

## **Report Looe Town Council January 2016**

### **Pre apps**

At the Planning Committee this week we approved a protocol for such consultations. It was agreed that they should in normal circumstances be in public. The agreed protocol was written with the help of Sarah Mason from CALC. Cornwall Council are working with the Planning Partnership which is made up of representatives from town and parishes to agree a Pre App protocol that Cornwall Council can agree with town and parishes.

### **Downs Pre App**

A pre application consultation has been submitted for a development of a proposed 174 homes with 35% affordables for local connection. This is not the final application assuming they do submit. It's a chance to comment on the application while reserving our right to object or support in the future. We can make suggestions on how the development can be shaped and improved.

### **West Road Pre App**

We have also been approached by West Looe Town Trust who has a proposal for units to rent. Adopting the protocol at the Planning committee allowed us to make suggestions for approval.

### **Polvellan Pre App**

Another major application for the town is being lodged for consideration. Since the consultation day back in April the applicant has had poor health so feedback has been delayed. The agent will be seeking the town councils view and open negotiations about the S106 off site affordable housing contribution, which could be considerable.

### **Response to Planning and Housing Bill and changes to the NPPF**

There are significant changes being proposed by Government to try and meet the housing needs for future generations and remove barriers to delivery. These are contained within the Housing and Planning Bill, which has just been through its third reading in Parliament after its committee stage and will now be considered by the Lords. Myself and Cllr Duffin made representation to the Select Committee expressing our concerns that the measures outlined will not be appropriate for Cornwall's needs. I have attached a copy of our joint response.

Changes to the NPPF were also discussed at the Planning Policy Advisory Committee last week. Some are very worrying. Here is a link to the committee agenda papers.

<https://democracy.cornwall.gov.uk/documents/s85775/Consultation%20on%20proposed%20changes%20to%20national%20planning%20policy%20-%20Appendix%201.pdf>

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I am concerned that the bill includes proposals that developments could gain permission in principle (PIP) without the need for local consultations or take in local peoples views and concerns, a removal of the need to provide for rent homes in favour of discounted to buy known as starter homes, but with no safeguards to ensure they remain affordable in perpetuity. These homes could end up as second homes.

### **Local Plan**

Full Council approved changes to the local plan on 15th December. The main changes that

the Government's inspector was recommending to make the plan sound were a reduction to the affordable housing percentages and a raising of the headline number to 52,500. There will now be a 6 week statutory consultation with the responses being considered by the Government inspector before a restarting of the examination in public in April/May. It is hoped, assuming the Inspector accepts the changes, that the plan will be in place by the Autumn when the Caradon Local Plan saved policies will become defunct. The vacuum in local policies for Looe will be those being developed under the neighbourhood plan process.

### **Paperless training**

I hope that members will be able to attend the paperless training session, which is next Monday 18th in Liskeard from 6pm.

### **West Looe May Fayre**

Plans are week advanced for the Fayre which is on 7th May from 10.30am – 2.30pm. We are opening a community account to hold funds. There is a planning meeting tomorrow night on 12th at Hannafore Point from 6.30pm to find out what is planned, gain feedback and incorporate any new ideas. We would be grateful for volunteers to steward the processional and road closures. This year's May Queen will be announced tomorrow night.

### **Land at end of Woodlands View**

I am in talks with Cornwall Housing to get them to take on the land and make it suitable for amenity use of additional parking if possible.

### **Looe Marine Conservation Group**

Thanks to members who helped with the Hannafore Beach clean last week and logging of marine plastics found. Several bags were collected and items included monofilament nettings, tyres, various bottles and bottle tops. An exciting find was Goose Barnacles. On the northern Spanish Coast of Death local men risk their lives searching the jagged cliffs for gooseneck barnacles, a rare delicacy for which diners will shell out hundreds of euro. Minimising marine plastics is a key area of work for the group in the coming year. Micro plastic debris floating in the world's oceans could be having a massive impact on marine life. Tiny bits of plastic rubbish are having an impact on lugworms, and other marine animals, which are an important source of food for other animals. I would hope that Looe Town Council could audit our use of plastics and lead by example.