

**NOTES OF PRE-PLANNING DISCUSSIONS HELD IN THE COUNCIL CHAMBER,  
THE GUILDHALL, FORE STREET, EAST LOOE**  
on Monday 10<sup>th</sup> June 2013 at 10am

**IN ATTENDANCE:** Cllr D Bryan – Looe Town Council Planning Chairman  
Cllr Mrs M Powell – Looe Town Council Planning Vice-Chairman  
Cllr Mrs E Hannaford – Cornwall Councillor for West Looe,  
Lansallos and Lanteglos  
Mrs A Keen – Assistant Town Clerk  
Mr S Huckstep - Architect  
Mrs J Neale-Kilsby – Applicant  
Mr S Neale – Applicant Advisor  
Mr S Voss – Applicant Advisor

**PROPOSED FLATS AND GARAGES, GOONWARTHA ROAD, WEST LOOE**

Mr Huckstep informed all present that the purpose of this meeting was to discuss the proposed development with Looe Town Council and Cornwall Council and was advised by the planning department in January to adjust the scheme for pre-application. The above proposed development had been submitted for pre-application planning advice twice before. Reference numbers PA12/03279/PREAPP and PA13/01126/PREAPP. Mr Huckstep stated that adjustments had been made since an Appeal was dismissed.

The main concerns were:

- Affordable Housing
- Amenity Space
- Window Orientation
- Relation of Gardens and Balconies
- Full Height Windows (design)
- Building Control Matters (means of escape and fire brigade access)

The proposal is for 9 flats (13 flats previously) comprising of 5 x 2 bedroom, 3 x 3 bedroom and 1 x 3 bedroom maisonette. 4 garages (previously 16 garages).

Mr Huckstep stated that the proposal was to break up the design of the building and to make it look like a group of different looking dwellings rather than a block building.

Mr Huckstep described the plans proposed and tabled visual designs of the development.

Councillor Mrs Hannaford expressed an opinion that the current residents will have concern of the loss of street parking due to the development.

Mr Huckstep replied that 2½ spaces have been allocated for each unit of the development.

#### Window Orientation

Mr Huckstep stated that all windows are forward facing, there are no side windows. The building is now below the brow line. Boundary fences will be put in but the development is on a slope.

#### Affordable Housing

Mr Huckstep explained that they have worked to the current guidelines re affordable housing ie 40% provision on schemes of 10 units or more. He has been trying to contact the affordable housing team for advice specifically relating to this proposal and to discuss the requirement.

On the proposed development a 2 bedroom flat will be approximately £100,000 and a 3 bedroom flat approximately £120,000. If the affordable housing team say 40% we cannot afford this and will have to come back to you.

Councillor Mrs Hannaford stated that the key to this development is the affordable housing and this element needs to be resolved.

#### Building Control

All issues raised have been addressed.

Councillor Bryan expressed concern that there is only one way in and out of the stairway of the building.

#### Amenity Space

Mr Huckstep informed all present that there is room for outside clothes drying and that each property also has an external store cupboard to house bins, recycling etc.

Councillor Mrs Hannaford stated that it would be good to build a communal collection point for rubbish and recycling into the development.

#### Highways

There are a series of issues at the moment re highways ie slope integrity and retaining structures.

These will be addressed.

#### Foul and Surface Water

Mr Huckstep informed all present that there is a foul drainage in Goonwartha.

SUDS systems will be used wherever they can.

Roof rainwater will be collected via gutters and downpipes and will be connected to the existing combined sewer.

Mr Huckstep asked for comments.

Councillor Bryan stated that we cannot make a statement at this stage.

Councillor Bryan made comment:

- It is an improvement from what we have seen before
- Appreciate the off-road parking for the development
- Concerns about the materials used for the visuals of the site

Councillor Mrs Hannaford made comment:

- The key issue is the affordable housing and we need to find out about the affordable housing criteria
- Feels it is a much better design this time
- The 3D views from the balconies to help visualise overlooking concerns was useful
- Concerns that 5 existing "on road" parking spaces will be lost
- Neutral comment is made

Mr Huckstep asked the best way to gauge opinion from the residents.

Councillor Mrs Hannaford suggested an exhibition for the residents to explain.

Councillor Mrs Hannaford will help publicise this event.

Mr Huckstep will arrange a pre-application consultation for the owners and occupiers of adjoining property.

**MEETING NOTES MADE BY STEVE HUCKSTEP ARE ATTACHED**

**LETTER FROM CORNWALL COUNCIL CAN BE VIEWED IN THE COUNCIL OFFICE.**