



**LOOE TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE MEETING**

Held in the Tourist Information Centre, The Guildhall, Fore Street, East Looe  
on Tuesday 24<sup>th</sup> June 2014 at 7.00pm

**REPORT TO COUNCIL**

**PRESENT:**

Chairman: Cllr Mrs M Powell  
Councillors D J Bryan, R Hendy, M Soady  
and T Stacey

**OFFICERS**

Assistant Town Clerk – Annette Keen

**IN ATTENDANCE**

Mr and Mrs T Wearing – PA14/04736  
Mrs K Masson – PA14/04739  
Dr C McArdle – PA14/04739

		<b>ACTIONS</b>
<b>11.</b>	<b><u>APOLOGIES</u></b> Apologies for absence were received from Councillor J R B Dingle.	
<b>12.</b>	<b><u>TO RECEIVE DECLARATIONS OF INTEREST</u></b> Councillor Hendy declared an interest in any matter raised concerning East Looe Town Trust.  ----0000----  The Chairman proposed to move the order of the Agenda to consider planning applications, this was to accommodate members of the public present. This was unanimously agreed.  ----0000----	

<p>13.</p>	<p><b><u>TO CONSIDER PLANNING APPLICATIONS AND MAKE OBSERVATIONS THROUGH THE CLERK DIRECT TO CORNWALL COUNCIL</u></b>  See Appendix 'A'.</p> <p><u>.1 PA14/04736 – The Creekside, West Looe</u>  The Chairman asked Mr and Mrs Wearing if they would like to speak. Mr Wearing informed the Committee that this was a re-submission of a previously refused application. Mr Wearing had taken all recommendations from the refusal on board and has made the following amendments to his planning application:  Land stability – There is now a land stability report with the application.  Out of keeping in a Conservation area – The property is now a more traditional design and in keeping with the street scene.  Contaminated Land – The land contamination report is still to be ascertained, Mr Wearing was confident that this report would be available the following day. All other contamination reports had been received satisfactorily.  Access to the site – Mr Wearing proposes to use a one ton mini digger which will be put on site at 7am. The high green fence that is currently there will be clad with plywood.  Public safety – Excavation will be actioned during the winter when there are less residents/visitors about.  Against Policy LO8 and LO9 of the Caradon Local Plan 2007 – Local materials will be used. Recycled aluminium windows are proposed to be used but can be wood if preferred.  The footprint has been reduced and is now more of a cottage design.  Mr Wearing stated that he proposes to build a cornerstone wall along the boundary and it will sit down in to the site quite well.  Mr Wearing informed the Committee that this land is currently a waste ground and he is constantly clearing it up.  Mr Wearing is awaiting a response from David Moore, Conservation Officer. The Chairman informed Mr Wearing that David Moore has now retired so that was probably why there was a delay.  Mr and Mrs Wearing stated that this property was for the future of their children.  The committee had further discussion.  Councillor Stacey had concern with the footpath wall and the boundary of the house.  Mr Wearing stated that there would be no cavity between the wall and the boundary of the house. There is currently a high green metal fence and this will be replaced with a Cornish stone wall.  Councillors Mrs Powell and Bryan viewed the land stability report accessed on line.</p>	<p>Assistant Clerk to send recommendations to Cornwall Council Planning.</p>
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Councillor Hendy asked if there was any vehicle access or provision for parking. Mr Wearing responded that there was no vehicle access or parking provision, they would be requesting a parking permit from Cornwall Council for the Millpool car park.

Councillor Hendy commented that he admired Mr Wearing's ambition but felt nervous about the whole scheme. Councillor Hendy had concerns of land stability and overloading the land with a building.

Mr Wearing responded that they propose to remove the soft ground and replace with hard ground before building the property.

Councillor Bryan read comments and recommendations from the land stability report to the Committee.

Further discussion took place.

Councillor Stacey had concerns about removing the soil and pumping in the concrete.

Mr Wearing responded that he has ascertained permission from Mr Pearn, the owner of the land below, to action this from below and all health and safety concerns will be addressed.

Councillor Bryan had concerns with the engineers report and was not convinced that the road and pathway was safe.

Councillor Soady stated that he felt that this development was feasible and that it is currently a dumping ground. He would like to see this application supported.

Councillor Mrs Powell re-iterated Councillor Bryan's concerns regarding the proximity to the highway.

Councillor Soady made a proposal to Support the application, there was no seconder.

Councillor Bryan felt he would like to see more technical reports and proposed that we do not make recommendation at this stage but await to receive further reports from the Conservation Officer, Highways Department and Environmental Health. Once these reports have been received, delegated authority be given to the Planning Chairman, Councillor Mrs Powell to send recommendation to Cornwall Council, seconded by Councillor Stacey it was:

RESOLVED

With a vote of 4/1 against (Councillor Soady) not to send recommendation at this stage but wait to receive reports from Cornwall Council Conservation Officer, Highways Department and Environmental Health.

Mr and Mrs Wearing thanked the Committee and then left the meeting at 7.40pm.

.2 PA14/04739 – Wall adjacent Elm Tree Road, E Looe

Dr McArdle read out his statement to the Committee as attached Appendix 'B'.

Councillor Soady stated that he can see this wall from his home in West Looe.

Dr McArdle stated that as this is a new build we have the option of a good design.

Mrs Masson informed the Committee that she has spoken with the builders with her concerns regarding the visual shiny steel girders, their response was that they could paint the girders black.

Mrs Masson stated that Elm Tree Road have suffered before with retrospective planning applications.

Councillor Bryan proposed to Support that the wall is reconstructed but strictly on the conditions that: The wall is faced with Cornish stone and enclose the steel girders, reinstate previous ground levels proper storm water drainage solutions are installed, seconded by Councillor Hendy, it was:

RESOLVED

Unanimously to send this recommendation to Cornwall Council.

Dr McArdle and Mrs Masson thanked the Committee and then left the meeting.

.3 PA14/04241 – 2 Sunnybank, Barbican Hill, E Looe

Discussions took place. Councillor Soady proposed to Support this application, seconded by Councillor Hendy it was:

RESOLVED

With a vote of 4/1 against (Councillor Bryan) to send recommendation to Cornwall Council to Support this planning application.

.4 PA14/04294 – White Cottage and Two Rivers, Quay Road, West Looe

Discussions took place. Councillor Soady proposed to Support this application, seconded by Councillor Stacey it was:

RESOLVED

Unanimously to send recommendation to Cornwall Council to Support this planning application.

.5 PA14/04409 - Masonic Hall, Tower Hill, East Looe

Discussions took place. Councillor Bryan proposed to Object to this application, seconded by Councillor Mrs Powell it was:

RESOLVED

Unanimously to Object to this planning application on the grounds of the use of UPVC in a Conservation area. Out of keeping. Not sympathetic to a historic building.

.6 PA14/04392 – Overwater, 2 Klymiarven Gardens, Barbican Hill, East Looe

Discussions took place. Councillor Soady proposed to Support this application, seconded by Councillor Stacey it was:

RESOLVED

Unanimously to send recommendation to Cornwall Council to Support this planning application.

.7 PA14/04965 – 33 Woodlands View, West Looe

Discussions took place. Councillor Mrs Powell proposed to Support this application, seconded by Councillor Bryan it was:

RESOLVED

Unanimously to send recommendation to Cornwall Council to Support this application on the grounds that Highways recommendations are adhered to.

.8 PA14/04295 – Hillcrest Nursing Home, Barbican Road, East Looe

Discussions took place. Councillor Hendy proposed to Support this application, seconded by Councillor Stacey it was:

RESOLVED

Unanimously to send recommendation to Cornwall Council to Support this application.

.9 PA14/03560 – Trelean, West Looe Hill, West Looe

Discussions took place. Councillor Stacey proposed to Support this application, seconded by Councillor Soady it was:

RESOLVED

Unanimously to send recommendation to Cornwall Council to Support this application.

.10 Tremayne House, Sandplace Road, St Martin, Looe

Discussions took place. Councillor Soady made a proposal to Support this application, there was no seconder.

Councillor Hendy proposed to Object to this application, seconded by Councillor Stacey it was:

RESOLVED

With a vote of 4/1 against (Councillor Soady) to Object to this application on the grounds of: Concerns of land stability. Access to the site. Land contamination. Water contamination. Set an undesirable precedent alongside the river for residence. Take into account the comments from the Cornwall Council Tree Officer.

.11 PA14/05205 – Little Fieldhead, Portuan Road, W Looe

Application to fell a Golden Macrocarpa to ground level within a Conservation area.

Looe Town Council received this application for information only. No recommendations made.

.12 PA14/04863 – 3 Bodrigan Road, East Looe

Discussions took place. Councillor Soady proposed to Support this application, seconded by Councillor Bryan it was:

RESOLVED

Unanimously to send recommendation to Cornwall Council to Support this application.

	<p><u>.13 PA14/04143 – Ridgeway, The Downs, West Looe</u> Discussions took place and Councillor Mrs Powell proposed to Support this application, seconded by Councillor Bryan it was: <b>RESOLVED</b> Unanimously to send recommendation to Cornwall Council to Support this application.</p> <p><u>.14 PA14/04953 – Mountain Warehouse, Higher Market Street, East Looe</u> Discussions took place and Councillor Stacey proposed to Support this application, seconded by Councillor Soady it was: <b>RESOLVED</b> Unanimously to send recommendation to Cornwall Council to Support this application.</p>	
14.	<p><b><u>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC</u></b> No questions or statements from members of the public had been received. There were no members of the public present.</p>	
15.	<p><b><u>CORRESPONDENCE</u></b></p> <p><u>.1 West Hill Cottage, West Looe</u> The Chairman informed the Committee that this property had now been demolished and is being dealt with by Cornwall Council and Councillor Mrs Hannaford.</p> <p><u>.2 David Moore – Conservation Officer, Cornwall Council</u> The Chairman informed the Committee that David Moore has now retired and his replacement is Mrs Victoria Robinson, Senior Conservation Officer, Historic Environment Advice, Cornwall Council.</p> <p><u>.3 Options for the Management of Monterey Cypress Tree at West Looe Cemetery</u> The Chairman informed the Committee that an email had been received from Cornwall Councillor Mrs Hannaford asking for the Planning Committees views on the options for the management of the Monterey cypress tree in West Looe Cemetery. The Committee read through and discussed the options given. The Chairman proposed to recommend Option 2, seconded by Councillor Soady it was: <b>RESOLVED</b> Unanimously to recommend Option 2 as below to Councillor Mrs Hannaford.</p> <p><b>Option 2 Undertake remedial works:</b> The tree would be pruned to minimise the risk of failure from the defective branches. Storm damage would be remediated as and when it occurred. The bench would be moved beyond the spread of the crown. An appropriate planting scheme would be implemented now and be well established in 10-20 years' time when the tree would be likely to be felled. The additional</p>	<p>Councillor Bryan asked the Assistant Clerk to send a retirement card to David Moore.</p> <p>Assistant Clerk to inform Councillor Mrs Hannaford of this recommendation.</p>

	<p>management costs are likely to be in the region of £3000-5000, amounting to a total cost of approximately £7000-£9000.</p> <p>Advantages: Potential 20 years of declining but significant amenity value is retained.</p> <p>Established planting will buffer and mitigate removal at a later date.</p> <p>Disadvantages: Significant interim management costs. Small risk of significant harm to the public would be maintained Risk of damage to grave stones</p> <p>4 <u>Coddy Shack, Great Tree Farm, St Martin's, Looe</u> At previous Planning Meeting held on 28<sup>th</sup> May 2014 Councillor Bryan had requested that all Licences for the above premises were checked with Cornwall Council Licensing. Confirmation has been received from Cornwall Council Licensing Department stating that all licences are in place.</p> <p>5 <u>New Procedure for Reporting Planning Contraventions</u> The Chairman informed the Committee that Cornwall Council had created a new procedure for reporting planning contraventions. The Chairman asked the Assistant Clerk to explain. The Assistant Clerk informed the Committee that we as a Council can no longer just send an e-mail to report planning contraventions, all contraventions have to be reported using the on-line reporting forms (see attached example). As we no longer have a Community Officer to check all contraventions reported she requested that all information be correct as most fields on the forms are mandatory so it is vital that all information that is supplied gives correct information. The Assistant Clerk gave all members a copy of the new procedure and on-line forms for information.</p> <p>6 <u>Re: EN13/00397 – Cormorants, 4 Lower Chapel Street, East Looe – Installation of UPVC windows in a Conservation Officer</u> Councillor Dingle had requested previously that the Assistant Clerk contact the Enforcement team at Cornwall Council to find out what the situation with the enforcement on the above property. An e-mail had been received from Paul Pockett, Enforcement Officer stating that this is being dealt with. Councillor Mrs Powell recommended we do not pursue this matter any further and leave it in the hands of the Enforcement team, this was unanimously supported.</p> <p>7 <u>PA13/01765 – Conversion of former butchers in to residential flat Church Street, West Looe</u> An e-mail had been received with concerns that the above planning permission approved in a Conservation area was not being adhered to and asked the Planning Committee to see how this situation had come about.</p>	<p>Assistant Clerk to contact Davina Pritchard, Cornwall Council Planning Officer.</p>
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	<p>Councillor Bryan made a proposal to send this information to the Planning Officer, Davina Pritchard and ask for her comments, seconded by Councillor Mrs Powell this was:  <u>RESOLVED</u>  Unanimously to contact Davina Pritchard, Planning Officer.  .8 <u>PA14/01423 PREAPP – Provision of transit site for gypsies and travellers</u>  The Chairman read out an email received informing the Planning Committee that Cornwall Council are proposing a gypsy travellers transit site at the Looe junction off the A38.</p>	
16.	<p><b><u>DECISION NOTICES</u></b>  The Committee read through the Decision Notices as attached Appendix 'C'.  The Chairman commented that there had been rather a lot of applications Withdrawn.</p>	
17.	<p><b><u>PLANNING APPEALS AND SITE MEETINGS</u></b>  No planning appeals had been received and no site meetings had been held.</p>	
18.	<p><b><u>TO RECEIVE REPORTS OF PLANNING CONTRAVENTIONS</u></b>  The Chairman asked each individual Committee member for any Planning Contraventions to be reported. There were none.</p>	
19.	<p><b><u>MATTERS FOR URGENT/FURTHER DISCUSSION AS DETERMINED BY THE CHAIRMAN</u></b>  There were none.   The meeting closed at 9.00pm.</p>	



## Appendix 'B'

I write in response to planning application PA14/04739. I occupy a neighbouring property (Trevena), immediately downhill of the proposed development.

Section 9 of the application form is very misleading. The failed wall was a traditional stone wall which had, at some point in its history, been faced with poor quality poured concrete, apparently as part of an unapproved, inferior repair, by the current owners. It was not a concrete wall as stated in the application. Indeed, excavations following the collapse have shown two traditional stone walls, one about a metre behind the other. The new wall will also connect to a local stone wall at its south edge. Consequently, the proposal is not 'like for like' as suggested by the applicant.

The wall is in a very prominent position, within a Conservation Area and an Area of Great Landscape Value, overlooking the Looe Valley. It is clearly visible at all times of year from both sides of the valley, although during the summer months it is partly obscured by deciduous trees. This may be clearly seen in the photograph below. The black sheeting covers the collapsed wall:



The application comes after a Court Order forcing the applicant to rectify a dangerous structure. So, while it is in the public interest that the proposed remedial work is allowed to proceed in order to make the area safe for those living in the vicinity of the collapse, I would request the planning authority to ensure that the finished structure is not an unsightly, 'cheap fix' and will not be out of keeping with the local vernacular, which is of course traditional Comish stone walls. These traditional walls are evident throughout Looe and I note with approval that the Council is using traditional stone to face all of the retaining walls that it is repairing following recent collapses. I would urge that the same degree of care is applied to the design of this structure.

The proposed pre-cast concrete solution would use large L shaped precast sections similar to those shown in the photograph below with a further plain concrete wall cast below them.



If allowed, this would result in a blank concrete wall approximately 5m in height, stretching over a length of over 30m. Clearly, such a structure is more in fitting with a motorway junction than a highly visible area of the Looe Valley. My suggestion would be that the authority imposes a condition that the new structure is faced in traditional local stone. As the proposed wall would be in excess of 5m in height, the use of planting to hide the eyesore is not an option.

The proposed new wall appears to be topped with an open metal balustrade. The original wall was topped with a balustrade constructed of blockwork. Consequently, the proposed development would result in a balustrade that can be seen through and so would increase the overlooking (loss of privacy) into the properties below. I would suggest that the authority impose a condition that the new balustrade is made of an obscure material so as to lessen this problem.

The proposed development makes no mention of surface water drainage. Build-up of rainwater was a primary cause of the collapse, so I would suggest strongly that planners ensure that surface water drainage has been properly considered and planned for in this development and include necessary drainage as a condition of any approval.

It is clear from submitted plan 'Section 2' that the applicant has not properly drawn the pre-existing ground levels, which are considerably lower than shown. If implemented as drawn, the result would be that my garden would be left so steep as to be unusable and this would constitute a considerable loss of amenity. I would suggest that the authority imposes a condition that pre-existing levels are reinstated on both sides of the new wall.

Regarding the quality of the road, I would hope that the authority will impose the same design constraints on this road as it would on a road that it would be prepared to adopt. The opportunity to replace such a prominent part of our built heritage comes only rarely, so I hope that the authority will ensure that the work results in a structure that is in keeping with the local character and not a concrete monstrosity built for convenience and low cost.

I also note with some concern that the contractor has already installed large, unsightly metal girders on the face of parts of the wall that have remained standing. I would suggest that these are also completely out of keeping with the area.

**LOOE TOWN COUNCIL  
PLANNING APPLICATION LIST  
COMM. MTG 24<sup>th</sup> June 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**

<b>DATE</b>	<b>NUMBER</b>	<b>NAME</b>	<b>DEVELOPMENT &amp; SITE</b>	<b>LTC RECOMMENDATIONS</b>
22.05.2014	PA14/04241	Mr P and Mrs C 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 <sup>nd</sup> ) floor wooden French door with UPVC	Support
23.05.2014	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
23.05.2014	PA14/04409	Mr Robert Williams Masonic Hall Tower Hill East Looe	Replacement windows to St Annes Masonic Hall on South West elevation	Object on the grounds of: The use of UPVC in a Conservation Area. Out of Keeping. Not sympathetic to a historic building.
24.05.2014	PA14/04392	Mr and Mrs W Martin Overwater 2 Klymiarven Gardens Barbican Hill East Looe	Conversion of garage to annexe	Support
30.05.2014	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.
02.06.2014	PA14/04295	Hillcrest House Nursing Home Barbican Road East Looe	Proposed ground floor extension to residents rooms with associated works	Support
04.06.2014	PA14/04736	Mr Tristan Wearing The Creekside West Looe Looe	Construction of detached dwelling to include a new 1500mm high stone boundary wall along the western	Looe Town Council Planning Committee have made no recommendation at this stage. Awaiting satisfactory reports from:

			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).	Cornwall Council Conservation Officer. Highways Department and Environmental Health before a recommendation can be made.
06.06.2014	PA14/03560	Mr and Mrs A Mordan Trelean West Looe Hill West Looe Looe	Proposed re-roofing together with replacement of windows, fascias, soffits and guttering	Support
07.06.2014	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. Water contamination. Set an undesirable precedent alongside the river for residence. Take into account the comments from the Cornwall Council Tree Officer.
07.06.2014	PA14/05205	Mr Tristan Wearing Little Fieldhead Portuan Road West Looe	Application to fell a Golden Macrocarpa to ground level within a Conservation area	For Information Only.
11.06.2014	PA14/04863	Mr and Mrs Day 3 Bodrigan Road East Looe	Proposed car port	Support
11.06.2014	PA14/04143	Mrs Judith Smith Ridge way The Downs West Looe	To replace patio doors with bifold doors at ground level and to replace first floor bedroom windows	Support
12.06.2014	PA14/04739	Mr Philip Desmonde Philip Desmonde Partnership Ltd Wall adjacent Elm Tree Road East Looe	Retrospective application for the reconstruction of the retaining wall on a like for like basis and bring the road back in to functional use	Support that the wall is reconstructed but <u>strictly</u> on the conditions that: The wall is faced with Cornish stone and enclose the steel

				girders. Reinstate previous ground levels. Proper storm water drainage solutions are installed.
16.06.2014	PA14/04953	Mountain Warehouse Higher Market Street East Looe Looe	Advert Consent: Three no. set of letters for Store Frontage Non-illuminated	Support

DATE RECEIVED NOTIFICATION	REF NO:	NAME AND ADDRESS	DEVELOPMENT	LOOE TOWN COUNCIL RECOMMENDATIONS	CORNWALL COUNCIL DECISION
06.06.2014	PA14/04561	Mr Paul Williams West Hill Cottage West Looe Hill West Looe	Non material amendment to PA12/08894 for removal of existing roof to create a higher roofline, demolition and rebuilding of rear extension, construction of new rear extension and new single storey office (partly buried) in garden namely movement of ground floor access door (by approximately 2 metres) to the left and to construct a new wc window in place of door.	<b>PERMISSION FOR DEVELOPMENT 24<sup>th</sup> June 2014</b> Looe Town Council did not receive this application for recommendation.	No Objection
06.06.2014	PA14/03313	Mr Mark Bury The Little Pizza House Lower Market Street East Looe Looe	Change of use of ground floor restaurant (A3) to residential use (C3) to provide accommodation ancillary to the flat above (no external alterations).	Support	Approved
06.06.2014	PA14/00767	Forestry Commission Polvellan Manor The Millpool West Looe	TPO Consultation request - Tree works to fell five (beech/oak) damaged/danger trees in cpt 1a, plus clear up a small area of w/b in cpt 1b (w/b doesn't require an FC felling licence)	Looe Town Council did not receive this application for recommendation.	Approved
06.06.2014	PA14/03585	Mr M Peacock Coddy Shack Great Tree Farm Shortacross, Widegates Looe	Extension to car parking area to serve restaurant and take-away	Object on the grounds of: Insufficient Plans and query if factually correct	WITHDRAWN

				In an Area of Great Landscape Value Noise Levels Road Safety	
06.06.2014	PA14/03746	Mr and Mrs J Watkins The Penthouse East Quay Buller Street East Looe	External alterations to fourth floor flat	Object on the grounds of: Incomplete plans. Although existing UPVC is installed we would prefer to see wood be used as in a Conservation Area. Out of keeping We have concerns that the wrap around balcony will set a precedent.	WITHDRAWN
06.06.2014	PA14/03275	Mr and Mrs Gallagher Rosdene North Road West Looe	Retrospective planning for decked area in rear garden	We reluctantly Support as we have concerns of: Setting a Precedent In a Conservation Area Visibility from East Looe If approval is granted it should be conditional that suitable screening is in place.	Approved with Conditons.

06.06.2014	PA14/01331	Mr and Mrs Tim and Tracey Hannington Sunny Corner Barbican Hill East Looe	Construction of 2 storey extension and new entrance porch ) demolition of existing entrance porch), conversion of 2 existing bay windows into doors, new rear entrance door and screen, new window to rear elevation, replace existing asbestos roof for slate roof, re-render existing facade, new rainwater goods and remodelling of front entrance steps and garden (revision to approved application PA13/01506)	Object on the grounds of: Land Stability - no ground stability report. Against Policy - Out of keeping in a Conservation area. Over development of the site. Impact on neighbouring properties.	Approved
06.06.2014	PA13/08852	Mr Scott Gardiner The Arches Hannafore Lane West Looe Looe	Conservation Area consent for the demolition of existing garage and 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.	Approved with Conditions CC Committee Decision.
06.06.2014	PA13/08595	Mr Scott Gardiner The Arches Hannafore Lane West Looe Looe	Demolition of existing garage buildings 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	REFUSED CC Committee Decision.



				Concerns of stability to both roads to the site	
13.06.2014	PA13/11294	Guild of St James Chough Rock Plaidy Lane East Looe	Demolish existing house and erect new house set down lower into the cliff	Object on the grounds of: Coastal erosion. Nesting site for fulmars. Cliff instability. Highway danger. Contrary to Shoreline Management Plan. Impact on South West Coastal path. Out of scale and character in surroundings. Overbearing visual impact on local beaches. Also beach safety while work is being carried out. Destruction of preserved Napoleonic Artillery Battery. Cliff earth removal counter to sustainable development policy. Use of single track road with few adequate passing places. Danger to Junior school and its access at the top of Hay Lane. Danger to pedestrians and road traffic coming up from Plaidy.	APPLICATION WITHDRAWN

				Noise and traffic fumes pollution. Bay View Road is a private road owned by residents who would be against use of that road. Ratio of floor	
20.06.2014	PA14/02346	Larssons Coffee House 7 Buller Street Looe PL13 1AS	Replace roof slates and construct new dormer	Supportm	APPLICATION WITHDRAWN