

LOOE TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

held in the Tourist Information Centre, The Guildhall, Fore Street, East Looe
on Tuesday 29th October 2013 at 7.00pm

REPORT TO COUNCIL

PRESENT

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

OFFICERS

Assistant Town Clerk – Annette Keen

48. APOLOGIES

No apologies were received.

49. TO RECEIVE DECLARATIONS OF INTEREST

Councillor Dingle declared an interest in any matter raised concerning West Looe Town Trust and East Looe Town Trust.

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

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

There were no members of the public present.

51. CORRESPONDENCE

.1 Planning Issues and Enforcement Matters

The Chairman read out an e-mail received from Colin Sellars, Enforcement Group Leader from Cornwall Council, informing the Committee that they wish to attend our next Planning Meeting on 26th November to give training and to discuss any planning or enforcement concerns we may have.

.2 West Hill Cottage, West Looe

The Chairman read out an e-mail to the Committee received from the owner of the neighbouring property Eliza Cottage which stated her great concern over the state and the safety of the building adjoining her property. Her main concern being that although permission was granted by Cornwall Council last year to rebuild West Hill Cottage, no work has been undertaken.

The Chairman proposed that we write a letter of support for Ms Zakaszewska to Cornwall Council, this was unanimously approved to write to Phil Mason, Head of Planning and Regeneration at Cornwall Council.

.3 Understanding Affordable Housing in the Planning Process and Economic Viability

The Chairman read out a letter received from Cornwall Council re 'Understanding Affordable Housing in the Planning Process and Economic Viability' as attached Appendix 'A'.

The Committee discussed this matter and Councillor Bryan proposed that we have an in-depth meeting and training session and invite all members of the Council and members of the Neighbourhood Plan Core Steering Group, this was unanimously approved.

.4 Barrett Homes Development

The Chairman read out e-mails received from Mr Gamblin with continued concerns over the Barrett Homes Development.

Councillor Soady enquired as to whether we have as yet had a formal response from our letter to Stephen Kirby dated 15th August 2013, which we have not.

The Chairman requested that the Assistant Town Clerk chase a response from Stephen Kirby to our letter of 15th August 2013, copying in Stephen Foster, Community Network Manager, this was unanimously approved.

Councillor Soady stated that there was still much water run-off down St Martins Road over the previous weekend and something needs to be done. Councillor Soady also enquired as to when the five drains are to be installed on St Martins Road.

The Chairman informed the Committee that Councillor Toms had been meeting with the Barretts and will ask the question re the drains to Councillor Toms.

.5 PA13/06750 Green Cottage, West Looe

Looe Town Council had discussed this application previously and had recommended to object on the grounds of, out of keeping in a Conservation area, ground stability, the sub-structure, water run-off and setting a precedent. Cornwall Council Planning Officer has asked for Looe Town Council to reconsider their decision.

This matter was discussed and Councillor Dingle proposed that we re-iterate our concerns to Cornwall Council, seconded by Councillor Mrs Powell this was:

RESOLVED

Unanimously to re-iterate our objection as above to Cornwall Council.

52. DECISION NOTICES

As attached Appendix 'B'.

53. PLANNING APPEALS AND SITE MEETINGS

There were none.

54. TO CONSIDER PLANNING APPLICATIONS

As attached Appendix 'C'.

Councillor Soady requested that his recommendations be minuted on the following planning applications:

.1 PA13 /08585 – Terry Holt, Princes Street, Looe

After much discussion Councillor Soady proposed to support this application, there was no seconder.

Councillor Dingle proposed to object to the above planning application on the grounds of Against Policy LO8 and LO9 of the Caradon Local Plan 2007, seconded by Councillor Mrs Powell this was,

RESOLVED

With a vote of 6/1 against (Councillor Soady) to object on the grounds of Against Policy LO8 and LO9 of the Caradon Local Plan 2007.

.2 PA13/09006 – 1 Sunnycroft, North Road, West Looe

After much discussion, Councillor Soady proposed to support this application, there was no seconder.

Councillor Dingle proposed to object to the above planning application on the grounds of Against Policy in a Conservation area, out of keeping and setting a precedent, seconded by Councillor Bryan this was,

RESOLVED

With a vote of 6/1 against (Councillor Soady) to object on the grounds of Against Policy in a Conservation area, out of keeping and setting a precedent.

.3 PA13/08415 – Tremayne House, Sandplace Road, St Martin

After much discussion, Councillor Soady proposed to support this application, there was no seconder.

Councillor Dingle proposed to object to the above planning application on the grounds of concerns of land stability, access to the site, land contamination, water contamination and this will set an undesirable precedent alongside the river for residence, seconded by Councillor Miss Bishop this was:

RESOLVED

With a vote of 5/1 against (Councillor Soady) and 1 abstention (Councillor Stacey) to object on the grounds of concerns of land stability, access to the site, land contamination, water contamination and this will set an undesirable precedent alongside the river for residence.

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Councillor Dingle requested that the Chairman move the order of the Planning Applications to be discussed so that West Looe Town Trust's, Planning Application, in which he had declared an interest in, could be discussed after he had left the meeting, this was unanimously approved.

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Councillor Dingle left the meeting at 8.45pm.

55. TO RECEIVE REPORTS OF PLANNING CONTRAVENTIONS

As attached Appendix 'D'.

The Chairman asked the Committee for any Planning Contraventions to be reported, there were none.

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

There were none.

The meeting closed at 8.50pm

Appendix 'A'

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12 OCT 2013



Mrs Anne Frith
Town Clerk
Looe Town Council
The Guildhall
Fore Street
East Looe
PL13 1AA

Your ref:
My ref:
Date: 09 October, 2013

Dear Mrs Frith,

Understanding Affordable Housing in the Planning Process and Economic Viability

Your council will be aware that the Planning Authority seek a range of community benefits as part of granting planning permission for new developments, including affordable housing, education, open space etc. Because of this, many local councils have developed a detailed knowledge of affordable housing and how it is delivered. However, the affordable housing team do continue to receive a number of queries around common topics. A key one is how the types of affordable housing are defined and how much different types of product cost.

In addition, local councils and communities often question why there is a difference between the proportion of affordable homes required under policy and what is accepted as part of the planning process. In many cases this is because the developer has demonstrated that it is not economically viable to provide the full range of community benefits and deliver the scheme. The concept of economic viability has become an ever more important part of the planning process and national guidance now requires planning authorities to give very careful consideration as to whether an applicant can afford to provide the level of affordable housing and other obligations being sought. This leads increasingly to questions about how we assess economic viability.

Finally, Government has recently introduced new legislation to enable developers and landowners whose schemes already have planning permission to apply to have the affordable housing requirements reduced or lifted if the scheme is stalled. It is important that towns and parishes are fully aware of these changes as they result in a new type of planning application "section s106 B/A".

Given the above, the affordable housing team felt there was merit in meeting with town councils to assist in their understanding of different affordable housing products and how the Council approach an assessment of economic viability. We hope that this will be of assistance to local councils in considering planning applications.



Cornwall Council, Circuit House,
St. Clements Street, Truro, Cornwall TR1 1EB
Tel: 0300 1234 100 www.cornwall.gov.uk

We would like to offer your council the opportunity to receive a tailored training session from members of the team. We are happy to provide a simple introductory session for councils (perhaps for those with a number of new members). Alternatively, we can provide a more in depth session looking at economic viability and how we complete a financial appraisal of applications.

We are able to provide a session immediately prior to a regular meeting of your Council. Alternatively, you may want to convene a special meeting and we are happy to be guided by your requirements.

If you would like to take up our invitation or discuss this further, please call Jody Jeffrey on 01209 614183 for further information. We look forward to meeting many of you in the near future.

Yours sincerely



Louise Dwelly
Cornwall Strategic Affordable Housing Manager



Cornwall Council, Circuit House,
St. Clements Street, Truro, Cornwall TR1 1EB
Tel: 0300 1234 100 www.cornwall.gov.uk

LOOE TOWN COUNCIL
PLANNING APPLICATION LIST
COMM. MTG: 29th October 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
03.10.2013	PA13/08852	Mr Scott Gardiner The Arches Hannafore Lane West Looe Looe	Conservation Area consent for the demolition of existing garage buildings	Object. Concern of ground stability. Out of keeping in a Conservation area. Overlooking issues to neighbouring properties. Access to the site. Concerns of stability to both roads to the site.
03.10.2013	PA13/08595	Mr Scott Gardiner The Arches Hannafore Lane West Looe Looe	Demolition of existing garage building and redevelopment of the site proposing construction of a new detached dwelling house with integral garaging facilities (to partly include replacement garaging facilities for occupiers of The Arches)	Object. Concern of ground stability. Out of keeping in a Conservation area. Overlooking issues to neighbouring properties. Access to the site. Concerns of stability to both roads to the site.
04.10.2013	PA13/08027	Mr S Wood The Quay Toilets West Quay 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
03.10.2013	PA13/08585	Mr Paul Williams Terry Holt Princes Street Looe	Additional Storey and internal refurbishment	Object. Against Policy LO8 and LO9 of the Caradon Local Plan 2007.
10.10.2013	PA13/09006	Ms S Goode 1 Sunnycroft North Road West Looe Looe	Retrospective planning for replacement of existing decked area	Object. Against Policy in a Conservation area. Out of keeping. Set a precedent.
11.10.2013	PA13/09022	Mr Tristan Wearing The Creekside	Construction of detached dwelling to include a new	Object. Concerns of land stability.

		West Looe Cornwall	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	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.
12.10.2013	PA13/08792	Mrs Lorna Ingham St Johns Court Eastcliff Looe	Proposed rear elevated walkway from second floor to rear garden	Object. The proposed development is not in accordance with the plans submitted.
16.10.2013	PA13/09290	Mr and Mrs G Gill Bodrigy Plaidy Lane East Looe	Single storey extension and removal of first floor balcony and staircase	Support
21.10.2013	PA13/09159	Somerfield Stores Ltd Fore Street East Looe	The replacement of the existing shop front, auto doors and means of escape ladder	Support
21.10.2013	PA13/09103	West Looe Town Trust West Looe Town Trust Offices West Looe Square West Looe 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
23.10.2013	PA13/08415	Mr K Eason Tremayne House Sandplance Road St Martin Looe	Erection of annexe to provide workshop with occasional residential accommodation over	Object. Concerns of land stability. Access to the site. Land contamination. Water contamination. Set an undesirable precedent alongside the river for residence.

DATE RECEIVED NOTIFICATION	REF NO:	NAME AND ADDRESS	DEVELOPMENT	LOOE TOWN COUNCIL RECOMMENDATIONS	CORNWALL COUNCIL DECISION
				PERMISSION FOR DEVELOPMENT <i>29th October 2013</i>	
02.10.2013	PA13/04734	Calweton Veterinary Group Calweton Veterinary Centre The Millpool West Looe	Extension to side premises, internal alterations to provide waiting/reception area and formation of an additional parking space	Support subject to the use of wood not UPVC as it is in a Conservation Area.	Approved with Conditions
10.10.2013	PA13/06871	Mr and Mrs Outten Avalon Marine Drive Looe PL13 2DH	New double garage to rear or Avalon access from Portuan Road	Support	Approved with Conditions
07.10.2013	PA13/07419	Mr J Edwards Portbyhan Hotel Quay Road West Looe	Remodelling and refurbishment of hotel including external alterations namely, remodelled entrance at ground and first floors, new restaurant Juliet balconies, first floor balustrading, new facade uplights and re-routed kitchen extract duct on rear elevation	Support	Approved with Conditions
04.10.2013	PA13/07723	Mr and Mrs D Reeves 30 St Georges Road Looe PL13 1EB	Construction of detached garage (removal of existing detached garage) and extension to	Support	Approved with Conditions

			existing bungalow		
10.10.2013	PA13/07934	Mr Paul Davies Trenoweth Barbican Hill East Looe	Extension of time to PA10/04145 for the reconstruction of wall and construction of car parking	Support	Approved with Conditions
10.10.2013	PA13/07935	Mr and Mrs W Martin Overwater 2 Klymiarven Gardens Barbican East Looe	Proposed garage extension	Support	Approved with Conditions
11.10.2013	PA13/02840 /PREAPP	Mr Mark Codgebrook Four Seasons Portuan Road West Looe	Fit stainless steel and glass balustrade on to the front and side of the patio and garage roof (existing), This is for safety reasons and would be a finished height of 1100mm. Currently, the safety decking fence is not safe. Area of roof for the balustrade would be 7.5m x 5.2 metres	Looe Town Council did not receive this application for recommendation. For Information Only.	Closed-advice given/ app submitted
15.10.2013	PA13/02552 /PREAPP	Mrs M E V Arnold Pypers East Cliff East Looe	Replace existing single glazed aluminium windows with double glazed UPVC	Looe Town Council did not receive this application for recommendation. For Information Only.	Closed-advice given/ app submitted

24.10.2013	PA13/02997 /PREAPP	Mrs P J Hamlet 15 Sunrising Bungalows Sunrising Looe PL13 1LZ	Hard standing and new access	Looe Town Council did not receive this application for recommendation. For Information Only.	Closed – advice given/ app submitted
10.10.2013	PA13/07585	Mrs C Eastley Pixies Holt Shutta Looe PL13 1JD	Conservation Area consent for demolition of artist studio	Object on the grounds of: Ground stability Grave concerns over access to the site Against policy in a Conservation area We have requested that Cllr Toms call this application in for Committee decision.	Approved with Conditions
				REFUSAL FOR DEVELOPMENT 29th October 2013	
10.10.2013	PA13/07584	Mrs C Eastley Pixies Holt Shutta Looe PL13 1JD	Demolition of artist studio (restricted C3 use class) and construction of single storey building	Object on the grounds of: Ground stability Grave concerns over access to the site Against policy in a Conservation area We have requested that Cllr Toms call this application in for Committee decision.	REFUSED

<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		
08.10.2013	EN13/02216	Paul Pockett	Construction of a fence in excess of 1m to the front of the property	105 Sunrising Looe PL13 1NG	
			PLANNING ENFORCEMENT CASES CLOSED		