



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

Held in the the Council Chamber, The Guildhall, Fore Street, East Looe  
 on Thursday 5<sup>th</sup> November 2015 at 7.00pm

**REPORT TO COUNCIL**

**PRESENT:**

Chairman: Cllr A Toms  
 Cllrs Miss K Bishop, J R B Dingle, M Gregory,  
 R Hendy, Mrs E Hannaford, C Rose, M Soady and  
 T Stacey

**OFFICERS**

Assistant Town Clerk – Annette Keen

**IN ATTENDANCE**

Mr Andy Cattermole – Barratt Homes Planning Manager  
 Mr Tony Owens-Redwood – Infrastructure Design Engineer, Hydroc  
 Mr Stephen Kirby – Planning Officer, Cornwall Council  
 Various Members of the Public

		<b>ACTIONS</b>
<b>52.</b>	<p><b><u>APOLOGIES</u></b>                      Apologies were received from Councillors D Bryan, T Crane,                      P Crossley, Mrs M Powell and D Welch.</p> <p><b><u>ABSENT</u></b>                      Councillor Mrs E Graham-Jones.</p>	
<b>53.</b>	<p><b><u>TO RECEIVE DECLARATIONS OF INTEREST</u></b>                      .1 <u>Personal Interests</u>                      Councillor Toms declared an interest in any matter raised                      concerning Cornwall Council, Looe Development Trust and                      Looe Harbour Commission.</p>	

	<p>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.  Councillor Dingle declared an interest in any matter raised concerning West Looe Town Trust.</p> <p style="text-align: center;">----0000----</p> <p>The Chairman welcomed everyone to the meeting and explained the procedure of the meeting. The Chairman explained that before the meeting commenced he would like to read out an email he had received from Ben Kernow:</p> <p>“In light of the fatality in Looe the Legal and Planning Services have been very concerned to ensure that extra care has been given to obtaining drainage information this time around (hence our pulling of the Application from the Planning Committee, some months ago).</p> <p>Accordingly, following the submission of considerable additional drainage information from Barratt Homes (who have been extremely co-operative) and the indications received from the Coroner it is now deemed appropriate for these applications to progress”.</p> <p>The Chairman introduced Andy Cattermole, Tony Owen and Stephen Kirby to the members of the public present.</p> <p style="text-align: center;">----0000----</p>	
54.	<p><b><u>TO RECEIVE AN OUTLINE OF KEY ISSUES FROM STEPHEN KIRBY, CORNWALL COUNCIL PLANNING</u></b></p> <p>A Power Point as attached Appendix ‘A’ was projected by Councillor Mrs Hannaford.</p> <p>Mr Kirby explained that the current application is a reserved matters application for the construction of 82 dwellings as edged red on the plan. Revised plans and supporting information have been received. Mr Kirby explained that phase 1 development had been reduced from 100 dwellings to 99. Phase 2 has been reduced from 85 dwellings to 82 and he continued to explain the layout for Phase 2.</p> <p>Mr Kirby handed the meeting over to Andy Cattermole, Planning Manager from Barratt David Wilson Homes.</p>	

55.	<p><b><u>TO RECEIVE A PRESENTATION OF PROPOSALS FROM A REPRESENTATIVE FROM BARRATT DAVID WILSON HOMES</u></b></p> <p>Mr Cattermole introduced himself and stated that he would be happy to answer any questions where possible.</p> <p>Mr Cattermole stated that the employment land was currently being marketed and they have had enquiries for the site ie small retail unit and child day care, neither of which comply with the outline consent. There has been suggestions that smaller units be made available.</p> <p>Originally the application was for 85 units but now the application is for 82 units, this is to deal with the off-site drainage elements in response to the consultation process.</p> <p>A couple of plots have been moved closer to the road and some garages have been re-located. In regard to the landscaping, the buffer between the agricultural land and our site has been increased. Confirmation was received that within this planting season the entrance to the site will be completed.</p>	
56	<p><b><u>TO RECEIVE STATEMENTS OR QUESTIONS FROM MEMBERS OF THE PUBLIC</u></b></p> <p>Questions from members of the public were asked regarding drainage.</p> <p>Mr Owens-Redwood explained the proposed drainage scheme for Phase 2 in detail and how the surface water will be dealt with and managed within the sites boundary. Power Point 'A' was displayed. On Phase 2 a Management Company will manage the soakaways on public open space and private land, the homeowners would pay towards the Management Company. Soakaways on the highway will be the responsibility of Cornwall Council once the highway has been adopted.</p> <p>Concern was raised by the residents of Phase 1 that they would be responsible for the upkeep of communal soakaways. Mr Cattermole stated that this would not be the case.</p> <p>Questions were asked what would happen if the Management Company went out of business, Mr Owens-Redwood stated that Barratts would maintain a stake in the Management Company for a number of years. Mr Cattermole assured that the Management Company relates to Phase 2 not Phase 1.</p> <p>Discussions took place regarding the bus stop which had been withdrawn from the plans for Phase 1. Mr Cattermole appreciated the need for a bus stop and discussions with a different bus company are continuing and are exploring the options of either entering the site or a bus stop at the entrance. Barratt's have offered a financial contribution, without prejudice. Highways safety is a priority.</p>	

	<p>Mr Cattermole assured that the travel vouchers will be sent to the homeowners who completed the survey.</p> <p>Concern was raised that a decision could be made before the inquest into the death of a resident had been held and requested a copy of the email sent by Mr Kernow.</p> <p>Concern was raised at the lack of street lighting and questions were raised as to who was responsible for the roads and pathways. Barratt's are responsible until Cornwall Council have adopted the highway.</p> <p>Questions were raised as to whether St Martin's Road would have to be closed to connect into the foul sewer. Mr Owens-Redwood stated that the road would not be closed fully but single lane traffic on traffic lights. Great concern was raised that St Martin's Hill would again be dug up, a known unstable hillside. Residents stated that surface water is still running down St Martin's Hill and down to the back of the houses on Sandplace Road. Much further discussion took place and confusion and concern was raised at St Martin's Hill being disrupted.</p> <p>Mr Kirby informed all that there are still some issues that need to be clarified and technical information still needs to be provided by Barratt David Homes.</p>	
57.	<p><b><u>TO CONSIDER PLANNING APPLICATION NUMBER PA14/10838 (BARRATT DAVID WILSON HOMES, ST MARTIN'S, EAST LOOE) AND MAKE RECOMMENDATIONS THROUGH THE CLERK DIRECT TO CORNWALL COUNCIL</u></b></p> <p>The Chairman asked each Councillor in turn for their comments. The general opinion was that having this meeting was premature and no recommendation be made until further information awaited for is received. Phase 1 was not done as it should have been and we need to be confident the plans are as set.</p> <p>Questions were raised as to whether Cornwall Council will be conditioning the Management Company and soakaways be made a priority.</p> <p>It was requested that the deadline for comments to be submitted on the Cornwall Council online portal be extended. Mr Kirby stated that this would be down to Barratt's to action, he could not make that decision.</p>	

	<p>The Chairman proposed that we reflect on the concerns and reconvene this meeting when further information is available, seconded by Councillor Mrs Hannaford, it was <u>RESOLVED</u> Unanimously to hold a further meeting to make recommendation when further information is made available.</p> <p><b>The Meeting closed at 8.42pm.</b></p>	
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Signed .....

Date .....