

# MEVAGISSEY PARISH COUNCIL

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

On Friday 17 February 2023 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey, G Shephard, J Whatty, K Prynne, A Williams, A Christie, J Brown, G Barham, G Williams.

In Attendance N Walker, D Walker, S Jamieson, D Jamieson, J Blakemore, R Nash and members of the public, G Clark, P Bowker and A Lakeman, T Cailleach (Clerk to the Council)

## *UNRATIFIED UNLESS SIGNED*

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1. Apologies for absence had been received from Cllrs Morgan and Gann.
2. Declarations of Interest Cllr J Whatty declared an interest in Item 4.d.
3. Presentations and Public participation.
  - (i) Mr G Clark Chartered Town Planner spoke on the planning applications for Trevalsa (items 4.a. and 4.b. below) that have been withdrawn and the intention of the owner to proceed with an application to Cornwall Council (Item 4.b.) and before doing so for the owner's Planning representative to have a constructive discussion with the Parish Council. Questions were raised by the Cllrs regarding email correspondence and the access to Polstreath Beach leading to a lengthy discussion. Mr Clark asked that the Parish Council request a meeting on site with the Planning Officer, the owner/applicant and Cllrs from the Parish Council and this was agreed.
  - (ii) Mr P Bowker and Mr Lakeman gave a PowerPoint presentation describing the history of Portmellon and Mevagissey Bay fishing. A community based centre is proposed to preserve historical local knowledge, present historical items, provide a meeting room and a facilities for gig rowers with a full landscaped scheme to improve the area's amenities. Cllrs asked questions regarding public participation in the proposals and it was confirmed that this would take place.

The following members of the Public listed spoke on Item 4.c. Nicky Walker, David, Walker, Ivan Marchington, Sue Jamieson, David Jamieson, Julie Blakemore for herself and on behalf of Rachael Nash. The following concerns were raised by all:

The following members of the Public listed spoke on Item 4.c. Nicky Walker, David, Walker, Ivan Marchington, Sue Jamieson, David Jamieson, Julie Blakemore for herself and on behalf of Rachael Nash. The following concerns were raised by all that the Access and Design Statement (the "ADS") is incorrect:

- a. Unless parked sideways any vehicle parked to the front of the dwelling would protrude onto the pavement obstructing pedestrians contravening Policy CA3 requiring practical priority for pedestrians, cyclists, elderly, and those with disabilities and issues for refuse/recycling collection
- b. Construction requires site cabins, material storage, contractor car parking, concrete foundations storage, roof crane/articulated lorries and given the blind bend safety issues for residents/visitors a robust traffic management system is required.
- c. The site is not a "Brownfield" site and there are 3 trees on site.
- d. Community facilities set out in the Neighbourhood Development Plan (the "NDP") are not protected.
- e. The site lies in an Area of Outstanding Natural Beauty "ANOB". If the building was sited in line with 11 and 14 it would mitigate safety issues, reduce damage risk the adjoining property's footings, minimise loss of light and privacy to neighbouring properties and assist with construction process/storage potentially save a tree.
- f. SW Water have confirmed concerns to the above named about the distance between the proposed building and neighbouring property as existing surface and foul water drainage passes through the site serving neighbouring properties above.

- g. All speakers named stressed development was not objected if the above concerns are addressed.
  - 4. Planning applications
    - a. PA22/02169 Proposal: Single storey porch, garage, and associated landscaping/alterations to access: Trevalsa School Hill Mevagissey **has been withdrawn and was not discussed.**
    - b. PA22/11341 Proposal: Retention and completion of the change of use former hotel (Class Ci) to large house for holiday let (Sui generis) Trevalsa School Hill Mevagissey **has been withdrawn and was not discussed.**
    - c. PA22/09367 Proposal: New dwelling Land adjoining 14 Lavourrick Orchards Mevagissey Case Officer: Jack Bromley Proposed by Cllr G Barham “The Parish Council objects on the grounds the proposed development protrudes too far forward and should be brought back in line with Numbers 11 and 14 and draws attention to the fact that it is not possible to fit 2 car parking spaces on the area to the front referred to in the Design and Access Statement. Lavourrick Orchards is a cul de sac and the site is on a bend adjacent to a major road.  
The building could be slightly smaller and further back on the site. If this is disagreed with by Planning Officer the Parish Council requests a joint site visit by the Planning Officer and representative Parish Councillors.” Seconded by Cllr G Shephard. **Carried**
    - d. PA22/11210 Proposal: Works to trees subject to a tree preservation order (TPO) namely Turkey oak T7588 in G1 of TPO16/00028 to reduce the crown to the re-growth point at 7m Mevagissey House Vicarage Hill Mevagissey Case Officer: Rosilyn Baker Proposed by Cllr M Facey that the Parish Council accepts the recommendation of the Tree Officer and otherwise raises no objection. Seconded by Cllr G Barham. **Carried**
  - 5. Planning Decisions – For Information
    - a. 03/02/2023 PA22/03762 **APPROVED** 29 Polkirt Hill Mevagissey PL26 6UR Proposal Complete refurbishment of the property both internally and externally.
    - b. 03/02/2023 PA22/10625 **APPROVED** Mevagissey Museum Frazier House East Wharf Mevagissey PL26 6QQ Listed Building Consent to replace three-layer felt roof covering with fibreglass roof covering.
    - c. 03/02/2023 PA22/03763 **APPROVED** 29 Polkirt Hill Mevagissey PL26 6UR Proposal Complete refurbishment of the property both internally and externally
  - 6. Mevagissey Housing Working Group Report  
The Working Group is meeting next week and a report will be given at next month’s meeting.
  - 7. The meeting ended at 9.15 p.m. Date of next planning meeting 17 March 2023
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Signed..... Signed..... Dated 2023