



LOOE TOWN COUNCIL

**MINUTES OF THE FULL COUNCIL PLANNING AND
PUBLIC CONSULTATION COMMITTEE MEETING**

Held in the Council Chamber, The Guildhall, Fore Street, East Looe PL13 1AA
on Monday 21st August 2017 at 7.00pm

PRESENT

Chairman: Councillor A Toms
Councillors D Bryan, T Crane, J Dingle, Mrs E Hannaford,
R Hendy, J Lundy, Mrs M Powell, Mrs B Richardson,
C Rose, and D Welch

OFFICERS

Town Clerk – Anne Frith
Assistant Town Clerk – Annette Keen

IN ATTENDANCE

Mr S Kirby – Cornwall Council Planning Officer
Mr M Scoot - Planning Agent
Mr E Wilson – Looe Strategy Group
Mr D Gamblin - Looe Strategy Group
Mrs K Ring
Mr and Mrs J Bowden
Mr R Lundy
Miss E Palmer
Mrs J Palmer
Mr D Holford
Mr D Powell
Mr M Couch

		ACTIONS
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	The Chairman welcomed members of the public and explained the process for the meeting, and that this Committee will make a recommendation to Cornwall Council. The applicants are a local family and have owned the land for many years. Their application is being represented by Planning Agent, Mr Mark Scoot.	
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66.	<p><u>APOLOGIES</u> Apologies were received from Councillors M Gregory, M Smith, and T Stacey.</p>	
67.	<p><u>TO RECEIVE DECLARATIONS OF INTEREST</u> Councillor Dingle declared an interest in any matter raised concerning West Looe Town Trust. Councillor Toms declared an interest in any matter raised concerning Looe Development Trust, Looe Harbour Commission and Cornwall Council. 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. Councillor Hendy declared an interest in any matter raised concerning East Looe Town Trust.</p>	
68.	<p><u>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC</u> There were no members of the public present to raise any questions other than to discuss PA17/05908 – Land on the East side of Barbican Road, East Looe.</p>	
69.	<p><u>TO CONSIDER PLANNING APPLICATION NUMBER PA17/05908 – LAND ON THE EAST SIDE OF BARBICAN ROAD, EAST LOOE AND MAKE RECOMMENDATION THROUGH THE CLERK DIRECT TO CORNWALL COUNCIL</u> The Chairman called upon each member of the public in turn that had registered to speak. <u>Mr M Scoot – Planning Agent</u> Mr Scoot stated that all the information is available on the Cornwall Council online planning portal. The scheme is for development for 100 units a mixture of houses and flats, 50% affordable and a 50 unit care scheme. They are currently talking to Cornwall Council about delivering a fully affordable care scheme. The site history shows a park and ride scheme and a Tesco store with 36 affordable units. The Tesco application was refused on a sequential test in retail policy, with no concerns raised about highways or drainage. This current proposal would be a substantial contribution to the housing target needed. .2 <u>Emma Palmer</u> Miss Palmer spoke in Support of the application and stated that this development is an improvement from the last proposal for Tesco’s and affordable housing on this site. This development would be in a good</p>	

location close to the school and set back from the main road. As a young person the 50% affordable housing would give the younger generation the opportunity to get on the housing market. The care home would benefit the elderly also.

.3 Dave Holford

Mr Holford spoke in Objection to the application as per Appendix 'A'.

.4 Mr Edmund Wilson

Mr Wilson spoke in Objection to the application as per Appendix 'B'.

.5 Mrs Katrina Ring

Mrs Ring introduced herself as landowner of many years to the land adjacent to the development and spoke in Objection to the application.

Mrs Ring raised concerns with surface water flowing onto her land and down onto Millendreath.

Mrs Ring commented that Mr Scoot had not been in discussion at all with them. No percolation tests have been carried out. Mrs Ring stated that this development was too large for this site and having children herself and looking to their future, would not object to affordable housing if it was affordable.

Mrs Ring mentioned the previous applications that had been refused on this site, the Park and Ride Scheme and Tesco's. Mrs Ring also raised concern that the Health Centre would not cope with the extra residents.

As there were no further members of the public wishing to speak the Chairman explained that the Committee will now go into debate, so no further involvement from members of the public will be permitted and asked Councillors in turn for their comments:

.6 Councillor Mrs Edwina Hannaford

Councillor Mrs Hannaford read out a statement as per Appendix 'C'.

Councillor Mrs Hannaford recommended that we object to this application as against Policies of the Cornwall Local Plan as per Appendix 'C'.

.7 Councillor James Lundy

Councillor Lundy read out a statement as per Appendix 'D'.

.8 Councillor Trevor Crane

Councillor Crane stated that he was elected as a Councillor to make decisions on behalf of the community and he does not profess to be up-to-date with planning legislation, but has been asked to make a judgement. Forgetting the technical side, but on the moral side the applicant should be allowed to better

	<p>their future and develop the land but to what effect. I consider this development is too large for this site and would like to see something smaller and more acceptable to the town.</p> <p><u>.9 Councillor David Bryan</u> Councillor Bryan had concerns with traffic and access and the extra burden on the health centre and would prefer to see a smaller development on this site.</p> <p><u>.10 Councillor Chris Rose</u> Councillor Rose stated that he has a responsibility to ensure that all developments meet the requirements of the Cornwall Local Plan and agreed with points mentioned in Councillor Mrs Hannaford's statement and pointed out that in Mr Scoot's Planning Statement, section 2, Planning Policy Context sub section 2.9, clauses 9 and 10 were not included thus not addressing Rural Exception Sites nor Evidence of Viability. Councillor Rose stated that more community involvement is needed and this development is too big for the site and would be happy to discuss something more meaningful.</p> <p><u>.11 Councillor Armand Toms</u> The Chairman stated that we have all listened to the comments and concerns made by members of the public and the Committee and we feel that we consider this proposal too large for the site. The Chairman re-iterated the concerns from the Cornwall Fire & Rescue Service. However, it has become apparent that we do need affordable housing and care facilities for the elderly. The Chairman stated that we have a proposal from Councillor Mrs Hannaford for refusal with the Policies stated, and asked for a seconder, Councillor Crane seconded this proposal, and it was <u>RESOLVED</u> Unanimously to make recommendation to Cornwall Council to Object with Policies from the Cornwall Local Plan as Appendix 'C'.</p> <p>The Chairman asked for any counter proposal, there were none.</p> <p>The Chairman thanked all for their attendance and the Meeting closed at 7.50pm.</p>	
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Signed

Date

Mr D Holford

The task of a Planning Authority or Committee relates to housing applications and requirements whilst maintaining the status quo in myriad aspects including necessity, costings and availability for the local population, whilst ensuring that any eventual build, if agreed, fits in with the surroundings, not lessening the attraction or appeal, of that area.

Incorrect decisions reveal themselves through the future years should the build be unsatisfactory. Problems reveal themselves by necessary repair work to new properties (currently being undertaken locally on a new estate) or the difficulty in selling or the onward selling of a property due to any number of reasons appertaining to

- the building itself,
- the reputation of the builders or the locale,
- the appearance of the immediate area.

Other problems reveal themselves before the build is agreed to. In this case, where surface water drainage (being on a steep hillside leading down into to a river valley) has already resulted in flooding down the hill and the destruction of a house due to collapse from water flow and the tragedy with a resident crushed to death in that collapse.

The other properties adjacent to that location, in easily understandable terms, now live with the Sword of Damocles hanging above them and their properties, in constant fear of a similar event occurring.

Looe, composed of valley hillsides all but surrounding the small Cornish Fishing Port, has effectively been fully developed; many believe, to the extent that it cannot support any further large areas of new build.

Accordingly, the local Neighbourhood Plan is revealing small areas where building 'may be able to take place' with small numbers of properties, or filling spaces....yet each case has to be examined carefully with the constant threat of drainage problems prevalent.

Infrastructure, affordability, second homes and/or holiday homes, all require their levels of consideration.

The drainage problems are exacerbated by those hills. Steep sided, comprising of a layer of topsoil, then slate and shillet, and beneath that, granite. High water tables and, throughout the hillsides, in East and West Looe, innumerable springs causing water flow down the narrow roads and hillsides themselves. This flow creates the excessive amount of water seen along the roads, the flow from the fields and the

need for some dwellings to have pumps installed beneath their ground floors to deal with the excessive water being expelled from the springs and hillsides.

It is obvious, by the reports and applications made, that any and all building applications will have to provide substantial background investigation, proposals and drainage plans to satisfy the Flood Authority and the relevant Planning Committees. This will, no doubt involve soakaways for surface water.

To note: (Read recently – excellent reasoning.) Surface water will obviously drain downhill to any proposed soakaways. However, where the water goes then is a matter for further investigation. The site is virtually atop the hill and could drain to Looe or Millendreath or both, and possibly by a very circuitous route. It is the aspect of the geological strata.

Thus a need therefore, for evidence as to which direction the water flow will take.

It is likely, looking at the above quote, that a proportion of it will travel down through Sunrising and North of that area to run down towards the valley bottom and river (where a peat bog once existed), onto Station Road / Sandplace Road / Martins Road – a further probable exacerbation of problems for the Sandplace Road residents; then, there would be a water flow towards and into Millendreath, to its valley base,(a peat bog base), that valley already having suffered substantial flooding in the past.

Any large proposed sites situated at the of top, or on the side of hills, due to the geological structure, will likely cause further flooding, thus danger of damage and injury, already known and proved, and must therefore be taken into serious consideration for any future lengthy official legal enquiry that could ensue, as, in the incident referred to above (52 months ago), this eventually resulted in the Cornwall Council being held at fault, the Council still dealing with the resultant verdict against that Authority.

I and others are not against building smaller developments for local need and affordable as recently at Glebelands, East Looe. I would therefore ask that this application, for the sake of the town and its future as safe and viable, be refused.

Barbican Planning Application PA17/05908 Looe Town Council Meeting 21st August 2017

In our submissions to Cornwall Council, I and others have highlighted the Planning and Legal reasons why this application should be rejected.

I ask you to please also consider the objections and concerns raised by the Professionals; Cornwall Council's Highways Dept, Open Space Officer, Historic Environment Dept, Fire and Rescue Service, Police and Flood Authority. Concerns expressed by the SWCPA. I would also check that the sewerage system in Shutta and Sunrising can safely cope with the extra sewage flows. Mistakes can be made in SWW Exeter and the relevant (new connections) Dept not be aware that Barratts Phase 2 has not been built so sewage from the 80+ houses is not yet entering the system.

The Application is outside the Development Area for Looe and is too large to be considered under the Rural Exception provisions. It would introduce a considerable number of open-market properties to the town in addition to those yet to be built on land adjacent St Martin's Road and the Liskeard/Looe Area already has an excess of houses as planned for the 2010 – 2030 Cornwall Local Plan period.

There is a demand for Local Needs Housing and I suggest this would be better met by several smaller developments of a scale similar to the 15 units recently completed at Glebelands.

I believe an affordable-led development of a sensible scale that were genuinely affordable by qualifying Local People could be viable if it was a truly local scheme. Effectively a partnership of Looe and Cornwall Councils with Local Builders and Qualifying Prospective Residents and include some Self Build plots.

Better quality housing at a lower cost could be provided, employment in the area would be enhanced, and the local economy increased as money would be kept circulating here, with profits not taken out of Cornwall.

This 'localised' method of building was prevalent and widely practiced in villages and small towns until very recently when the large National Builders obtained too much influence in Central Government. I bought a house in St Cleer 38 yrs ago under such a scheme. Large parts of Looe have been developed in the same way.

I believe it is time for local people to truly claim back control over our futures and those of our children and the future of Looe. To preserve the integrity and individuality, protect the Heritage and Tourist Industry, to keep employment locally and help more locals, particularly young people, to own their own homes at a price which is truly affordable to them.

Barbican Road application

- There has been Limited public consultation on this application, although the agent did consult with Cllr Toms and myself, we did advise that the indicative layout we were shown seemed very large in scale for an affordable housing led scheme in line with policy 9.

My feedback as a Cornwall Councillor to the agent back on 14th November was; "I'm keen that the Cornwall Councillors and the Town Council are involved in a pre app and I would like to explore a planning by inquiry approach so we really feel we are shaping a potential development."

This has not happened.

- Despite the agents assertion in the design and access statement Cornwall does have a 5 year land supply so housing policies do apply. It's been confirmed it actually has over 6 years land supply so all the qualities housing policies apply,
- Unmet need in whole of network (other than Liskeard) is 128 over next 14 years not just Looe. This development far exceeds that unmet need in scale and therefore I can't see it is truly an affordable led scheme.
- There IS an affordable housing need acknowledged in the emerging NDP and the housing needs study we have undertaken.
- Although I acknowledge the emerging NDP has very limited weight, the housing group has developed some overarching principles in regard to scale and Ned which Cllr Lundy will refer to.
- Policy CL8/9 saved policy from the Caradon local plan and applies in terms landscape in policy 23

Policy 2 Point 1 says The development should respect the character of the area and enhance the sense of place. The density of this development in my mind does not enhance the sense of place and is therefore against policy 2.1

Policy 3 Point 3 says Development should be of a scale appropriate to the settlements scale and role.

Looe is not a main town and as an exception site I don't believe it meets this policy. Typically we would be looking at a scale of 20-50. This is supported by the emerging NDP, although not far enough advanced to have much weight.

Tests for infill or rounding off have not been met so as this outside the development boundary this rightly is being tested as a rural exception site under policy 9

Policy 9 Therefore the purpose is to provide affordable housing, rural exception applies, lack of viability information to support this approach. The affordable housing team have considered this proposal as being (broadly) compliant with Policy 9 I believe there are elements of the scheme that do not meet policy 9 including scale and yet to be determined Housing mix.

Policy 10 Viability - No evidence has been supplied that the scheme is deliverable or viable, especially the extra care facility. What sort of facility is planned?

I think to approve with such limited information is not the way to proceed.

Policy 12 Design - Although all matters are reserved the site does not demonstrate clearly connectivity for all users to wider area.

Policy 13 Development standards on site - All new development should be expected to provide open space within the development to meet local need. This application does not meet the requirements set out by the public open space officer.

Policy 23 Natural environment ecology and landscape

The urban edge Landscape assessment commissioned by the NDP group shows the site is capable of low to medium capacity for development. What is proposed is of a significant scale for Looe and therefore will have a negative impact from a landscape perspective so not to policy.

Policy 24 Historic environment a heritage impact/ archaeological assessment with geo fiz survey of whole area should be supplied as historic assets have been identified in the area, nothing has been supplied.

Policy 25 public open space are objecting, increase required on this development, Looe has the lowest level of equipped play area of all towns studied The layout supplied does not meet the needs of Looe in respect of all types of play provision. Public Open Space Officer has supplied guidance on how this should be supplied on this site.

Policy 26 Flood risk management Percolation tests not supplied therefore an objection has been raised

Policy 27 Transport and accessibility no up to traffic data traffic supplied. What data has been supplied is out of date. I understand it is 4 years out of date as it used for the Tesco's application. A Stage One road safety audit has been commissioned by Cornwall Council, to check there a safe route for access to the site and other amenities. We need better evidence of connectivity to other services and facilities.

TO conclude this outline application I believe does not meet policy in the round, although I accept there is an unmet affordable housing need for local people and especially extra care.

In some ways this application is premature and although the agent can submit an outline application is would be much better to work with us and the community to get a development that meets the needs of the community and takes into account all the issues and concerns raised on the portal and what we have heard tonight.

I therefore recommend refusal.

I'm commenting as a Looe Town Councillor so obviously if this comes before Cornwall Council I will look at all the evidence afresh, but I am recommending that we refuse.

Looe Housing Group Report to Planning Committee, 21st August 2017.

Intro/The Looe Neighbourhood Development Plan Process

Intensive work has been going on with the development of the Looe Neighbourhood Plan since the wide-ranging community engagement period of summer 2016, with extensive voluntary activity by citizens of the town. This has involved monthly meetings of the Steering Group, a 'visioning' event attended by many local organisations, two training sessions, and four community-led working groups investigating the key planning themes that emerged from the community engagement.

- . Housing and Environment
- . Shopping and access to services
- . Economy
- . Heritage, culture and tourism.

These groups have produced considerable amounts of evidence and started to draw out the future planning strategy for Looe. In addition, specialist studies have been commissioned covering the heritage character (by AECOM, a national planning consultancy), and analysing the landscape around Looe (by Cornwall Council's nationally renowned public space team).

The interim vision developed for Looe is:

'A community that has revitalised its maritime and coastal based economy into one that brings prosperity to all and significantly reduces its impact on the environment, whilst maintaining its special character'.

The Housing Group found that:

The most recent Cornwall Local Plan data as to how many additional dwellings needed in Looe to meet its requirements is for 54 units from 2017 to 2030.

Other key findings are : Local builders revealed that they preferred involvement in small developments, either single plots or small sites of 10 to 20 units.

The competition and success of Cornwall Housing first project in Looe (Old Park Lane, Glebelands, East Looe) for 15 units demonstrated the advantages of small scale developments in the town and the use of local contractors from Cornwall.

Main Objective

To ensure that new housing development complements and enhances existing housing and minimise its effects on surrounding countryside.

To deliver this objective, the group have concluded that there is a requirement to find sites for the provision of new affordable homes.

Going Forward

The AECOM report says that the key characteristics for Looe include;

.Its nucleated coastal settlement, set in a narrow, steep river valley where development has spread along the coastal waterfront and banks of the river and estuary.

. The broadleaved woodland above the settlement boundary and along the river valley;

. The steep valley sides form an enclosed, intimate landscape with views channelled south towards Looe Bay.

The working group have commissioned Cornwall Council's nationally renowned public space team to analyse and assess the landscape character of the area in great depth, through a Settlement Edge assessment that judges how future change would be viewed and by whom and the value placed on the landscape both nationally and locally.

This can be used to help find sites for future development so that it conserves and enhances the character of the town and draw up environmental policies.

Conclusion

A considerable amount of work is in hand to produce a sustainable housing strategy for Looe that will be based on the well expressed wishes of the community, sound research and investigation, and the application of high quality neighbourhood planning and landscape assessment techniques. This will be followed by the publication of a draft Neighbourhood Plan which will be tested by an independent examination and eventually through a referendum in which all local people on the electoral roll will have a vote. It would be most unfortunate if this work, and the opportunity of the local community to have a full say in the future planning of housing in Looe, was jeopardised by premature and incorrect planning decisions the way forward for Looe is small scale developments in pockets around Looe and not large scale developments from which East Looe has already suffered.