



LOOE TOWN COUNCIL

MINUTES OF THE PLANNING AND PUBLIC CONSULTATION COMMITTEE MEETING

Held in the Tourist Information Centre, The Guildhall,
Fore Street, East Looe, PL13 1AA
on Thursday 12th January 2017 at 7.00pm

PRESENT

Chairman: Cllr C Rose
Councillors Mrs Hannaford
and Toms (Ex Officio)

IN ATTENDANCE

Assistant Town Clerk – Annette Keen
Mr M Scoot – Planning Consultant

		ACTIONS
99.	<u>APOLOGIES</u> Apologies were received from Councillors Mrs Powell and Welch.	
100.	<u>TO RECEIVE DECLARATIONS OF INTEREST</u> .1 <u>Personal Interests</u> Councillor Toms declared an interest in any matter raised concerning Looe Harbour Commission, Cornwall Council and Looe Development Trust. Councillor Rose declared an interest in any matter raised concerning East Looe Town Trust. Councillor Mrs Hannaford declared an interest in any matter raised concerning Cornwall Council and PA16/11695.	
101.	<u>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC</u> There were none.	
102.	<u>TO RECEIVE A SHORT PRESENTATION FROM MR M SCOOT RE PROPOSED DRAFT PLANS FOR DEVELOPMENT OF LAND OPPOSITE LOOE COMMUNITY ACADEMY</u> The Chairman welcomed Mr Scoot and Mr Scoot confirmed that he had received a copy of Looe Town Council's pre-application policy document.	

	<p>Mr Scoot introduced himself as Planning Consultant and provided a copy of the draft master plan for the Committee. The master plan shows development of around 100 residential units with 50% affordable housing and a 50 bed extra care unit on the site opposite to Looe Community Academy and was aware of the concerns that were raised when this land was proposed for development for Tescos. Councillor Mrs Hannaford stated that this site is an exception site and Looe has met their housing allocation proportion but understands that there is still a great need for affordable housing and social rent. We would expect to see a robust viability report on affordable housing and would push for the highest affordable possible. The interest shown for the newly developed housing at Glebelands has proved how great the need is. It was suggested that Mr Scoot talk to Cornwall Housing.</p> <p>Discussion took place regarding rent to buy, self build, the positioning of the solar panels, the design quality and colours of the properties. The Committee felt the layout of the housing needs to be more random and pepper potted with affordable housing. It was suggested that Mr Scoot discuss with Cornwall Council Design Review Panel. Mr Scoot stated that this in an indicative scheme and can be changed.</p> <p>Mr Scoot would like to engage with the Neighbourhood Plan Core Steering Group. Councillor Mrs Hannaford stated that the Urban Edge Assessment had been done and will be delivered to the Neighbourhood Plan Core Steering Group members on 17th January.</p> <p>Councillor Mrs Hannaford asked Mr Scott to write to her as Interim Chair of the Neighbourhood Plan Core Steering Group with his request.</p> <p>Mr Scott thanked the Committee and left the meeting at 7.40pm.</p>	
103.	<p><u>TO RESOLVE TO APPROVE THE MINUTES OF THE PLANNING AND PUBLIC CONSULTATION MEETING OF 7th DECEMBER 2016 (MINUTE NOS: (86 - 98 (INC))</u></p> <p>There was not enough members present that had attended the meeting of 7th December 2016 to Resolve to Approve the Minutes.</p> <p>The Chairman proposed that this matter be deferred until the next meeting scheduled for Wednesday 8th February 2017, seconded by Councillor Toms it was <u>RESOLVED</u></p> <p>Unanimously to defer to Resolve to Approve the Minutes of the Planning and Public Consultation Meeting of 7th December 2016 until the next meeting to be held on 8th February 2017.</p>	

104.	<p><u>MATTERS ARISING FROM THE MINUTES OF THE PLANNING AND PUBLIC CONSULTATION MEETING OF 7th DECEMBER 2016</u></p> <p>No matters were raised.</p>	
105.	<p><u>CORRESPONDENCE (FOR INFORMATION ONLY)</u> <u>. 1 Terras Crossing House, Sandplace, Looe</u></p> <p>An email had been received from Mr Davies, the owner of the above property, asking for Looe Town Council's support on an intended planning application for change of use to holiday occupancy.</p> <p>The Committee discussed and agreed that no comment be made as this property is in Morval Parish.</p> <p>The Assistant Clerk was asked to respond to Mr Davies and send a copy of our response to Clerk of Morval Parish, Lynnette Sutton and Cornwall Councillor for the area, Cllr J Candy.</p>	<p>Assistant Clerk to respond to Mr Davies and cc Clerk of Morval and Cllr J Candy</p>
106.	<p><u>TO DISCUSS AND MAKE RECOMMENDATION FOR 'RESPONDING TO PLANNING APPLICATIONS IN LOOE' FACT SHEET</u></p> <p>Mr Gamblin had requested that amendments be made to the above fact sheet to replace Caradon Local Plan with the Cornwall Local Plan (adopted November 2016).</p> <p>Mr Gamblin had originally created the factsheet.</p> <p>The Committee discussed and agreed for the amendments to be made and also suggested that webpage information for Looe Town Council's Planning Information page be added as this would be very useful. Also that County Councillor be amended to read Cornwall Councillor.</p> <p>The Committee expressed thanks to Mr Gamblin.</p>	<p>The Assistant Clerk to contact Mr Gamblin</p>
107.	<p><u>TO DISCUSS AND MAKE RECOMMENDATION FOR PROTOCOL FOR PRE APPLIATIONS RECEIVED FROM CALC</u></p> <p>As there were few Committee members present, the Chairman proposed that this matter be deferred to our next Planning and Public Consultation Meeting scheduled for Wednesday 8th February 2017, seconded by Councillor Mrs Hannaford it was</p> <p><u>RESOLVED</u></p> <p>Unanimously to defer this matter to our next Planning and Public Consultation Meeting scheduled for Wednesday 8th February 2017.</p>	
108.	<p><u>TO DISCUSS AND MAKE RECOMMENDATION FOR CORNWALL COMMUNITY INFRASTRUCTRE LEVY PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION</u></p> <p>Consultation had been received and this matter was</p>	

	<p>discussed. The Chairman proposed that no comment be made at this stage, seconded by Councillor Mrs Hannaford it was <u>RESOLVED</u> Unanimously to make no comment at this stage.</p>	
109.	<p><u>TO DISCUSS CONTRAVENTIONS WITHIN THE ARTICLE 4 DIRECTIVE AREA</u> The Chairman raised concern at recent planning contraventions in the Article 4 Directive Area, mainly no planning applied for, these have been reported to Cornwall Council but no further action taken. This matter was discussed at length and the Committee stated that we as a Town Council must keep reporting contraventions to Enforcement at Cornwall Council. Councillor Mrs Hannaford informed the Committee that UPVC windows have been installed in the old Ambulance Station building on the Millpool. This was in contravention to approved application PA15/11318 and has been reported to enforcement.</p>	
110.	<p><u>TO NOTE DECISION NOTICES</u> The Committee read through Decision Notices as attached Appendix 'A'. The Assistant Clerk informed the Committee that we are so far this calendar year 94% in agreement with Cornwall Council's decisions.</p>	
111.	<p><u>TO REPORT AND NOTE PLANNING APPEALS AND SITE MEETINGS</u> There were no appeals received or site meetings to report.</p>	
112.	<p><u>TO CONSIDER PLANNING APPLICATIONS AS LISTED AND MAKE RECOMMENDATIONS THROUGH THE CLERK DIRECT TO CORNWALL COUNCIL</u> Much discussion took place and recommendations made as per attached Appendix 'B'.</p>	
113.	<p><u>TO RECEIVE REPORTS OF PLANNING CONTRAVENTIONS</u> Councillor Toms informed the Committee that he had managed to contact the owner with his concerns of the state and safety of windows in properties on Buller Street. The owner is looking to refurbish the windows.</p>	
114.	<p><u>TO RECEIVE AN UPDATE ON THE PROGRESS OF THE NEIGHBOURHOOD PLAN</u> Councillor Mrs Hannaford informed the Committee that all is progressing well. The four working groups are coming together to conclude their work with a report. On Tuesday</p>	

	<p>17th January between 2pm – 4pm, Kath Statham from Cornwall Council is delivering the feedback from the Urban Edge Assessment. The Conservation Area Appraisal is still yet to be done. An additional grant for technical assistance has been applied for. The builders survey for local capacity will soon be going live. The next Neighbourhood Plan Core Steering Group Meeting is scheduled for Tuesday 24th January 2017 at 7pm in the Council Chamber.</p>	
<p>115.</p>	<p><u>MATTERS FOR FURTHER OR URGENT DISCUSSION AS DETERMINED BY THE CHAIRMAN (FOR INFORMATION ONLY)</u></p> <p>The Chairman raised concern at the lack of members on the Planning and Public Consultation Committee and asked the Committee for suggestions as to how more interest could be generated from other Councillors. Planning meetings being held at Full Council was also mentioned. Councillor Toms stated that he would bring this matter up at Full Council on Monday 16th January. Councillor Mrs Hannaford suggested that with the forthcoming elections in May there may be new Councillors with an interest to stand on the Planning and Public Consultation Committee. The Chairman stated that for the time being the Committee will continue as is.</p> <p>The Meeting closed at 9.00pm</p>	

Signed

Date