



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 Wednesday 30th May 2018 at 7.00pm

PRESENT

Councillors: D Bryan, Mrs E Hannaford, J Lundy,
Mrs B Richardson, C Rose, Mrs V Sullivan, and D Welch
Ex Officio – Cllr A Toms

OFFICERS

Assistant Town Clerk – Annette Keen

IN ATTENDANCE

Re: PA18/01011/PREAPP – Land at New Barbican Farm, East Looe:
Mr P Whitehead – Planning Consultant

Members of the Public: Donald Thorn, Grace Thorn, Penny Orford,
Brenda Goodbun, Jacqueline Rogers, Bryan Maywood, Karen Pengelly, Barry Smith,
Lucy Newman, Paul Bryant, Keith Bonaker, Garry Wilkins, Carol Keating,
Graham Morris and Leslie Morris

Re: PA18/03776 1A The Arches, Hannaford – Mr J Wise

		ACTIONS
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	The Assistant Clerk informed the Committee and members of the public present that the meeting was being recorded and asked members of the Committee to elect a Chairman for the Planning and Public Consultation Committee for the coming year 2018/2019.	
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1.	<u>TO ELECT A CHAIRMAN FOR THE PLANNING AND PUBLIC CONSULTATION COMMITTEE FOR THE YEAR 2018/2019</u> Councillor Rose proposed Councillor Bryan to serve as Chairman for the Planning and Public Consultation Committee for the coming year 2018/2019, seconded	

	<p>by Councillor Mrs Sullivan this was: <u>RESOLVED</u> Unanimously for Councillor Bryan to serve as Chairman for the Planning and Public Consultation Committee for the coming year 2018/2019.</p>	
2.	<p><u>TO ELECT A VICE CHAIRMAN FOR THE PLANNING AND PUBLIC CONSULTATION COMMITTEE FOR THE YEAR 2018/2019</u> Councillor Bryan proposed Councillor Welch to serve as Vice Chairman for the Planning and Public Consultation Committee for the coming year 2018/2019, seconded by Councillor Rose this was: <u>RESOLVED</u> Unanimously for Councillor Welch to serve as Vice Chairman for the Planning and Public Consultation Committee for the coming year 2018/2019.</p>	
3.	<p><u>APOLOGIES</u> Apologies were received from Councillor Mrs M Powell. <u>ABSENT</u> Councillor T Stacey.</p>	
4.	<p><u>TO RECEIVE DECLARATIONS OF INTEREST</u> Councillor Toms declared an interest in any matter raised concerning Cornwall Council, Looe Harbour Commission and Looe Development Trust. Councillor Rose declared an interest in any matter raised concerning East Looe Town Trust and PA18/04315 and PA18/04316, therefore abstained from discussions and voting. Councillor Mrs Hannaford declared an interest as a neighbour for PA18/02832, therefore abstained from discussions and voting.</p>	
5.	<p><u>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC</u> The Chairman asked members of the public present if they wished to ask questions or statements other than PA18/01011/PREAPP or planning applications as listed, there were none. .1 <u>PA18/01011/PREAPP – Land at New Barbican Farm, East Looe</u> Mr Whitehead, Planning Consultant introduced himself to the Committee and members of the public present, stating he was acting on behalf of the above pre-application and wished to seek initial feedback from the Town Council.</p>	

	<p>Mr Whitehead presented the proposed pre-application development stating that this is still in the early stages. The area for development is two fields at the back of Bay Down, East Looe, physically joining Rame View.</p> <p>Members of the public in turn raised questions and concerns to Mr Whitehead, including:</p> <ul style="list-style-type: none"> .What is considered to be affordable housing and the amount that will be affordable? – Policy allows up to 50% of the houses to be affordable. . Flood risk to properties including Plaidy Park Road – A very detailed Flood Risk Assessment would be carried out and Cornwall Council have their own drainage officer. . Highways issues with current problems of cars accessing and exiting Bay Down due to vehicles parking on Barbican Road – Highways Officer will be consulted. <p>Mr Whitehead stated that he would be grateful to receive any suggestions from the Committee and residents as we have the local knowledge.</p> <p>The Chairman asked the Committee in turn for any initial comments:</p> <p>Councillor Toms raised concern with the safety as there is only one way in and one way out of this development for emergency vehicles. The Heritage assets on this site. Highway is another issue as fifty extra houses would create much more traffic and vehicle movement. The infrastructure of the town, no NHS dentist and the doctor's cannot cope as we are. In our emerging Neighbourhood Plan we are suggesting smaller developments of 20 houses. The visual impact from the sea. Councillor Toms stressed the importance for Mr Whitehead to hold a Public Consultation Day to consult with the residents if a planning application is submitted.</p> <p>Councillor Lundy stated that in our emerging Neighbourhood Plan we do not want large developments, we would prefer smaller developments of approx 20 units.</p> <p>Councillor Mrs Hannaford stated that this is an exception site and must meet local need and stressed the need for affordable housing, referring to the successful 100% affordable housing recently built on Old Park Lane, East Looe. If there was development, in her opinion, would like to see low density subterranean development on the site to reduce the impact on the current undeveloped coast line.</p> <p>Highways would need to be consulted as the access road is an adopted road and suggested the possibility</p>	
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	<p>of a wider entrance to Bay Down. Concern with the infrastructure, including the sewage system and doctors surgery. The need for a Flood Risk Assessment as this site is in a critical drainage area. Assessment of the sustainable location. The land in discussions is included in our Landscape Character Assessment as part of our emerging Neighbourhood Plan and Councillor Mrs Hannaford suggested Mr Whitehead examine this document. Councillor Mrs Hannaford also stated smaller developments of 20 units as in our emergency Neighbourhood Plan would be more acceptable. The LCA was approved at the previous evening's Neighbourhood Plan Steering Group meeting and asked that the Project Manager make this available on the Looe Neighbourhood Plan website.</p> <p>The land is Agriculture land Grade 2, all Grade 3/4 land should be used first.</p> <p>Mr Whitehead thanked the Committee and residents for all comments received and then left the meeting. All members of the public (excluding Mr Wise) left the meeting at 7.50pm.</p>	<p>The Assistant Clerk to ask Project Manager to add LCA to Neighbourhood Plan website.</p>
<p>6.</p>	<p><u>TO RESOLVE TO APPROVE THE MINUTES OF THE PLANNING AND PUBLIC CONSULTATION COMMITTEE MEETING HELD ON 1st MAY (MINUTE NOS 182 – 193 (INC))</u></p> <p>.1 <u>Minutes of the Meeting held on 1st May 2018</u></p> <p>Councillor Mrs Hannaford proposed that the Minutes of the Planning and Public Consultation meeting held on 1st May 2018 be approved, seconded by Councillor Toms, this was:</p> <p><u>RESOLVED</u></p> <p>With a vote of 5/3 abstentions to approve the Minutes of the Planning and Public Consultation meeting held on 1st May 2018.</p>	
<p>7.</p>	<p><u>MATTERS ARISING FROM THE MINUTES OF THE PLANNING AND PUBLIC CONSULTATION COMMITTEE MEETING OF 1st MAY 2018</u></p> <p>There were no matters arising.</p>	
<p>8.</p>	<p><u>CORRESPONDENCE (For Information Only)</u></p> <p>.1 <u>Special Town and Parish Newsletter</u></p> <p>The above newsletter had been received from Cornwall Council and circulated to all Committee members. The Newsletter contained important information regarding planning enforcement investigations.</p>	

	<p><u>.2 What is Planning Harm? – Guide for Town/Parish Councils</u></p> <p>The above Guide had been received from Cornwall Council and circulated to all Committee members. The Chairman informed the Committee that because of the changes to data protection law (GDPR) Looe Town Council have removed the Agenda Item – To Report Planning Contraventions.</p> <p>If you anyone wishes to report an alleged planning contravention, please email the office with details and the Assistant Clerk will then report to Cornwall Council for investigation.</p>	
9.	<p><u>TO NOTE DECISION NOTICES</u></p> <p>The Committee read through Decision Notices as attached Appendix 'A'.</p>	
10.	<p><u>TO REPORT AND NOTE PLANNING APPEALS AND SITE MEETINGS</u></p> <p>There were no notifications of planning appeals received or site meetings taken place.</p>	
11.	<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 member of the public present, this was unanimously approved.</p> <p style="text-align: center;">----0000----</p> <p><u>.1 PA18/03776 – 1A The Arches, Hannafore</u></p> <p>Mr Wise was in attendance to listen to the discussions for his application, but declined to make a statement.</p> <p>Councillor Rose stated that the description states alterations to the second floor dormers, construction of car parking deck with self contained accommodation beneath, however there are changes also to the first floor in the plan. So we are considering a bit more than what is on the description. Discussions took place and concerns were raised with the amenity outside space and the description of annex stated in the Design and Access Statement, where in fact it is self contained accommodation.</p>	

	<p>Mr Wise was asked to comment and explained that the development was for a self contained accommodation with no outside amenity space and is undecided whether the property was for permanent residential or for a holiday let.</p> <p>The Committee discussed and made their recommendations as per Appendix 'B'.</p> <p>Mr Wise thanked the Committee and left the meeting.</p> <p>The Committee returned to the proper order of Planning Applications as listed and made their recommendations as per Appendix 'B'.</p> <p>Note: Councillor Mrs Sullivan left the meeting whilst planning applications were being discussed at 8.20pm due to another commitment.</p>	
<p>12.</p>	<p><u>TO RECEIVE AN UPDATE ON THE PROGRESS OF THE NEIGHBOURHOOD PLAN</u></p> <p>Councillor Mrs Hannaford reported to the Committee that herself and Councillor Toms are now joint Chair as Greg Spence is no longer able to continue as Chairman, as he is leaving the area. There has been delays on the progress of the plan for personal reasons but we are now back on track with a new timescale and work plan. The Project Manager, Steve Besford-Foster has started drafting the Neighbourhood Plan document and the first draft will be available hopefully in October 2018. Comments will be open to the public for six weeks, this will then be sent to Cornwall Council before finally going to referendum. There is also the possibility of further Grant funding to be applied for. The Neighbourhood Plan Steering Group have approved the Landscape Character Assessment and this will be passed to the next Full Council meeting for approval.</p>	
<p>13.</p>	<p><u>MATTERS FOR FURTHER OR URGENT DISCUSSION AS DETERMINED BY THE CHAIRMAN (FOR INFORMATION ONLY)</u> <u>.1 PA18/01228/PREAPP</u></p> <p>The Chairman informed the Committee that our application to place a Tree Preservation Order on a horse chestnut tree on Woodlands View, West Looe had been considered by the Tree Officer. The tree is under the ownership of Cornwall Housing and there does not appear to be an imminent threat to fell the tree. Therefore, a tree preservation order is not</p>	

	<p>justified.</p> <p><u>.1 PA18/04678 – Land adjoining Millpool Boating Lake, West Looe</u></p> <p>Councillor Mrs Hannaford informed the Committee that the above planning application had been submitted with no consultation to herself as Ward Member.</p> <p>Councillor Mrs Hannaford asked the Committee for a letter to be sent to the Chief Executive Kate Kennally copying in Paul Masters raising our concerns that Looe Town Council and the Ward Members must be involved and consulted on all matters concerning Looe.</p> <p>The Committee unanimously supported Councillor Mrs Hannaford and approved that a letter be sent to the Chief Executive raising our concerns.</p> <p><u>.2 Drainage on St Martin Road, East Looe</u></p> <p>Councillor Lundy informed the Committee that he asked for a programme of works for the drainage on St Martin's Road. Councillor Toms informed Councillor Lundy that he is soon meeting with Cornwall Council Highways and would bring this matter up with them.</p> <p><u>.3 Penndrumm Fields Community Update</u></p> <p>Councillor Lundy asked the Assistant Clerk to chase the overdue Community Update from Barratt Homes.</p> <p>The Meeting closed at 9.00pm.</p>	<p>Clerk to write to Chief Executive</p> <p>Cllr Toms to discuss matter with CC Highways Dept</p> <p>The Assistant Clerk to contact Barratt Homes for Community Update</p>
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Signed

Date