

LOOE TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

held in the Tourist Information Centre, The Guildhall,
Fore Street, East Looe, PL13 1AA
on Monday 24th February 2014 at 7.00pm

REPORT TO COUNCIL

PRESENT

Chairman: Cllr D J Bryan
Cllr M Soady

OFFICERS

Assistant Town Clerk – Annette Keen

IN ATTENDANCE

Councillor A Toms
Councillor Miss K Bishop
Mr J Penhaligan – Looe Harbour Commission
Mr C Crabb – Looe Harbour Commission

----0000----

The Chairman proposed that Councillors A Toms and Miss K Bishop be co-opted for the purpose of this meeting only, this was unanimously agreed.

----0000----

94. APOLOGIES

Apologies were received from Councillors J R B Dingle, R Hendy, Mrs M Powell and T Stacey.

95. TO RECEIVE DECLARATIONS OF INTEREST

Personal Interest

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

Councillor Toms declared an interest in any matter raised concerning Looe Harbour Commission, Cornwall Council and Looe Development Trust and in Planning Application Number PA14/00089 (Daughter is employed by applicant Mr D Sadler).

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

At this stage there were no statements or questions asked.

---0000---

The Chairman proposed to move the order of Correspondence listed to accommodate Mr Penhaligan and Mr Crabb, representing Looe Harbour Commission, this was unanimously agreed.

---0000---

97. CORRESPONDENCE

.1 Re-Building and Refurbishment Sardine Factory, West Looe

Mr Penhaligan and Mr Crabb were present at the meeting to explain their proposed re-building and refurbishment of the Sardine Factory, West Looe and to ask for an outline letter of support for this project from Looe Town Council.

Mr Crabb showed the preliminary drawings of the development to the Committee and explained that the building is a Grade 2 listed building and that they are in discussions with David Moore, Conservation Officer. The building is currently in rather an untidy state and internally rotting. This development can attract grant funding.

The outline proposals will go out to consultation.

The proposals are for on the ground floor an active working Museum, Outward Bound Centre, including a climbing wall which will be a great wet weather attraction, and a cafe. First floor will have fishing stores. Top floor there will be a restaurant and terrace with large glass windows. There will be a lift installed.

Mr Crabb informed the Committee that these proposals are all preliminary at the moment and stated that they have been approached by chefs to take over the restaurant but this will go out on the open tender.

Mr Penhaligan stated that the restaurant will financially keep this building going and that they are still in the very early stages at the moment.

Mr Crabb feels that their challenge with Cornwall Council will be the glass and lights in the roof but they are consulting with the Conservation Officer, David Moore.

Much discussion took place and the Chairman asked the Committee for their comments. Councillor Miss Bishop stated that as long as it is in keeping with the area and the Conservation Officer is consulted and happy then she is supportive of this development. Councillor Miss Bishop also commented that the Outward Bound Centre for the youth element for the schools and holiday makers is absolutely great.

The Chairman stated that he cannot see any problems with this development, as long as the Conservation Officer is consulted.

The Chairman proposed to send a letter of outline support for the proposed development to Looe Harbour Commission, seconded by Councillor Miss Bishop, this was:

RESOLVED

Unnaimously to send a letter of outline support to Looe Harbour Commission.

Mr Penhaligan and Mr Crabb thanked the Committee and left the meeting at 7.26pm.

.2 Polvellan Manor Tree Management

The Chairman read out an e-mail received from Cornwall Council Planning Officer informing Looe Town Council of selective felling at Polvellan Manor. This was for information only.

.3 Barratt Homes – PA12/04367 – Planting on Barratts Site

The Chairman read out an e-mail received from Mr D Gamblin with concerns that according to Condition 7 of PA12/04367 planting should have been carried out during the 2012/13 planting season. This date was missed and we are now well into the 2013/14 season ending in March. Mr Gamblin asked for the Planning Committee to consider asking Cornwall Council/Barratt Homes what is causing the delay. Councillor Miss Bishop stated that if they are not complying with the original planning approval then we need to investigate.

Much discussion took place and Councillor Toms informed the Committee that he will ask the question to Barratt Homes and Cornwall Council.

.4 PA13/08595 and PA13/08852 - Arches, Hannaford Lane, W Looe

The Chairman read out an email received from Cornwall Council Planning Officer and Councillor Mrs Hannaford. The Planning Officer informed the Committee that following a site visit and assessment they are minded to approve these applications. Councillor Mrs Hannaford has asked for these applications to be determined by Cornwall Council Planning Committee. Much discussion took place and Looe Town Council Planning Committee stands by their original objections and wish these applications be called in to Cornwall Council Planning Committee.

The Chairman requested the Assistant Town Clerk send a response stating this to Mr J Luker, Cornwall Council Planning Officer.

.5 PA13/11021 – Tremayne House – Construction of domestic garage with workshop over at Tremayne House

The Chairman read out an e-mail received from Cornwall Council Planning Officer informing the Committee that she is minded to approve the above application.

The Committee discussed this application and the Chairman proposed to re-iterate our original objections, seconded by Councillor Miss Bishop, it was

RESOLVED

With a vote of 3/1 against (Councillor Soady) to re-iterate our original objections to Cornwall Council Planning.

98. DECISION NOTICES

As attached Appendix 'A'.

The Committee read through the decision notices.

99. PLANNING APPEALS AND SITE MEETINGS

.1 APP/D0840/D/13/2210953 – 1 Sunnycroft, North Road, W Looe

The Chairman informed the Committee that an Appeal Decision had been received for the above and the Appeal had been Dismissed.

100. TO CONSIDER PLANNING APPLICATIONS AND MAKE OBSERVATIONS THROUGH THE CLERK TO CORNWALL COUNCIL

The Committee discussed the Planning Applications as listed and made recommendation as per Appendix 'B'.

101. TO RECEIVE REPORTS OF PLANNING CONTRAVENTIONS

The Chairman asked each Committee member for any planning contraventions to be reported, there were none.

Reported/Closed Enforcement list received from Cornwall Council attached, Appendix 'C'.

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

There were no matters to be discussed.

The Meeting closed at 8.20pm.

LOOE TOWN COUNCIL
PLANNING APPLICATION LIST
COMM. MTG 24th February 2014

**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
27.01.2014	PA14/00422	Mr B Horsfield Looe Town Football Club Barbican Sports Field and premises Barbican Road East Looe	Proposed replacement clubhouse, additional parking and pitch levelling – Re submission of approval PA13/06739 to raise proposed floor level to pitch level	Support
27.01.2014	PA14/00696	Westings West Looe Hill West Looe	Application to fell one Cupressus Macrocarpa tree within a Conservation Area	FOR INFORMATION ONLY
27.01.2014	PA14/00507	Pathhead Cottage West Looe Hill West Looe Looe	Application to fell on Cupressus Macrocarpa tree within a Conservation Area	FOR INFORMATION ONLY
29.01.2014	PA14/00631	Mr P Crossley 1 Littlebrook Shutta East Looe	Variation of condition 10 (timber only) to allow use of white UPVC to include other alterations to external openings. Application No. E2/08/02131/FUL dated 27/05/09 relates.	Object on the grounds of the use of UPVC in a Conservation Area. Refer to Conservation Officer.
13.02.2014	PA14/00089	Mr Dominic Sadler Simply Fish Unit 6 The Quay East Looe	Change of use from existing wholesale unit to wholesale and retail to be able to sell fish	Support
17.02.2014	PA14/00980	Mr and Mrs J Miller Mariners Reach Kellow Plaidy Lane East Looe	Proposed extension and alterations	Support

DATE RECEIVED NOTIFICATION	REF NO:	NAME AND ADDRESS	DEVELOPMENT	LOOE TOWN COUNCIL RECOMMENDATIONS	CORNWALL COUNCIL DECISION
				PERMISSION FOR DEVELOPMENT <i>24th February 2014</i>	
24.01.2014	PA13/10143	Mr G Stevens Land at Shutta Hill Shutta East Looe	Redesign of dwelling to existing approval, installation of new access, driveway and associated works	Object on the grounds of: To confirm the foundation recommendations. Provide information for retaining wall design and to assess whether or not any slopes may remain unsupported. A ground investigation is requested once the site is accessible to mechanical plant. Traffic management plan – this is a major route for school children walking to school. Land stability. Drainage and water run-off.	Approved with Conditions.
24.01.2014	PA13/11125	Mr B Hughes Darley House Higher Market Street East Looe	Change of use of retail shop to residential use as additional rooms to maisonette over with external alterations to doors/windows	Support	Approved with Conditions
17.02.2014	PA13/11429	Mr Lee Brown 8 North View Looe PL13 1HR	Single storey extension to rear of building	Support on condition that the door opens from the left NOT the right.	Approved

17.02.2014	PA13/ 10269	Mr P Jenn Waterlooe 28 Beech Terrace West Road West Looe	Removal of existing garage, provision of off road parking bays	Support	Approved
17.02.2014	PA14/ 00507	Mrs Elaine Evers Pathhead Cottage West Looe Hill West Looe	Application to fell one Cupressus Macrocarpa tree within a Conservation Area.	Looe Town Council did not receive this application for recommendation. For Information Only.	Decided not to make a TPO (TCA apps)
21.02.2014	PA13/ 11466	Mr M Cotton Land adjacent to Portlooe Barton Farm West Looe	Outline application with all matters reserved for construction of dwelling house for occupation by equestrian worker	Support	Approved with Conditions
21.02.2014	PA14/ 00336	Ms T Hicks (with Tanners Holdings & Tamar View Fruiterers) Unit 1 Fish Quay The Quay East Looe	Change of use from B1/ B2 business/ general industrial - marine engineering unit to A3 fish restaurant and A5 hot food takeaway. Alterations to entrance steps and provision of kitchen extract.	Support	Approved with Conditions
21.02.2014	PA14/ 00312	Mr T Bray The Grapevine Fore Street East Looe	Submission of details to discharge Condition 3 in respect of Decision Number PA12/10829	Looe Town Council did not receive this application for recommendation. Information only.	S52/S106 and discharge of condition apps
21.02.2014	PA14/ 00696	Mr Simon Chin Westings West Looe Hill West Looe	Application to fell one Cupressus macrocarpa tree within a Conservation Area	Looe Town Council did not receive this application for recommendation. Information only	Decided not to make a TPO (TCA Appns)

<u>DATE INFORMED</u>	<u>CASE REFERENCE</u>	<u>CASE OFFICER</u>	<u>NATURE</u>	<u>SITE ADDRESS</u>	<u>REASON CLOSED</u>
			24th February 2014 PLANNING ENFORCEMENT REPORTED		
07.02.2014	EN14/00170	Paul Pockett	Alleged complete derelict state of the building (Art 4)	Marshall House Quay Road West Looe	
07.02.2014	EN14/00199	Ben Bassett	Untidy Site	Willow Green Downs View West Looe PL13 2HB	