromley.
Cllr Shephard proposed no objection and Cllr Gann Seconded. **Carried.**
 - d. PA22/11191 Proposal: Construction Agricultural Barn – Land North of Valley Road Mevagissey Planning Officer – Rosilyn Baker.
Cllr G Williams proposed the Council support the application. Seconded by Cllr K Prynn. **Carried.**
 - e. PA22/01998/PREAPP: S Of 1 Battery Terrace Mevagissey Cornwall Pre application advice for retrospective consent for existing raised decking area and solar panels - Planning Officer Rosilyn Baker.
Cllr Gann proposed the Parish Council objects to the proposal because of the intrusion into the Conservation Area and the harmful impact on views across the historic harbour (NDP Policy HC1) Seconded by Cllr A Williams **Carried**
 - f. PA23/00356 Amendment to rear sunroom and internal alterations - 13 Lower Well Park Mevagissey – Planning Officer Jack Bromley.
Cllr A Christie proposed the Council support the application. Seconded by Cllr J Gann. **Carried.**
5. Planning Decisions – For Information
- a. 2022/11/07 PA22/08421 **APPROVED** 25 Kiln Close Mevagissey Proposed dormer extension.
 - b. 25/11/2022 PA22/07805 **APPROVED** 38 Cliff Street Mevagissey PL26 6QJ - Proposal Listed Building Consent for minor internal alterations, repairs to stabilise floors, replacement of two sliding sash windows with similar, repairs to all other windows, external decorations and repairs to maintain the property
 - c. 28/11/2022 PA22/08950 **APPROVED** 28 Higher Lavourrick Mevagissey PL26 6TB - Proposal Extensions to front and rear.
 - d. 30/11/2022 PA22/05245 **APPROVED** Harbour Office East Wharf Mevagissey PL26 6QQ- Proposal Demolition of redundant toilet block and new cafe/bistro construction on existing foot print with extensions to ground and first floor.
 - e. 30/11/2022 PA22/05246 **APPROVED** Harbour Office East Wharf Mevagissey PL26 6QQ - Proposal Listed building consent for demolition of redundant toilet block and new cafe/bistro construction on existing foot print with extensions to ground and first floor
 - f. 08/12/2022 PA22/09473 **APPROVED** The Hoss The Cliff Mevagissey PL26 6QT – Listed Building Consent to replace broken vertical hanging slates to be in keeping with the roof.
 - g. 08/12/2022 PA22/05104 **WITHDRAWN** 14 Church Street Mevagissey PL26 6SP – Proposed change of use shop (Use Class E) to one bedroom apartment.
 - h. 08/12/2022 PA22/05105 **WITHDRAWN** 14 Church Street Mevagissey PL26 6SP – Listed Building Consent for proposed change of use shop (Use Class E) to one bedroom apartment.
 - i. 30/11/2022 PA22/05245 **APPROVED** Harbour Office East Wharf Mevagissey PL26 6QQ- Demolition of redundant toilet block and new cafe/bistro construction on existing foot print with extensions to ground and first floor.
 - j. 30/11/2022 PA22/05246 **APPROVED** Harbour Office East Wharf Mevagissey PL26 6QQ - Listed building consent for demolition of redundant toilet block and new cafe/bistro construction on existing foot print with extensions to ground and first floor

- k. 21/12/2022 PA19/08137 **REFUSAL** Centenhay Cottage 1 Tregoney Court Mevagissey PL26 6RN Proposed demolition and replacement of existing dwelling.
 - l. 10/01/2023 PA22/09870 **GRANTED** (CAADs, PIPs and LUs only) Morgelyn 31 Portmellon Park Mevagissey PL26 6XD - Proposal Certificate of Lawfulness for a Proposed Development for installation of integrated solar PV tiles on the south east and north west roof elevations on an existing residential dwelling.
It was noted that the Parish Council had not received notification of the application for Certificate of Lawfulness. Cllr Prynn proposed that the Clerk writes to Louise Wood raising this to clarify the process and lack of Notification of the application. Seconded by Cllr Christie. **Carried.**
6. Trevalsa Court Hotel an update was given regarding the correspondence with Cornwall Council who have confirmed that in the past a site inspection had been carried out and there is no breach of planning on site.
Letter received from Cornwall Council confirming that the occupancy of Sea House School Hill Mevagissey does not breach Condition 5 (Occupancy) of PA18/04406.
 7. Mevagissey Housing Working Group Report. The meeting with Cllr Olly Monk and Nick Marsden the Affordable Housing Manager Cornwall Council was positive about support for Affordable Housing sites in Mevagissey. It was confirmed that the Cornwall Council has learnt from past mistakes in Section 106 Agreements.
Dates are to be arranged for inspection of sites in Mevagissey by Nick Marsden and representatives of the Parish Council.
 8. Neighbourhood Development Plan Survey to be completed by Cllr Shephard to reflect the Parish Council experience of the process of producing the Neighbourhood Development Plan.
 9. Tri Services Update was deferred to the meeting 16 February 2023.
 10. The meeting ended at 9.25 p.m. Date of next planning meeting 17 February 2023
-