

LOOE TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

held in the Council Chamber, Fore Street, East Looe on
Monday 1st August 2011 at 7.00pm

REPORT TO COUNCIL

PRESENT

Chairman – Councillor D J Bryan
Councillors J Hoskin, Mrs M Powell and
A Toms

IN ATTENDANCE

Mrs Anne Frith – Town Clerk
Ms S Stevens – Cornwall Council Planning Officer
Mrs K Masson
Mr and Mrs J Warne
Various members of the public

19. APOLOGIES

Apologies for absence were received from Councillors M Gregory and K Smith.

20. TO RECEIVE DECLARATIONS OF INTEREST

.1 Personal Interests

Councillor Bryan declared an interest in any matter raised concerning East Looe Town Trust.

Councillor Toms declared an interest in any matter raised concerning Cornwall Council, Looe Harbour Commission, Application Numbers PA11/04458 and PA11/03938 having given advice to both applicants and residents.

21. TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC

There were no questions asked.

22. CORRESPONDENCE

.1 Cornwall Council – Local Planning Forum Meeting

Notification of the next meeting to be held on 3rd October 2011 had been received

Councillor Toms or Smith will attend.

.2 Dove Rock - Decision

Councillor Toms explained that the Extinguishment Order had been refused and the path is to be returned to original.

.3 Morval Parish Council

A letter received stated that Morval Parish Council support Looe Town Council in encouraging Cornwall Council to apply for the Frontrunners Grant Scheme (£20,000).

23. DECISION NOTICES

See attached Appendix 'A'.

The Chairman asked Ms Stevens to explain why the application for Riviera Apartments, Shutta, had been approved when Looe Town Council had recommended refusal because of the use of UPVC in a Conservation Area. Ms Stevens explained that, the Article 4 Directive states that UPVC cannot be used in the Conservation Area if it overlooks a highway, water or an open space. However, the properties that are higher above the road where it cannot be determined what the windows/doors are made of are permitted.

Ms Stevens also explained that the Article 4 was put together in a hurry to obtain Heritage funding and should have been for historical and listed buildings only. The Planning office are currently working towards restoring the historical buildings to their original wooden windows and doors through the planning process as and when applications are submitted. Those buildings that now have UPVC will be refused for permission for replacement UPVC, they will have to be replaced with wood.

The main area of concern is the core of the town, West Looe Hill and Polperro Road.

The Chairman thanked Ms Stevens for her explanation.

24. PLANNING APPEALS AND SITE VISITS

.1 Appeal No: APP/DO840/C/11/2154516 – Land adjacent to the Guildhall (The Fish Kitchen)

Notification of an appeal had been received. As this land belongs to East Looe Town Trust, Councillor Bryan declared a prejudicial interest and handed the matter to Councillor Toms.

Councillor Toms explained the background of this appeal stating that no planning application has been submitted but an Enforcement Notice has been issued to remove the structure.

Councillor Toms proposed that Looe Town Council write to the Planning Inspectorate requesting that the normal planning process is followed and that an application should be submitted to enable the community to raise their concerns and state their views, seconded by Councillor Hoskin it was unanimously agreed.

25. TO CONSIDER PLANNING APPLICATIONS

See attached Appendix 'B'.

.1 Re: Application Number: PA11/04458 – Lavengro

Mrs Masson voiced the objections of the residents of the area surrounding this property.

The Committee considered the application at length and unanimously agreed to recommend refusal to be called in for Committee decision if Cornwall Council disagree with our recommendation.

Note: We have now been informed that Cornwall Council Planning are refusing this application and referring the matter to Planning Enforcement.

.2 Re: Application Number: PA11/03938 – Land opposite Pixies holt, Shutta Road

Mrs Warne stated that access to this land for any vehicle is practically impossible.

The Committee discussed the letters of objection received and then the application. It was considered that there is very little difference to the previous applications that have been refused.

Councillor Bryan proposed that the application be called in for Committee decision, seconded by Councillor Mrs Powell it was unanimously agreed.

Councillor Toms will call the application in.

26. PLANNING CONTRAVENTIONS

There were none reported.

The Meeting closed at 8.10pm

REFERENCE NO:	NAME AND ADDRESS	LOOE TOWN COUNCIL RECOMMENDATIONS	CORNWALL COUNCIL DECISION
		<i>PERMISSION FOR DEVELOPMENT 1st August 2011</i>	
PA11/03846	Mr Riccardo Harmes The Orchard Darloe Lane West Looe	Do not object or support. Refer to County forester.	Decided not to make a TPO (TCA apps)
PA11/03136	Mr Roderick Mitchell Mitchells Cottage Shutta Lane East Looe	Support. We support this application subject to the front wall being re-instated when the gate has been re-installed. This is in a conservation area.	Approved with conditions.
PA11/04266	Mr Robert Mann Riviera Apartments Craigside East Looe Looe	Object . Use of UPVC in a Conservation Area will alter the appearance of the building and be out of character with the area. Decision made under delegated powers.	Grant of Conditional Planning Permission
		<i>REFUSAL FOR DEVELOPMENT 1st August 2011</i>	
PA11/03839	Mr Carl Killeen Penolver Darloe Lane West Looe	Object – As this is in the Conservation Area we would prefer that the wall is rebuilt with granite or natural stone to be in keeping with the area. Decision made under delegated powers.	Refused

PA11/03645	Mr and Mrs Bayfield 3 Penarth Looe PL13 2QW	Object – This is considered to be out of keeping with the surrounding area. There are overlooking issues. Loss of light to adjacent properties. Decision made under delegated powers.	Refused
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LOOE TOWN COUNCIL
PLANNING APPLICATION LIST
COMM. MTG: 1st August 2011

**IF YOU ARE MAKING A WRITTEN OBJECTION TO CORNWALL COUNCIL
REGARDING ANY PLANNING APPLICATION PLEASE SEND A COPY OF YOUR
LETTER TO LOOE TOWN COUNCIL**

DATE	NUMBER	NAME	DEVELOPMENT & SITE	LTC RECOMMENDATIONS
23.06.2011	PA11/04266	Mr Robert Mann Riviera Apartments Craigside East Looe Looe	Replacement of worn out Crittall single glazed windows and rotten wooden windows with similar styled double glazed UPVC windows	Object Use of UPVC in a Conservation Area will alter the appearance of the building and be out of character with the area. Decision made under delegated powers. 25.7.11
30.06.2011	PA11/04458	Mr A Guest Lavengro Shutta Road East Looe	Construction of car port	Object. We would recommend refusal for loss of light to adjacent property and over-bearing structure. We would request that the site was returned to the original as per attached photo No 1. We would like this called in for committee decision.
01.07.2011	PA11/04374	Mr and Mrs A Jones The Anchorage Shutta Road East Looe	Construction of a standard wooden garden shed	Do not object or support. Decision made under delegated powers 25.7.11.
06.07.2011	PA11/03938	Mrs C Eastley Land Opposite Pixies Holt Shutta Road East Looe Cornwall	Construction of dwelling (Demolition of existing building).	Object. We would recommend refusal. Our opinion is the same as for previous applications and little has changed on the plans. We would support this application being called in for committee decision.
15.07.2011	PA11/05554	Mrs V Charles 3 Mount Pleasant Station Road East Looe	Replacement of first and second floor window frames to west elevation with wood grain UPVC double glazed frames	Object. We recommend refusal. This property is in the Conservation Area overlooking the main road and river and therefore against policy.

16.07.2011	PA11/04354	Mr J Scrimshaw Tregay Cottage Shutta Road East Looe Looe	Replace windows to front of property (2 no. aluminium windows on first floor and 1 no. softwood window on ground floor) with box sash windows in European Redwood	Support
21.07.2011	PA11/05524	Miss Jacqueline Martin 33 Churchlands Sunrising Estate East Looe	Alterations and construction of extension to form ground floor bathroom adjacent to extended lounge	Support