

# MEVAGISSEY PARISH COUNCIL

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

On Friday 21 July 2023 at 7pm

Present Cllrs. M Roberts (Chairman), M Facey (Vice-Chairman), G Barham, J Brown, J Morgan, K Prynne, P Simpson, J Whatty,

In Attendance Cllr. J Mustoe (Ward Member), P Howson (Clerk to the Council), 9 members of the public.

## *UNRATIFIED UNLESS SIGNED*

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1. Apologies for absence had been received from Cllrs. G Williams, Drake, Gann, and Shephard.
2. Cllrs. Roberts, Morgan and Facey all declared an interest in agenda item 4b (PA23/04840).
3. Public participation.

Jane Morgan, the Chair of Mevagissey Museum, spoke on agenda item 4b (PA23/04840). The Museum Trustees are concerned about the impact of the proposal on the museum, which has been run by volunteers for 55 years and which includes displays of the village's fishing heritage. They are concerned about competition for funding and a drop in visitor numbers and noted that they have not been contacted at any stage by the applicant.

Andrew Lakeman, the applicant, replied that his family has lived in the village for many generations, since 1530, and detailed the many ways he has helped the village over the years, including providing the surgery building at a quarter of the market value, providing the gig shed, and providing the fish and scallops for Feast Week. He said that the Cornish pilchard industry (catching, smoking, and salting) had shaped the Cornish coast and that, without the museum, that history would be lost. There had been a pilchard museum at Newlyn, but this had closed and been redeveloped as flats. He did not accept that the proposals were a threat to biodiversity because the site was a disgrace, being treated as a central rubbish dump for Portmellon, and would be improved by the museum.

Chris Mitchell spoke in support of the proposal. He said that while Mevagissey had year-round facilities, Portmellon offered nothing during the winter months, and the proposed community hub would address this and help create a sense of community. He said that the design of the proposed building included features to mitigate the well-known flood risks of the site, and the EA's concerns were being addressed, and he asked the Council to support the outline application while the plans are progressed further.

Jeremy Roberts spoke to object to the proposals, citing issues over flooding and impact on wildlife, querying why a community hub was being proposed without the community being consulted or involved in its development, and declaring that one individual should not be allowed to take control of local history with a private development.

Rob Gould (of A & K Architectural Services) spoke on agenda item 4c (PA23/03380), saying that previous objections had been addressed by only a marginal increase in roof height and not extending the footprint.

Graham Blackmore, the applicant, said his family had lived in the village for 3 years and they simply need more space.

4. Planning applications.
  - 4a. PA23/03509 : Removal of existing SSW facing conservatory, and replace with 11sqm block cavity extension. Stargazers 63 Lavourrick Orchards Mevagissey St Austell Cornwall PL26 6TL  
Proposed by Cllr. Barham, Seconded by Cllr. Facey that the Council supports the application. Carried.
  - 4b. PA23/04840 : Outline planning permission with access and layout reserved for Fishing Museum and Community Hub with parking for 12 cars. Land Off Portmellon Park At OS Grid Ref 201466 43915 Portmellon Park Mevagissey Cornwall  
Cllrs. Roberts, Morgan and Facey all withdrew for this item, having declared an interest.  
Proposed by Cllr. Whatty, Seconded by Cllr. Prynne that Cllr. Barham should take the Chair for this item. Carried.  
Debate considered the issues of increased flood risk, impact on the Mevagissey Museum and other tourist destinations, loss of wildlife habitat and impact on biodiversity in the valley. Cllr Barham thought that the proposals should be supported in principle subject to the flood risks identified by the Environment Agency (EA) being resolved, but this did not have general agreement.  
Proposed by Cllr. Brown, Seconded by Cllr. Prynne that the Council objects to the application because of the flood risks detailed by the EA and because it fails the conditions in NDP Policy EE4 (Development to support tourism).  
Carried.

- 4c. PA23/03380 : Construction of new garage /parking and storage areas to front elevation with associated remodelled entrance steps and the conversion of the loft including pitched roof dormer and inset balcony to front with a flat roof dormer to rear. Sandpiper Polkirt Hill Mevagissey St Austell Cornwall PL26 6UX (Re-consultation).  
Proposed by Cllr. Barham, Seconded by Cllr. Brown that the Council withdraws its previous objection. Carried.
- 4d. PA23/02594 : Proposed first floor balcony and new steps to house with new store, garage and carport. Two If By Sea Portmellon Road Mevagissey St Austell Cornwall PL26 6PH (Respond to 5-day protocol letter).  
The planning case officer had recommended approval for this application and the Council, having previously objected, had subsequently received a letter from them under the ‘5-day protocol’, inviting the Council to either agree with the case officer (Option 1), ‘agree to disagree’ (Option 2), or maintain the objection and ask the Ward Member to call it before CC’s Planning Committee for a decision (Option 3).  
Proposed by Cllr. Pryn, Seconded by Cllr. Facey that the Council maintains its objection (Option 3) because the siting of the proposed garage on the area known as The Paddock is in contravention of NDP Policy EG4 (Open spaces) which should not be compromised. Carried.
- 4e. PA23/00768/PREAPP : Pre-application advice for the demolition of the current 2 (No.) level 2 (No.) bed dwelling on the site and replacement with a new 4 (No.) bed dwelling over 3 (No.) levels. Centernhay Cottage 1 Tregoney Court Mevagissey St Austell Cornwall PL26 6RN (not a consultation). Noted.
5. Planning decisions (for information).
- PA23/03242 : Application for Permission in Principle for the redevelopment of the site with up to a maximum of five units of accommodation. Mevagissey Bay Hotel Polkirt Hill. GRANTED
- PA23/03315 : Lounge extension plus a new utility room. Mayfield Trevarth. APPROVED
- PA23/02846 : Erection of Dormer Bungalow for Local Affordable Housing Need. Open Space Pentillie REFUSED
- PA23/04497 : Conversion of garage to study/bedroom. Tigana 48 Lavourrick Orchards. APPROVED
- PA23/02073 : Proposed Home Office Studio to Front Driveway. Ash House Ava Mevagissey St Austell Cornwall PL26 6RY APPROVED
- LI23\_002709 : Application for alcohol and music licence. The Shack, Portmellon Car Park PL26 6PL GRANTED
6. Other planning matters.  
Approval of planning application PA18/06592 (developments at Portmellon Car Park) was conditional on the implementation of a Car Park Management Plan which included the provision of a public toilet. This has not materialised, and an alleged breach of planning has now been reported to CC Planning Enforcement (reference EN23/00915) and allocated for investigation.
7. The meeting ended at 8.25pm. Date of next planning meeting: 25 August 2023.

Signed .....

Dated .....