

LOOE TOWN COUNCIL

NOTES OF FACILITATION MEETING

held on Thursday 21st January 2010 in
the Tourist Information Centre, The Guildhall, East Looe at 7pm

REPORT TO COUNCIL

PRESENT

Chairman – Cllr K Smith
Cllrs J Hoskin, M Joy, C Rose
and A Toms

IN ATTENDANCE

Mr B Martin - Applicant
Mr G Parry – Applicant
Mrs S Cornish - Situ8
Mr Charles Griffiths – Architect
Mr J Warne – Resident Representative
Mr A Longman – Resident Representative
Mrs K Masson – Resident Representative

OFFICERS

Town Clerk – Mrs Anne Frith

**TO DISCUSS THE PRE- PLANNING PROPOSAL FOR LAND ADJACENT
TO “GLENOWER” AND DAWES LANE**

The Chairman opened the meeting by explaining that all viewpoints will be noted but the discussions should remain polite or the meeting will be suspended.

Councillor Joy explained that we, as a Council, will have to make recommendation on any future planning application based on its merits and planning policy and cannot be drawn into pre-judgement at this stage. Councillor Smith endorsed this statement.

Mrs Cornish reminded all present that the proposal is for the development of two houses, timber framed construction. Much consideration has been given to the landscaping and a large tree and shrub planting programme has been built in to the proposal. Mr Martin also proposes to provide a turning circle for vehicles within his land.

The Architect explained the development from the planting point of view, tree management has been incorporated to enhance bio diversity and protect wildlife.

The scale and design of the proposed development has been worked out to fit in with the landscape whilst providing maximum light for the properties and

being environmentally friendly bearing in mind the difficulties of building on a steep slope.

Mrs Cornish stated that some of the building will be pre-fabricated off site and all materials will be delivered to site within restricted times to reduce inconvenience to residents.

Councillor Joy explained that, although this land is designated as an Open Area of Local Significance development is not prohibited but must meet the criteria stated in Policy EV6 of the Caradon Local Plan 2007.

Mrs Masson raised concerns about the increased traffic stating that the roads are already overloaded and Pendrim Road is already in need of repair. She asked Councillor Toms if Pendrim Road could be adopted by Cornwall Council, Councillor Toms responded that this would cost a lot of money as the road would have to be brought up to Highways Standards. Mr Warne stated that although Pendrim Road is a private road public rights of way have been established and to all intents and purposes it is a public road.

Mr Martin stated that he does not intend to use Pendrim Road but he has made an offer to make good part of this road, at a cost of approximately £800, as a gesture of goodwill to the residents. Mrs Masson has circulated this offer to the relevant residents and is awaiting all responses.

Mr Griffiths informed that a Traffic Management Plan has been agreed in principle for the duration of the construction.

After further general discussion Councillor Joy suggested that the residents and the developers talk to try and resolve all issues amicably stating that it is very unusual for a developer to offer the hand of friendship in the manner that Mr Martin already has. Councillor Joy also informed Mrs Masson that the residents can go and talk to Cornwall Council planning department about the proposals.

Mr Longman wanted to discuss the plans in detail and raise his objections. It was explained to him that, at this stage, he could not do so as this may compromise Looe Town Council's ability to make un-prejudiced recommendations when the planning application comes in. It was also explained that, when the application does come in, it will be advertised on our notice boards and website and the plans will be available for inspection in the office. Any objections should then be put in writing, both to Cornwall Council and Looe Town Council, for consideration when the application comes up for discussion at our planning meeting.

In response to Mr Warne's question Mrs Cornish informed him that plans will be submitted within the next four weeks to Cornwall Council.

As Mr Longman still appeared to be confused about the purpose of this meeting Councillor Toms explained the process in detail to clarify the procedure for him.

The Meeting closed at 8.15pm