

**LOOE TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE MEETING**

held in the Tourist Information Centre, The Guildhall, Fore Street, East Looe  
on Wednesday 2<sup>nd</sup> January 2013 at 7.00pm

**REPORT TO COUNCIL**

**PRESENT**

Chairman – Cllr D J Bryan  
Cllrs Mrs M Powell, T Stacey and A Toms

**OFFICERS**

Town Clerk – Mrs Anne Frith

**IN ATTENDANCE**

Cllr B Galipeau  
Cllr M Gregory  
Mr C Andrews (PA12/11631)  
Mr D Gamblin  
Mr T Deakin

----0000----

The Chairman proposed that Councillors Galipeau and Gregory be co-opted to this Committee for this meeting only, seconded by Councillor Mrs Powell it was unanimously agreed.

----0000----

**74. APOLOGIES**

There were no apologies given.

**75. TO RECEIVE DECLARATIONS OF INTEREST**

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

Councillor Toms declared an interest in any matter raised concerning Looe Development Trust, Cornwall Council and Looe Harbour Commission.

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

There were no questions asked.

**77. DECISION NOTICES**

See attached Appendix 'A'.

Councillor Toms stated that we need to be very careful when making recommendations in light of the recent major landslips.

---0000---

At this point the Chairman requested permission to alter the order of the Agenda to accommodate Mr Andrews, permission was unanimously granted.

---0000---

**78. TO DISCUSS PLANNING APPLICATIONS**

**.1 Re Application Number: PA12/11631 – 43 St George’s Road, East Looe**

Mr Andrews explained that the reason for the extension is to provide for a growing family and as far as he is aware the neighbours have no objections.

The Committee discussed the application, Councillor Toms proposed that the application be approved, seconded by Councillor Mrs Powell it was:

**RESOLVED**

Unanimously to recommend the application be approved.

For the remainder of the Planning Applications see attached Appendix ‘B’.

**79. PLANNING APPEALS AND SITE MEETINGS**

There had been no notifications received.

**80. TO RECEIVE MEMBER REPORTS OF PLANNING CONTRAVENTIONS**

There were none reported.

**81. CORRESPONDENCE**

**.1 E-mail – Councillor Mrs Powell ref landslips**

This was referred to the Environment and Public Protection Committee

**.2 Councillor Galipeau, D Holford and D Gamblin re Tesco**

This correspondence was discussed under Agenda item 9.

**.3 E-mail – Councillor Toms and D Gamblin – Natural England Consultation**

This correspondence was discussed under Agenda Item 9.

**.4 Cornwall Council – Proposed diversion of public footpath at “South Point” Bay View Road**

The Chairman asked Councillor Stacey to deal with this matter as he had declared an interest as an East Looe Town Trust Trustee.

Councillor Stacey read out the details of the proposal and Councillor Toms explained that the diversion is necessary as the path at the moment goes through part of the lounge of the house and in order to complete the sale of this property the definitive map needs to be changed.

Councillor Toms proposed that the diversion is approved, seconded by Councillor Stacey it was unanimously agreed.

**82. TO DISCUSS REQUESTS TO REVISIT THE TESCO APPLICATION**

The Chairman read out all emails received from Councillors Toms and Galipeau, Mr Gamblin and Mr Holford.

The Committee discussed the outcome of the sequential testing carried out by G.V.A. Grimley which indicated that the Polean site is the best location and that the Tesco site would have considerable impact on the town traders.

Councillor Galipeau raised various points (as attached Appendix 'C') which he considers should be highlighted to Cornwall Council Strategic Planning.

Councillor Gregory also raised concerns about the impact on the town and that the proposed site is sequentially unfavourable.

Councillor Bryan stated that he considers that the proposed site presents safety issues for the school children in particular.

Councillor Galipeau proposed that a letter be sent to Cornwall Council Strategic Planning stating our current view, seconded by Councillor Gregory it was:

**RESOLVED**

With a vote of 5/1 abstention (Councillor Toms).

The Clerk was asked to prepare a draft letter to be sent after approval of the Chairman, the final copy to be sent after ratification of Full Council.

**83. MATTERS FOR FURTHER DISCUSSION**

No matters were raised.

**The Meeting closed at 9.00pm**

AGLV & Heritage coast

Skyline development on falling contour impacting 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.

Sequential Test

Evidence of a very strong impact on town centre retail trading.

Less damaging alternative sites available including Polean, with strong potential to retain local shoppers and attract new shoppers to Looe from surrounding villages, benefitting both East and West Looe shopping centres.

LOOE TOWN COUNCIL  
**PLANNING APPLICATION LIST**  
**COMM. MTG: 2<sup>nd</sup> January 2013**

**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
26.11.2012	PA12/10829	Mr T Bray The Grapevine Fore Street East Looe	Recovering of roof with new natural slates within conservation area	Support. Welcome investment in the Conservation area.
28.11.2012	PA12/10456	Mr Steve Cross South West Water Station Road Looe PL13 1HA	A new control cabinet with protective vehicle bollards to house electrical control and communications for an adjacent (below ground) automated sewage screen.	Support. We request that the unit is painted black/gold (refer to Conservation Area). Looe is corporate colours.
05.12.2012	PA12/10828	Mr Roger Sollis Merrivale Portuan Road Looe	Loft conversion and small front conservatory	Support. We would prefer the use of wood not UPVC – refer to Conservation Officer.
08.12.2012	PA12/11513	Mr John Hutton Redsands Portuan Road West Looe	Notification for consent to fell one Leylandii Tree within a Conservation area	FOR INFORMATION ONLY.
12.12.2012	PA12/11563	Mr T Pooley Chapel of Rest West Looe Hill West Looe	Retention of raised decking to rear	Support
14.12.2012	PA12/10924	Mr and Mrs M Williams Tor View Barbican Hill Looe	Alterations to first floor fenestration on South West elevation	Support
15.12.2012	PA12/11190	Mr Andrew Lewis 1 Sunnyside West Road West Looe	Remove existing hardwood windows, plastic patio door, hardwood entrance door white window on the first floor and replace with good quality wood grain units	Support
15.12.2012	PA12/11330	Mr Stephen Edwards The Bourne Plaidy Looe PL13 1LF	Proposed extension and balcony to bedroom 1, and alterations to dormers	Support

17.12.2012	PA12/11273	Mr M Couch Land and Buildings on the South Side of Polperro Road West Looe	Residential development to include 10 affordable dwellings, three open market dwelling and extension to Tregarrick (Road) – resubmission of application PA12/01472	Object. We consider that this plan has not addressed the issues we raised on the previous planning application PA12/01472. No amenity space at front - now an increased hazard. Concerns about sewage/drainage Concerns about extra traffic and access Concerns about this proposal being outside the development boundary Lack of amenity space Use of the track off the A387 - Polperro Road We consider this to be an over- development of an already struggling area ie safety issues and lack of space for children to play. We would ask that this be called in for Committee decision.
24.12.2012	PA12/11720	Mrs Tina King Holcombe, Listowel Drive EaST Looe	Demolish outhouse and construct single storey extension forming bedroom	Support
24.12.2012	PA12/11631	Mr & Mrs C Andrews 43 St Georges Road East Looe	Proposed new roof for loft conversion including dormer windows on west and east elevations and increase size of balcony to west	Support

DATE RECEIVED NOTIFICATION	REFERENCE NO:	NAME AND ADDRESS	LOOE TOWN COUNCIL RECOMMENDATIONS	CORNWALL COUNCIL DECISION
			<i>PERMISSION FOR DEVELOPMENT 2<sup>nd</sup> January 2013</i>	
07.12.2012	PA12/08810	Miss Kate Harrison Danehurst Bay View Road Looe PL13 1JW	Support subject to the reinstatement of the wall to the satisfaction of East Looe Town Trust.	Approved with Conditions.
14.12.2012	PA12/08894	Mr Paul Williams West Hill Cottage West Looe Hill Looe PL13 2HF	Object. Over development of the site. Use of UPVC in a Conservation area. We feel that we are being bullied into making a decision as the applicant has already demolished $\frac{3}{4}$ of the building.	Approved with Conditions.
14.12.2012	PA12/08895	Mr Paul Williams West Hill Cottage West Looe Hill Looe PL13 2HF	Object. Over development of the site. Use of UPVC in a Conservation area. We feel that we are being bullied into making a decision as the applicant has already demolished $\frac{3}{4}$ of the building.	Approved with Conditions.
07.12.2012	PA12/09065	Mr & Mrs Adrian Lean Bay Watch Pendower Road Looe PL13 1LD	Support	Approved with Conditions.
10.12.2012	PA12/09668	Mr Sam Chapman Unit 2D Barbican Rise Ind Estate Barbican Road East Looe	Support	Approved.
10.12.2012	PA12/10045	Mr D Roper Penforda The Crescent West Looe Looe	Support. We would prefer to see wooden doors not UPVC as it is in a Conservation area.	Approved with Conditions.

10.12.2012	PA12/10249	Mr and Mrs Terry Terrys Higher Market Street East Looe	Support	Approved.
07.12.2012	PA12/10532	Mr and Mrs Nicholson Kittiwake Plaidy Park Road Plaidy Looe	We reluctantly support this application.	Approved with Conditions.
11.12.2012	PA12/10608	Mr Neil Warnock Penjoden Hannafore Lane West Looe	Object. Concerns about the reduction in the height of the ash tree. Refer to County Forester.	Approved with Conditions.
11.12.2012	PA12/10609	Mrs Mary Hickman Spindrift Downs View West Looe	Looe Town Council did not receive this application for recommendation.	Decided not to make a TPO (TCA Applications)
17.12.2012	PA12/09047	Mr Richard Mathers Mira Rio Downs View Looe	Object. Out of keeping with the area. This is in a Conservation area and subject to the Article 4 Directive. Possible over-looking. Decision made under delegated powers.	Approved with Conditions.
17.12.2012	PA12/09178	East Looe Town Trust Old Guildhall Higher Market Street East Looe	Support	Approved with Conditions.
17.12.2012	PA12/10059	Mr Husein Ray 2 Penthouse Chapel Court Shutta Road East Looe	Looe Town Council did not receive this application for recommendations	Decided not to make a TOP (TCA Applications)
	PA12/10310	Stubbers Green Ash Co Ltd Harbour Watch Downs View Looe	Do not object or support. We refer to the Conservation Officer. We have concerns of the use of UPVC and the size	Approved.



			of the development.	
	PA12/10533	Mr M Power Bellue Vue North Road	Support. We would prefer to see wooden windows not UPVC as it is in a Conservation area.	Approved.
	PA12/10610	Mr Graham Story Havenford House Hannafore Lane West Looe	Looe Town Council did not receive this application for recommendation.	Decided not to make a TPO (TCA apps)
	PA12/10604	Mr & Mrs Richardson Stoneleigh Plaidy Park Road Plaidy Looe	Object. Structural integrity is questioned. Overlooking and height of the balustrade. Obscure/ non reflective glass to be used.	Approved
24.12.2012	PA12/10667	Mr R Mathers Mira Rio Downs View West	Support. We would prefer to see wooden windows not UPVC as it is in a Conservation area.	Approved with Conditions.
24.12.2012	PA12/02771	St Martin with St Nicholas Parochial Church Council	Submission of details to discharge condition 3 in respect of decision notice E2/10/00607/FUL	Approved
	PA12/02694	Land rear of Apple Cottage, West Looe Hill, West Looe	Construction of new bungalow	Withdrawn
			<b>REFUSAL FOR DEVELOPMENT</b> <b>2<sup>nd</sup> January 2013</b>	

19.12.2012	PA12/08816	Mr R Hoskings Land adjacent to 23 Portbyhan Road Looe	Do not object or support. Please refer to Cllr Mrs Hannaford.	Refused.
------------	------------	--	---	----------