



LOOE TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held in the Tourist Information Centre, The Guildhall, Fore Street, East Looe
on Wednesday 23rd July 2014 at 7.00pm

REPORT TO COUNCIL

PRESENT:

Chairman: Cllr Mrs M Powell
Councillors D J Bryan, J Dingle, and M Soady

OFFICERS

Assistant Town Clerk – Annette Keen

		ACTIONS
20.	<u>APOLOGIES</u> Apologies for absence were received from Councillors R Hendy and T Stacey.	
21.	<u>TO RECEIVE DECLARATIONS OF INTEREST</u> Councillor Dingle declared an interest in any matter raised concerning West Looe Town Trust and East Looe Town Trust.	
22.	<u>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC</u> No questions or statements from members of the public had been received. There were no members of the public present.	
23.	<u>CORRESPONDENCE</u> .1 <u>Agendas for Strategic and Sub Area Planning Committee Meetings</u> Notification had been received from Cornwall Council that Agendas for Strategic and Sub Area Planning Committee Meetings will no longer be posted out as hard copies. All notification will be received by email to the Town Council offices.	

<p><u>.2 Letter from Stephen Kirby, Cornwall Council, in response to our letter of 31st March re Barrett Homes Development</u> The Chairman read out the letter received from Stephen Kirby dated 10th July 2014 in response to our letter dated 31st March 2014 with concerns of landscaping details, planting to the site frontage, play area and surface water. Councillor Soady responded that he felt that this is disgraceful, planting to the site gets mentioned at nearly every one of our planning meetings and still nothing gets done. All planting should have been completed before buildings were erected. Councillor Dingle agreed with Councillor Soady. The Chairman stated that in the letter from Mr Kirby it stated that completion of frontage landscaping will be implemented with the next 6 weeks with remaining landscaping works following during the planting season. The Chairman suggested we give Barrett's the 6 weeks timescale before we take this to a higher level. Councillor Bryan proposed that himself and the Chairman visit the Barrett's site prior to our next planning meeting to take note of what is being adhered to and bring details back to the next meeting on 26th August. Councillor Dingle seconded this proposal and suggested that we should refer this to the Secretary of State for a review of the Planning Policies if not complying with the original planning application, this was <u>RESOLVED</u> Unanimously for Councillors Bryan and Mrs Powell to visit the Barrett's site and report back to the planning meeting on 26th August. If not complying with the original planning application then a letter is sent to the Secretary of State.</p> <p><u>.3 E-mail received from Mr D Gamblin re provision of 15 residential pitches for gypsies and travellers - Land West Of A38 At South Treviddo Horningtops Liskeard Cornwall</u> The Chairman read out an email received from Mr Gamblin with his concerns of the proposed application and asked if Looe Town Council will be making any representation. The Chairman stated that this planning application is not in our area and we are not consultees. Much discussion took place and Councillor Dingle raised concerns with the danger on the highway with all the extra traffic on what is already a notorious junction. Councillor Dingle proposed that as we cannot make comment as consultees we send an e-mail to the Planning Officer, Dean Mutton expressing our concerns of the impact on the infrastructure, the visual impact and the removal of the Cornish hedge, this was seconded by Councillor Mrs Powell. Councillor Mrs Powell offered to consider and formulate a response to send to Cornwall Council planning, this was</p>	<p>Councillors Bryan and Mrs Powell to visit the Barrett's site prior to our next planning meeting on 26th August to report back.</p> <p>Councillor Mrs Powell to consider formulating a response to send to Cornwall Council Planning Officer with copies to Menheniot Parish Council and Cllr B Ellis.</p>
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	<p><u>RESOLVED</u> Unanimously for Councillor Mrs Powell to consider formulating a response on behalf of Looe Town Council planning committee to send to Cornwall Council Planning with copies to Menheniot Parish Council and Cllr B Ellis, Cornwall Council Ward member.</p> <p>.4 <u>Letter received from Sheryll Murray MP re Appeals on planning decisions regarding wind turbines</u> The Chairman read the letter dated 27th June to the Committee. Sheryll Murray MP wishes to bring to the Town Council's attention that when an appeal has been lodged, regarding wind turbine applications, she can call these in to the Secretary of State. Sheryll Murry MP expressed her opinion that any planning decisions taken on a wind turbine must uphold local concerns and asks the Town Council to bring any appeal to her attention so she can request the Secretary of State's intervention before the inspector makes his deliberations.</p> <p>.5 <u>Public Path Order – Land at South Point, Bay View Road, East Looe, PL13 1JW</u> The Chairman informed the Committee that the above Public Path Order has now come into force. Copy of this Order will be kept in the Town Council office.</p>	
24.	<p><u>DECISION NOTICES</u> The Committee read through the Decision Notices as attached Appendix 'A'.</p> <p>.1 <u>PA14/04409 – Masonic Hall, Tower Hill, E Looe</u> The Chairman commented that herself and the Vice Chairman had had a site visit with the Planning officer and are happy with the Officer's decision to approve this application.</p> <p>.2 <u>PA14/03777 - Hillrise, Church Street, West Looe</u> The Chairman commented that again herself and the Vice Chairman had had a site visit with the Planning Officer and are happy with the Officer's decision to approve this application.</p> <p>.3 <u>PA14/04863 – The Creekside, West Looe, PL13 2FG</u> This application has been refused by Cornwall Council. Councillor Soady stated that this land will now turn into a dumping ground and proposed that the Town Council buy this land from Mr Wearing for a figure that is amenable to us and turn this piece of land into a garden with seats and flowers. There was no seconder for this proposal.</p>	
25.	<p><u>PLANNING APPEALS AND SITE MEETINGS</u> .1 <u>Re: Appeal Decision – 2 Sunrising, East Looe</u> <u>Appeal Ref: APP/D0840/A/13/2210734</u> The Chairman read out the Appeal decision to the Committee – Appeal dismissed.</p>	

26.	<p><u>TO CONSIDER PLANNING APPLICATIONS AND MAKE OBSERVATIONS THROUGH THE CLERK DIRECT TO CORNWALL COUNCIL</u></p> <p>See attached Appendix 'B'.</p> <p>.1 <u>PA14/04655 – Quatre Vents, Barbican Road, E Looe</u> Discussion took place regarding the size of the development. Councillor Bryan informed the Committee that he had received a couple of verbal objections regarding the above application. Councillor Dingle was surprised that no written objections had been received and stated that we can only consider written objections so that it is why it is important for residents to put any objections in writing so they can be considered by our Planning Committee. Councillor Soady proposed to send recommendation to Support this application, there was no seconder. Councillor Dingle proposed to send recommendation to Object to the above application, this was seconded by Councillor Bryan, it was <u>RESOLVED</u> With a vote of 3/1 against (Councillor Soady) to send recommendation to Cornwall Council to Object on the grounds of overdevelopment of the site.</p> <p>.2 <u>PA14/06086 – Land adjacent to 22 Portbyhan Road, WestLooe</u> Much discussion took place with concerns of over development of the site on amenity land, losing open space in a residential area. Councillor Soady proposed to send recommendation to Support this application, there was no seconder. Councillor Dingle proposed to send recommendation to Object to the above application, this was seconded by Councillor Bryan, it was <u>RESOLVED</u> With a vote of 3/1 against (Councillor Soady) to send recommendation to Cornwall Council to Object on the grounds of overdevelopment of the site and out of keeping with neighbouring properties. The Committee discussed the remainder of the applications and were unanimous in their decisions made.</p>	
27.	<p><u>TO RECEIVE REPORTS OF PLANNING CONTRAVENTIONS</u></p> <p>The Chairman asked each individual Committee member for any Planning Contraventions to be reported. There were none.</p>	
28.	<p><u>MATTERS FOR URGENT/FURTHER DISCUSSION AS DETERMINED BY THE CHAIRMAN</u></p> <p>There were none.</p> <p>The meeting closed at 8.10pm</p>	

**LOOE TOWN COUNCIL
PLANNING APPLICATION LIST
COMM. MTG: 23rd July 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
16.06.2014	PA14/05083	Mr Steve Reveler Clipper Point Hannafore Lane Looe	Proposed reshaping of roof decking staircase enclosure and claddings	Object on the grounds of: Use of UPVC in a Conservation area. Out of keeping. Overlooking of neighbouring properties. Decision made under delegated authority.
16.06.2014	PA14/05130	Westways North Road West Looe Looe	Re-roofing of existing dwelling and construction of attic room, dormer roof to rear of property	Object on the grounds of: Out of keeping with other properties in the area. The use of UPVC in a Conservation Area. All other dormers facing East and below the existing roof line.
23.06.2014	PA14/04655	Mr and Mrs Robert Reason Quatre Vents Barbican Road Looe	Two storey extension	Object on the grounds of: Over development of the site.
23.06.2014	PA14/04877	Mr Jim Ditchfield Flat 1 Woodcrest Marine Drive Looe	Single storey extension to rear of building	Support Decision made under delegated authority.
23.06.2014	PA14/05119	Miss Emma Moles Bridge Multi-Academy Trust Looe Primary School Hay Lane Looe	External safeguarding to the perimeter of the school playing field to include the erection of 2m high powder-coated metal fencing system and associated gates to the western boundary	Support

28.06.2014	PA14/04183	Mrs Janet Darlington Cameo Unit 1 Riverside Court Quay Road West Looe	Change of use from jewellers shop to hairdresser salon	Support
28.06.2014	PA14/05561	Mr M Peacock Cuddy Shack Great Tree Farm Shortacross Widegates	Extension to car parking area to serve restaurant and take-away (re-submission of application PA14/03585)	Object on the grounds of: Road Safety Noise Levels Area of Great Landscape Value Area of Outstanding Natural Beauty
03.07.2014	PA14/05727	Hillingdon Portuan Road West Looe Looe	Change of use of existing C1 Guest House to 2 No C3 Dwellings; comprising a ground floor flat and a 2 storey (first and second floor) maisonette. Associated external alterations including demolition of rear ground floor extension and some replacement doors and windows.	Support
05.07.2014	PA14/05552	Portnadler West Looe Hill West Looe	Proposed enlargement of rear dormer, side Juliet balcony and bridge to garden	Support
08.07.2014	PA14/05818	Mr S Bareford Tregarland East Cliff East Looe	Extension to ground floor bathroom, patio, balcony and internal alterations	Support
09.07.2014	PA14/06084	Mrs E Crossley Middletons Corner Buller Quay Quay Street East Looe	Change of use with no external alterations of beauty salon to residential apartment	Support

18.07.2014	PA14/06086	Mr & Mrs C A Bray Land adjacent to 33 Portbryan Road West Looe	Construction of dwelling and formation of vehicular/ pedestrian access to highway.	Object on the grounds of: Over development of the site. Out of Keeping with Neighbouring Properties.
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DATE RECEIVED NOTIFICATION	REF NO:	NAME AND ADDRESS	DEVELOPMENT	LOOE TOWN COUNCIL RECOMMENDATIONS	CORNWALL COUNCIL DECISION
3.7.14	PA14/04241	Mr and Mrs P Snell 2 Sunnybank Barbican Hill East Looe	Replacement of existing UPVC windows to front elevation with new white UPVC windows and replacement of top (2 nd) floor wooden French door with UPVC	PERMISSION FOR DEVELOPMENT <i>23rd July 2014</i> Support	Approved
3.7.14	PA14/04294	Mrs C Sparkes White Cottage and Two Rivers Quay Road West Looe Looe	Demolish of chimney stack to pair of semi detached houses	Support	Approved
3.7.14	PA14/04392	Mr and Mrs W Martin Overwater 2 Klymiarven Gardens Barbican Hill East Looe	Conversion of garage to annexe	Support	Approved with Conditions
4.7.14	PA14/04295	Hillcrest Nursing Home Barbican Road East Looe	Proposed ground floor extension to residents rooms with associated works	Support	Approved with Conditions
4.7.14	PA14/04409	Mr Robert Williams Masonic Hall Tower Hill East Looe	Proposed ground floor extension to residents rooms with associated works	Object on the grounds of: The use of UPVC in a Conservation Area. Out of Keeping Not sympathetic to a historic building.	Approved with Conditions

4.7.14	PA14/05205	Mr Tristan Wearing Little Fieldhead Portuan Road West Looe	Application to fell a Golden Macrocarpa to ground level 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)
09.07.2014	PA12/11277	Barratt Homes Exeter Adjoining Looe Comprehensive School Barbican Road East Looe	Submission of details to discharge Conditions 3, 9, 20 and 21 of Decision Notice PA12/04367		S52/S106 and Discharge of Condition apps
10.07.2014	PA12/11535	Barratt Homes Exeter Adjoining Looe Comprehensive School Barbican Road East Looe	Submission of details to discharge Conditions 5, 11 and 13 in respect of Decision Notice PA12/04367		S52/S106 and Discharge of Conditions apps
10.07.2014	PA14/02847	Mr S Tapal 4 Penarth Looe PL13 2QW	Proposed front and rear extensions to existing bungalow	Object on the grounds of overdevelopment of the site	WITHDRAWN
04.07.2014	PA14/05083	Mr Steve Reveler Clipper Point Hannafore Lane Looe PL13 2DU	Proposed reshaping of roof decking staircase enclosure and claddings	Object on the grounds of: Use of UPVC in a Conservation area. Out of keeping. Overlooking of neighbouring properties. Decision made under delegated authority.	WITHDRAWN

10.07.2014	PA14/03777	Mr and Mrs John McDonagh Hillrise Church Street West Looe	Construction of 2 nd storey extension	Object on the grounds of: Lack of engineers report. Land Stability. Out of Keeping UPVC in a Conservation Area We would recommend a traffic management plan for construction vehicles. We would recommend a site visit. Note: Cllr Bryan and Mrs Powell attended a site visit with Sarah Stevens CC Officer.	Approved
04.07.2014	PA14/04863	Mr and Mrs Day 3 Bodrigan Road East Looe PL13 1EF	Proposed car port	Support	Approved
16.07.2014	PA14/03560	Mr and Mrs A Mordan Trelean West Looe Hill West Looe	Proposed re-roofing together with replacement of windows, fascias, soffits and guttering	Support	Approved

16.07.2014	PA14/04143	Mrs Judith Smith Little Sandy The Downs West Looe Looe	To replace patio doors with bifold doors at ground level and to replace first floor bedroom windows	Support	Approved
16.07.2014	PA14/06527	Caunters Solicitors Unit 3 Enterprise House Polkirt House Higher Market Street East Looe	Temporary permitted development under class D for the change of use from D1 to A1 and B2	Looe Town Council did not receive this for recommendation. For information only.	Closed- advice given/application submitted
16.07.2014	PA14/04965	Mrs Tracey Pickard 33 Woodlands View Looe PL13 2AW	Construction of an elevated parking area including public footpath crossover	Support on the grounds that Highways recommendations are adhered to.	Approved with Conditions
16.07.2014	PA14/04953	Mountain Warehouse Higher Market Street East Looe Looe	Advert Consent: Three no set of letter for store frontage. Non-illuminated	Support	Approved with Conditions
16.07.2014	PA14/04872	Mr K Eason Tremayne House Sandplace Road St Martin Cornwall	Erection of garage with workshop over. Demolition of existing garage	Object. Concerns of land stability. Access to the site. Land contamination. Set an undesirable precedent alongside the river for residence. Take into account the comments from the Cornwall Council Tree Officer.	Approved with Conditions

				REFUSAL FOR DEVELOPMENT <i>23rd July 2014</i>	
07.07.2014	PA14/04863	Mr Tristan Wearing The Creekside West Looe PL13 2FG	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 (Revised scheme to application no. PA13/09022 dated 20/11/13).	Looe Town Council made no recommendation until satisfactory reports had been obtained from: Cornwall Council Conservation Officer Highways Department and Environmental Health.	REFUSED