



LOOE TOWN COUNCIL

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

Held in the Council Chamber, The Guildhall, Fore Street, East Looe PL13 1AA
on Tuesday 1st May 2018 at 7.00pm

PRESENT

Chairman: Councillor J Dingle
Councillors Mrs E Hannaford and D Welch
Ex Officio – Cllr A Toms (arrival at 7.05pm)

OFFICERS

Assistant Town Clerk – Annette Keen

IN ATTENDANCE

Councillor Mrs V Sullivan
Councillor D Bryan
Steve McTeare – RTL Architects (Polvellan Manor)
Helen Brookes – RTL Architects (Polvellan Manor)
Clare Mackness – RTL Architects (Polvellan Manor)
Mr Hollis – PA18/03405
Mr Messenger - PA18/03405
Mr and Mrs Hatchard - PA18/03405
Mr Hamilton - PA18/03405
Ms Burgess – PA18/03405
Mr Sadgrove - PA18/03405
Mr Lovey – PA18/03300

		ACTIONS
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	The Chairman asked permission from the Committee that Councillors Mrs Sullivan and Bryan be co-opted for the purpose of this meeting only, seconded by Councillor Welch this was unanimously approved.	
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182.	<p><u>APOLOGIES</u> Apologies were received from Councillors J Lundy, Mrs M Powell and T Stacey.</p>	
183.	<p><u>TO RECEIVE DECLARATIONS OF INTEREST</u> Councillor Dingle declared an interest in any matter raised concerning West Looe Town Trust. Councillor Mrs Hannaford declared an interest in any matter concerning Cornwall Council. Councillor Toms declared an interest in any matter raised concerning Cornwall Council, Looe Harbour Commission and Looe Development Trust and PA18/03300 – The Haven, Plaidy Lane (family member).</p>	
184.	<p><u>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC</u> The Chairman asked members of the public present if they had any questions or statements other than related to Planning applications as listed. There were none. The Chairman welcomed RTL Architects to the meeting who were in attendance to present the initial proposals for Polvellan Manor, West Looe. Mr McTeare explained that the new owners of Polvellan Manor were proposing a retirement residential development and had taken on board the critique from the previous scheme and enhanced it. RTL Architects continued with their presentation: *The scheme will comprise up to 35 elderly person dwellings and 4 stand-alone dwellings; as currently schemed, this will be split across the eastern and western areas of the site *The main scheme will focus around retaining and enhancing Polvellan Manor (original building) and its setting within Looe. As such there will be a departure from the previous scheme whereby any new buildings will be less dominant and split in order to break up any massing *There will be no round house tower or central woodland dwelling *The four units to the western part of the site will be very organic in design and seek to compliment the wooded setting *A detailed highways study will be prepared ahead of any submission; this will look at public and vehicular access to/from and within the site *An off-site contribution towards affordable housing will be provided, calculated in accordance with the Cornwall Local Plan. Any form of highways</p>	

	<p>improvement will also be considered</p> <p>*The proposals for elderly person living will seek to provide a more permanent base of people within the community that will support local business</p> <p>*The end operator of the facility is, as yet, un-defined. However operators are likely to offer in-house care and attention to needs, which will alleviate any local pressure on service infrastructure</p> <p>*The scheme development will be taken to the Cornwall Design Review Panel ahead of submission. A hard copy of the Presentation given can be viewed in the Town Council Offices.</p> <p>Councillors in turn asked questions to RTL Architects. Councillor Toms raised the concern that our Health Centre capacity is constrained and strongly suggested that they engage with the Health Centre. Councillor Bryan stated that the access and visibility to the site needs improvement as this is a very busy road.</p> <p>The Chairman stressed the importance of holding a Public Consultation Open day to engage with the residents.</p> <p>RTL Architects took on board the feedback from all Councillors, thanked the Committee and left the meeting.</p>	
185.	<p><u>TO RESOLVE TO APPROVE THE MINUTES OF THE PLANNING AND PUBLIC CONSULTATION COMMITTEE MEETING HELD ON 6TH MARCH 2018 (MINUTE NOS 145 – 157 (INC) 3RD APRIL 2018 MINUTE NOS 158 – 169 (INC) AND 24TH APRIL 2018 MINUTE NOS 170 – 181 (INC)</u></p> <p><u>.1 Minutes of the Meeting held on 6th March 2018</u> The Chairman informed the Committee that there were not enough members present at this meeting to approve the Minutes of 6th March 2018, but email approval had been received from Councillors Lundy, Mrs Powell and Rose. Councillor Toms proposed that the Minutes of the Meeting held on 6th March 2018 be approved, seconded by Councillor Bryan it was: <u>RESOLVED</u> With a vote of 5/4 (abstentions) (approved by 2 present and 3 emailed approvals).</p> <p><u>.2 Minutes of the Meeting held on 3rd April 2018</u> The Chairman proposed to approve the Minutes of the Meeting held on 3rd April 2018, seconded by Councillor Welch it was: <u>RESOLVED</u> With a vote of 4/2 abstentions to approve the Minutes of the Meeting held on 3rd April 2018.</p>	

	<p><u>.3 Minutes of the Meeting held on 24th April 2018</u> The Chairman proposed to approve the Minutes of the Meeting held on 24th April 2018, seconded by Councillor Toms it was: <u>RESOLVED</u> With a vote of 4/2 abstentions to approve the Minutes of the Meeting held on 24th April 2018.</p>	
186.	<p><u>MATTERS ARISING FROM THE MINUTES OF THE PLANNING AND PUBLIC CONSULTATION COMMITTEE MEETING OF 24TH APRIL 2018</u> There were no matters arising.</p>	
187.	<p><u>CORRESPONDENCE (For Information Only)</u> .1 <u>Update on St Martins Road, East Looe</u> An update had been received from Cornwall Council Highways Department in answer to our questions raised at our meeting held on 3rd April 2018, regarding samples taken from St Martins Road in January/February and the forward plan for the remaining drainage works. This update was circulated to all Committee members for information.</p>	
188.	<p><u>TO NOTE DECISION NOTICES</u> The Committee read through Decision Notices as attached Appendix 'A'. Looe Town Council are currently 95% in agreement with Cornwall Council decisions.</p>	
189.	<p><u>TO REPORT AND NOTE PLANNING APPEALS AND SITE MEETINGS</u> There were no notifications of planning appeals received or site meetings taken place.</p>	
190.	<p><u>TO CONSIDER PLANNING APPLICATIONS AS LISTED AND MAKE RECOMMENDATIONS THROUGH THE CLERK DIRECT TO CORNWALL COUNCIL</u></p> <p style="text-align: center;">----0000----</p> <p>The Chairman requested permission from the Committee to move the order of the Planning Applications as listed to accommodate members of the public present, this was unanimously approved.</p> <p style="text-align: center;">----0000----</p>	

	<p><u>.1 PA18/03405 – Land adjacent to Trevilder, Plaidy Lane, East Looe</u> Comments had been received at the Town Council which were circulated previously to all Committee members for information. Ms Burgess requested permission to speak and objected to the development on this site raising concerns with 2.148 and 2.156 of the Cornwall Local Plan, privacy, over-shadowing, over-development, lack of natural light, coastal erosion and flooding from sea water. The Committee discussed at length and made their recommendation as per Appendix ‘B’.</p> <p><u>.2 PA18/03300 – The Haven, Plaidy Lane, E Looe</u> Councillor Toms left the meeting. Comments had been received at the Town Council which were circulated previously to all Committee members for information. Mr Lovey requested permission to speak and objected to the development in regard to the design, appearance, scale of the building and privacy to neighbouring properties. The Committee discussed at great length and made their recommendations as per Appendix ‘B’. The members of the public thanked the Committee then left the meeting at 8.02pm. Councillor Toms returned to the meeting at 8.04pm. The Committee discussed the remainder of the planning applications as listed and made their recommendations as per Appendix ‘B’.</p>	
191.	<p><u>TO RECEIVE REPORTS OF PLANNING CONTRAVENTIONS</u> No Planning Contraventions were reported.</p>	
192.	<p><u>TO RECEIVE AN UPDATE ON THE PROGRESS OF THE NEIGHBOURHOOD PLAN</u> There was no update received. The next Neighbourhood Plan Steering Group meeting is scheduled for Wednesday 9th May 2018 at 7pm in the Council Chamber, The Guildhall.</p>	
193.	<p><u>MATTERS FOR FURTHER OR URGENT DISCUSSION AS DETERMINED BY THE CHAIRMAN (FOR INFORMATION ONLY)</u> <u>.1 Planning Report for Community News</u> The above report had been circulated to all Committee members for information. The Chairman asked for agreement for this article to be inserted into</p>	<p>Assistant Clerk to send article for insertion into the next edition of Community News</p>

	<p>the next edition of the Community news. This was unanimously agreed.</p> <p>.2 <u>PA18/01011/PREAPP - Land at New Barbican Farm, East Looe</u></p> <p>Councillor Toms informed the members present that a Pre-Application has been submitted to Cornwall Council for the development of 50 houses on land at New Barbican Farm, East Looe.</p> <p>. 3 <u>Date for Next Planning Meeting</u></p> <p>The Chairman confirmed that the next scheduled Planning and Public Participation meeting is to be held on Wednesday 30th May 2018 at 7pm in the Council Chamber, The Guildhall, Fore Street.</p> <p>The Chairman thanked Councillors Bryan and Sullivan for attending and assisting the Committee and closed the meeting at 8.20pm.</p>	
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Signed

Date