

# MEVAGISSEY PARISH COUNCIL

<http://mevagisseyparishcouncil.co.uk/>

Minutes of the Parish Council Planning Meeting held at the Mevagissey Activity Centre  
On Friday 20 October 2023 at 7pm

Present Cllrs. M Roberts (Chairman), J Brown, L Burdett, J Morgan, K Prynn, G Shephard, P Simpson, J Whatty, G Williams.

In Attendance P Howson (Clerk to the Council).

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## UNRATIFIED UNLESS SIGNED

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1. Apologies for absence had been received from Cllrs. Barham, Gann, Facey, and Mustoe (Ward Member).
2. There were no Declarations of Interest or Gifts.
3. Public participation. There were no members of the public present.
4. Planning applications.
- 4a. PA23/07355 : Conversion of an existing redundant agricultural barn to a single dwelling. Land North West Of Trewin Tregoney Hill Mevagissey Cornwall  
Proposed by Cllr. Shephard, Seconded by Cllr. Prynn that the Council objects to the application. The proposed dwelling would be outside the development boundary and in contravention of Mevagissey NDP Policy HO2 which requires such developments to comprise 100% affordable housing. It would also be in contravention of NDP Policy D1 by failing to harmonise with its surroundings within an AONB. Carried.
5. Planning decisions (for information):  
  
PA23/05287 : Change of use of hotel (with owners accommodation) to single residential dwelling (with self-contained annexe). Mevagissey Bay Hotel Polkirt Hill Mevagissey St Austell Cornwall PL26 6UX  
APPROVED WITH CONDITIONS
6. Other planning matters.
- 6a. Cllr Mustoe was not present to provide an update on implementation of the remaining features of the Portmellon Car Park Management Plan.
- 6b. The following update had been received from Orchard Dean Developments Ltd regarding The Holles / Tall Trees:  
*We are currently trying to rationalise the design, in which we are looking to carry out the project using a timber frame method, that will be quicker once we start onsite. We are looking to get the ground works underway within the next 6-9 months, but not in summertime with a view of proceeding with all the works above ground Sep 2024'.*
- 6c. Cllr. Brown explained that while the National Biodiversity Net Gain Policy was delayed until next year, Cornwall Council had implemented it now. Major developments require a biodiversity net gain of 10% and the developer must provide evidence to demonstrate that this requirement has been met. It is not clear what is meant by 'major' developments, and the extent to which the policy applies to small developments. Clarification is required.
- 6d. Proposed by Cllr. Brown, Seconded by Cllr. Simpson that the LPA should advise whether the external changes to The Watch House (air source heat pumps) are permitted development within a Conservation Area or whether permissions are required. Carried.
- 6e. It was noted that a member of the public had reported an alleged breach of planning for the removal of trees at Ava House under PA21/06719.
- 6f. PA23/05140 - 3 Elm Terrace, Mevagissey. A 5-day protocol letter had been received from the LPA and members had voted to agree with the planning case officer's recommendation.
7. Proposed by Cllr. Prynn, Seconded by Cllr. Whatty that the Climate Emergency Working Group, led by Cllr. Brown, was authorised to organise a meeting with Steve Double MP to highlight that the Council has supported the Climate and Ecology Bill and to ask him to share his thoughts and perspective on climate and ecology in Cornwall and beyond. Carried.

8. The meeting ended at 7.35pm. Date of next planning meeting: 17 November 2023.

Signed .....

Dated .....