

LOOE TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

held in the Tourist Information Centre, The Guildhall, Fore Street, East Looe
on Tuesday 26th November 2013 at 6.30pm

REPORT TO COUNCIL

PRESENT

Chairman: Cllr D J Bryan
Cllrs Miss K Bishop, R Hendy
Mrs M Powell, M Soady and T Stacey

OFFICERS

Assistant Town Clerk – Annette Keen

IN ATTENDANCE

Mr C Sellars – Cornwall Council Planning Enforcement Group Leader
Mr C Cooper-Young - Cornwall Council Principal Development Officer (Enforcement)
Mr M Couch – Planning Application No PA13/09467

57. APOLOGIES

Apologies were received from Councillor J R B Dingle.

58. TO RECEIVE DECLARATIONS OF INTEREST

Councillor Soady declared an interest in any matter raised concerning Looe Harbour Commission.

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

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

There were no statements or questions asked.

60. CORRESPONDENCE

.1 Response received from Cornwall Council re West Hill Cottage, West Looe

The Chairman read out letter received from Cornwall Council in response to our letter re West Hill Cottage, West Looe. The Chairman asked the Assistant Clerk if a copy of this letter could be sent to the owner of the neighbouring property.

61. TO RECEIVE A PRESENTATION FROM PLANNING ENFORCEMENT

Mr Sellars and Mr Cooper-Young introduced themselves and gave a Presentation on Planning Enforcement. (Copies of the Presentation are available from the Town Council Office).

Mr Couch was in attendance to listen to discussions regarding his Planning Application PA13/09467 but unfortunately had to leave before these discussions took place. Mr Couch informed the Committee that this was a re-submission of a previous planning application. Mr Couch thanked the Committee and left the meeting at 7.25pm.

The Chairman passed a copy of an e-mail to Mr Sellars, received from Mr Gamblin, regarding the Barrett Homes Development. Mr Sellars did not wish to comment on individual cases, but asked for the e-mail to be forwarded to the enforcement team at Cornwall Council. The Assistant Clerk would action this.

Councillor Soady informed the Committee that he had visited the Barrett site with Mr Gamblin and a letter had been sent to the Planning Officer on 15th August, for which we still await a response.

The Chairman expressed great concern with the planning decisions being made by Cornwall Council with regard to the use of UPVC in a Conservation Area. The Chairman also stated that enforcement had visited properties as decking had been built with no planning permission. Retrospective applications were submitted and approved. More discussion took place and questions were asked regarding enforcement. Mr Sellars re-iterated that he could not comment on individual cases.

The Chairman thanked Mr Sellars and Mr Cooper-Young for their attendance. Mr Sellars and Mr Cooper-Young left the meeting.

62. DECISION NOTICES

As attached Appendix 'B'.

63. PLANNING APPEALS AND SITE MEETINGS

.1 Appeal APP/D0840/C/12/2186897 – Site at Lavengro, Shutta Road, East Looe

Councillor Bryan informed the Committee that a copy of the Appeal decision has been received from the Planning Inspectorate. Subject to a couple of corrections and variations the appeals are dismissed and the enforcement notice is upheld.

64. TO CONSIDER PLANNING APPLICATIONS

See attached Appendix 'C'.

Re - PA13/09665 – Espalier Developments (Millendreath) Ltd

The Committee started to discuss this application but felt that more time was needed and discussion should take place with St Martin's Parish Council.

The Chairman proposed to request an extension of time and to liaise with St Martin's Parish Council, seconded by Councillor Stacey this was:

RESOLVED

Unanimously to request an extension of time to Cornwall Council and to liaise with St Martin's Parish Council.

65. TO RECEIVE REPORTS OF PLANNING CONTRAVENTIONS

See attached Appendix 'C'.

66. MATTERS FOR URGENT/FURTHER DISCUSSION AS DETERMINED BY THE CHAIRMAN

There were no matters to be discussed.

The Meeting closed at 8.55pm.

LOOE TOWN COUNCIL
PLANNING APPLICATION LIST
COMM. MTG: 26th November 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
25.10.2013	PA13/08851	Mr Ken Bartlam Tom Sawyers Tavern Marine Drive Looe	Change of use of Tom Sawyers Tavern, licensed premises into 3 bedroom residential dwelling. Ground floor extension to south east elevation. Removal of outside smoking shelter.	Do not support or object. We feel that this is a great loss of a valuable amenity in this particular area. Has it been marketed as a going concern?
28.10.2013	PA13/09541	Mr Anne Frith Clerk Looe Town Council Mariners Memorial Garden Station Road East Looe	Application to fell one Cherry Blossom Tree and one Fir Tree within a Conservation area	FOR INFORMATION ONLY
30.10.2013	PA13/09463	Ms T Hicks Looe Harbour Commission Water Access Pontoon The Quay East Looe	Install a rising access pontoon to facilitate access to the water without using steps for the elderly, infants and the disabled, and also provide easy off-loading of casualties recovered by the RNLI lifeboat	Support
09.11.2013	PA13/09467	Mr M Couch 78A Tregarrick West Looe	Conversion of top floor flat (flat A) plus extension into roof space to provide for one no one bed flat and one no two bed flat (to be known as flat 'A' and flat 'D')	Support subject to environmental issues being resolved.
16.11.2013	PA13/09665	Expalier Developments (Millendreath) Ltd Millendreath Holiday Village Millendreath Looe	Erection of new leisure building (708 sqm) comprising cafe/bar, spa, including gym, swimming pool, treatments rooms, members lounge, sauna, steam room and an	To be determined at a later date.

			external terrace; reinstatement of the valley floor tennis court, reconfiguration of existing car parking and associated landscaping and flood mitigation measures	
16.11.2013	PA13/08454	Mr Mike Briggs Cornwall Housing Ltd Polvellan Terrace North Road West Looe	Replace Windows and Doors with White Colour PVCu type to match existing designs	Support subject to the use of brown UPVC to match existing designs.
16.11.2013	PA13/08728	Miss Rosalind Benton The Fellery Shutta East Looe	Replacement of single glazed windows and doors with double glazed UPVC windows and doors	Support

DATE RECEIVED NOTIFICATION	REF NO:	NAME AND ADDRESS	DEVELOPMENT	LOOE TOWN COUNCIL RECOMMENDATIONS	CORNWALL COUNCIL DECISION
				PERMISSION FOR DEVELOPMENT 26th November 2013	
25.10.13	PA13/09264	Mr John Burton Westings West Looe Hill West Looe	Submission of details to discharge conditions 3 and 4 in respect of decision PA11/05862	Looe Town Council did not receive this application for recommendation. For information only.	Discharge of Condition - not acceptable
25.10.13	PA13/03086 / PREAPP	Peter Roberts Nautilus Cottage 3 New Cottages West Looe Square Looe	Replace two single glazed wooden windows to the rear of the ground floor with UVPC double glazing and change existing rear wooden door with glass opaque UPVC door	Looe Town Council did not receive this application for recommendation. For information only.	Closed - advice given/ App submitted
06.11.2013	PA13/08027	Mr S Wood The Quay Toilets West Quay House Hannafore Road West Looe	Replacement of felt and chippings on flat roof with reinforced fibreglass and light tubes in connection with the refurbishment of the toilet facility	Support	Approved with Conditions
05.11.2013	PA13/06750	Mr Mark Jones Green Cottage Fore Street West Looe	Retention of decking to extend over sloping rear garden	Object on the grounds of: Out of keeping, in a conservation area, ground stability, the sub-structure, water run-off. Setting a precedent.	Approved with Conditions
25.11.2013	PA13/09159	Somerfield Stores Ltd Fore Street East Looe	The replacement of the existing shop front, auto doors and means of escape ladder	Support	Approved with conditions

25.11.2013	PA13/09103	West Looe Town Trust West Looe Town Trust Offices West Looe Square West Looe	Replacement of roof covering including; replacement of roof slopes with re-used rag slate and new first quality Spanish slate, widening and deepening of valley gutters, re-building chimneys and corner details, replacing downpipes, gutters and fascias	Support	Approved with conditions
14.11.2013	PA13/08792	Mr Lorna Ingham St Johns Court Eastcliffe Looe PL13 1DE	Proposed rear elevated walkway from second floor to rear garden and installation of small skylight to rear ground floor extension	Object. The proposed development is not in accordance with the plans submitted.	Approved with conditions
				REFUSAL FOR DEVELOPMENT <i>26th November 2013</i>	
08.11.2013	PA13/08585	Mr Paul Williams Terry Holt Princes Street Looe PL13 2ER	Additional storey and internal refurbishment	Object Against Policy LO8 and LO9 of the Caradon Local Plan 2007	REFUSED
25.11.2013	PA13/09022	Mr Tristan Wearing The Creekside West Looe	Construction of detached dwelling to include a new 1500mm high stone boundary wall along the western frontage of the site, together with construction of a new retaining wall to be built along parts of the property boundary	Object. Concerns of land stability. Out of keeping in the Conservation area. Against Policy LO8 and LO9 of the Caradon Local Plan 2007. Proximity to the road and footpath. On contaminated land. Access to the site. Public safety	REFUSED

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<u>DATE INFORMED</u>	<u>CASE REFERENCE</u>	<u>CASE OFFICER</u>	<u>NATURE</u>	<u>SITE ADDRESS</u>	<u>REASON CLOSED</u>
			PLANNING ENFORCEMENT REPORTED		
15.11.13	EN13/02589	Paul Pockett	Construction of extension	30 St Georges Road Looe PL13 1EB	
			PLANNING ENFORCEMENT CASES CLOSED		
08.11.2013	EN13/02456	Paul Pockett	Alterations to roof	Barbican Inn Barbican Road East Looe PL13 1EY	Breach Resolved