

**LOOE TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE MEETING**

held at Looe Community Academy, Sunrising, East Looe  
on Wednesday 25<sup>th</sup> July 2012 at 7.00pm

**REPORT TO COUNCIL**

**PRESENT**

Chairman - Cllr D J Bryan  
Cllrs Mrs M Powell, C Rose, T Stacey  
and A Toms

**OFFICERS**

Town Clerk – Mrs Anne Frith

**IN ATTENDANCE**

Cllr E B Galipeau  
Mr and Mrs Nicholson – Application no PA12/06134  
Jade Farrington – Cornish Guardian  
Various members of the public

**23. APOLOGIES**

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

**24. TO RECEIVE DECLARATIONS OF INTEREST**

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, Looe Development Trust  
and Application No: PA12/05603.

**25. TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC**

A member of the public asked how Looe Town Council works with  
regard to planning applications, Councillor Bryan responded that Looe  
Town Council are only consultees and can only make recommendation  
to Cornwall Council who then determine the outcome of applications.

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To accommodate members of the public the Chairman requested  
permission to alter the order of the Agenda to discuss Application No:  
PA12/03549 – Valley View Stables, permission was unanimously  
given.

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**26. TO DISCUSS APPLICATION NO: PA12/03549 – VALLEY VIEW STABLES**

The Chairman informed all members of the public that we can only consider matters relating to planning policy and law and referred them to the circulated policy HO15. Various members of the public raised concerns about this application, not all of them planning related, which were answered by the Committee.

The Chairman then informed all present that the Committee would consider the application and informed them of the recommendation. The Committee considered the application, taking into account Councillor Galipeau's statement (see attached Appendix 'A') and then informed the public of the recommendation to Cornwall Council as follows:

"We have asked Cornwall Councillor Armand Toms to call this application in for Committee decision. We believe this in contravention of the Planning Policy for Travellers (23/3/12 [www.communities.gov.uk/publications/planningandbuilding/planningpolicytravellers](http://www.communities.gov.uk/publications/planningandbuilding/planningpolicytravellers) Policy E and Policy H) and the South West Panel Report 2008 which relates to green field areas and number of transit pitches. The site is not on a major road, and is not an allocated site in the Local Plan".

The Chairman then suspended the meeting to allow the public to leave, if they wished to do, at 7.45pm. The Meeting resumed at 7.50pm.

**27. TO CONSIDER PLANNING APPLICATIONS**

.1 Re: Application No: PA12/06134 – Kittiwake

Mr Nicholson made a short statement regarding his application.

The Committee considered the application and recommended that Councillor Toms (as Cornwall Councillor) be asked to call it in for Cornwall Council Committee decision.

See attached Appendix 'B' for the remainder of the recommendations. Councillor Toms took no part in the discussions or voting for Application Number: PA12/05603.

**28. CORRESPONDENCE**

There was none to discuss.

**29. DECISION NOTICES**

See attached Appendix 'C'.

**30. PLANNING APPEALS AND SITE MEETINGS**

There were none.

**31. PLANNING CONTRAVENTIONS**

There were none reported.

**The Meeting closed at 8.50pm**

Appendix 'A'

**Skyline development into the Millendreath Valley  
AGLV & Heritage Coast**

**Would cause material harm to the AGLV, and  
significantly weaken it.**

**Could not be mitigated by screening or other works.**

Statement provided by Cllr Galipeau – Re Application No: PA12/03549 –  
Valley View Stables 25/7/12

LOOE TOWN COUNCIL  
**PLANNING APPLICATION LIST**  
**COMM. MTG: 25<sup>th</sup> July 2012**

**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
22.06.2012	PA12/05329	Mr and Mrs Ray Leong Rame Portuan Road West Looe Looe	Application for Certificate of Lawful Development for a proposed use namely roof extension comprising rear flat roof dormer with juliet balcony	FOR INFORMATION ONLY
23.06.2012	PA12/05145	Ms Tina Hicks Looe Harbour Commissioners Land adjoining Ferry Steps West Looe Square Looe	Demolition of existing fisherman's shelter and replacement with car parking spaces. Construction of new fisherman's shelter, yacht changing facility and multi use covered community space	Support.
27.06.2012	PA12/05944	Mrs P Adamson Sunny Harbour Barbican Hill East Looe	Proposed alterations and other associated works	Support
30.06.2012	PA12/06035	Mr Orford Sumara Plaidy Park Road Looe Cornwall	Construction of front conservatory	Support
04.07.2012	PA12/03380	Mr and Mrs Frank Woods 26 Goonwartha Road Looe PL13 2PJ	Retention of raised deck area to rear of dwelling	Object. We consider this to be over-bearing and out of keeping with adjacent properties.
05.07.2012	PA12/06134	Mr and Mrs Nicholson Kittiwake Plaidy Park Road Plaidy Looe	Proposed extension and re-modelling of existing dwelling	Object. We have asked Cornwall Councillor Armand Toms to call this in for Committee decision. We have concerns relating to the property on the west side of the proposed development.
06.07.2012	PA12/05603	Ms Tina Hicks (with Tim Alsop and Nathan	Change of use from B1/B2	Support. This is in the centre of the

		Outlaw) Looe Harbour Commissioners Unit 2A Fish Market Quay Street East Looe	business/general industrial – fish processing and packing unit to A3 Restaurant use. Removal of roller shutter and replacement with new entrance door and screen on road side elevation. Installation of new windows and doors, on harbour side elevation.	Conservation Area, we would ask that the applicant uses appropriate materials ie timber or metal not UPVC to be in keeping with the area and policy Article 4 Directive.
07.07.2012	PA12/03549	Mrs K Ring Valley View Stables Barbican Road Looe	Proposed 10 pitch Traveller Transit site	We have asked Cornwall Councillor Armand Toms to call this application in for Committee Decision. We believe this in contravention of the Planning Policy for Travellers (23/3/12 <a href="http://www.communities.gov.uk/publications/planningandbuilding/planningpolicytravellers">www.communities.gov.uk/publications/planningandbuilding/planningpolicytravellers</a> Policy E and Policy H) and the South West Panel Report 2008 which relates to green field areas and number of transit pitches. The site is not on a major road, and is not an allocated site in the Local Plan.
12.07.2012	PA12/06357	Mr Mike Ivers Briggs Ltd Flat above Moshulu Shoes Fore Street East Looe	Change of use from A1 Retail (first floor shoe stock room) to C3 dwelling house; exterior – repair and re-use of the  existing roof slates, replacement of 1 rear roof slope to provide spare slates to repair the visible slope, replacement of timber framed windows with new double glazed timber framed windows and raising of ground floor by 200 mm	Support.
12..07.201	PA12/06086	Mrs Deborah Wollway	Change of use from	Object. We are concerned

2		Fishermans Store Lower Street East Looe	store to dwelling house	about the size of living accommodation. This property is on a flood plain. We have health and safety concerns. Please refer to the Conservation Officer. We also query the storage distribution as stated in S18 sub section B8 of the application form - zero square metres floor space?
19.07.2012	PA12/06674	Mrs Tina Hicks Shelter Quay Road West Looe Looe	Application for Conservation Area Consent for demolition of existing fisherman's shelter and replacement with car parking spaces	Support.
19.07.2012	PA12/06592	Mr W Martin Lascares Wine Bar Fore Street East Looe	Additional use classification to include take away	Support
19.07.2012	PA12/05169	Mr P Calvert Meneglaze Shutta Looe PL13 1LU	Construction of a 2 bedroomed bungalow on land adjacent to Meneglaze	Support. Subject to a land stability test and report.

<b>DATE RECEIVED NOTIFICATION</b>	<b>REFERENCE NO:</b>	<b>NAME AND ADDRESS</b>	<b>LOOE TOWN COUNCIL RECOMMENDATIONS</b>	<b>CORNWALL COUNCIL DECISION</b>
			<i>PERMISSION FOR DEVELOPMENT 25<sup>th</sup> July 2012</i>	
21.06.2012	PA12/02992	Mr Poutney 5 St Martins Close Looe PL13 1HE	Support	Approved with Conditions.
21.06.2012	PA12/03924	Mr Jason Buzza 2 River View Polperro Road West Looe	Support	Approved with Conditions.
29.06.2012	PA12/04200	Barratt Homes Adjoining Looe Community Academy Barbican Road East Looe	Support	Approved with Conditions
29.06.2012	PA12/04169	Looe Leisure Ltd Buller Quay Quay Street East Looe	Support	Approved with Conditions
29.06.2012	PA12/02173	LLC Property Dev Riverside Hotel Site Station Road East Looe	Object	Approved with Conditions
29.06.2012	PA12/05623	Ms Tina Hicks Looe Harbour Comm Unit 6 Buller Quay Quay Street East Looe	Looe Town Council did not receive this application for recommendation.  Submission of details to discharge condition 3 in respect of decision notice PA12/03135.	S52/S106 and discharge of condition apps
04.07.2012	PA12/03101	Mr Alastair Uglow Land adjacent to Polvellan Manor The Millpool West looe	Support. We support this in principal but would ask for a site meeting with the County Forester.	Approved with Conditions.

29.06.2012	PA12/04367	Barratt Homes Exeter Division Adjoining Looe Comprehensive School Barbican Road East Looe	Support. We would like to see more planting at the front of the site (B3253) to provide screening.	Approved with Conditions.
06.07.2012	PA12/04754	Mr A Smith 46 Bodrigan Road Looe PL13 1EQ	Support	Approved with Conditions.
06.07.2012	PA12/05074	Mrs Sally Ransley The Cuby Hole Lower Chapel Street East Looe	Support. Subject to approval of Conservation Officer.	Approved with Conditions.
09.07.2012	PA12/04610	Mr Richard Mathers Hillside 2 Downs View West Looe Looe	Object. We consider this proposal to be: Out of keeping with the area Over-development of the site Use of UPVC and decking against policy in Conservation Area.	Approved with Conditions.
13.07.2012	PA12/03203	Stubbers Green Ash Co Ltd Hillsborough Downs View Looe	Support. We would support the creation of a parking bay but not a car port with a decked roof. This is a Conservation area.	Approved with Conditions.
13.07.2012	PA12/00592	Mr John Storer Trevose Downs View West Looe	Do not object or support. Refer to Conservation Officer.	Approved with Conditions.
13.07.2012	PA12/04976	Mr Peter Lyons Merrifields Portlooe Looe PL13 2HZ	Support	Approved with Conditions.
13.07.2012	PA12/04975	Mr Peter Lyons Merrifields Portlooe Looe PL13 2HZ	Support	Approved with Conditions



13.07.2012	PA12/05329	Mr and Mrs Ray Leong Rame Portuan Road West Looe	Looe Town Council did not receive this application for recommendation - Application for Certificate of Lawful Development	REFUSED
13.07.2012	PA11/10780	Mr Gareth Kendall Barratt Homes Exeter Division Adjoining Looe Comprehensive School Barbican Road East Looe Looe	Support.	APPLICATION WITHDRAWN
13.07.2012	PA11/11029	Mr Gareth Kendall Barrett Homes Exeter Division Adjoining Looe Comprehensive School Barbican Road East Looe Looe	Support.	APPLICATION WITHDRAWN
13.07.2012	PA12/04943	Mr Gareth Kendall Barrett Homes Exeter Division Adjoining Looe Comprehensive School Barbican Road East Looe Looe	Looe Town Council did not receive this application for recommendation. Non-Material Amendment to Appn No PA10/03413	APPLICATION WITHDRAWN
13.07.2012	PA12/01205	Mr Gareth Kendall Barrett Homes Exeter Division Adjoining Looe Comprehensive School Barbican Road East Looe Looe	Looe Town Council did not receive this application for recommendation. Submission of details to discharge conditions 8, 10, 20 and 21 in respect of decision notice PA10/03413.	APPLICATION WITHDRAWN