

LOOE TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

held in the Tourist Information Centre, The Guildhall,
Fore Street, East Looe, PL13 1AA
on Tuesday 25th March 2014 at 7.00pm

REPORT TO COUNCIL

PRESENT

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

OFFICERS

Assistant Town Clerk – Annette Keen

IN ATTENDANCE

Mr and Mrs Fries – PA14/01317

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The Chairman proposed that Councillor Gregory be co-opted for the purpose of this meeting only, this was unanimously agreed.

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103. APOLOGIES

Apologies were received from Councillor J R B Dingle.

104. TO RECEIVE DECLARATIONS OF INTEREST

Personal 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.

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

At this stage there were no statements or questions asked.

106. CORRESPONDENCE

.1 Cornwall Local Plan: Strategic Policies

The Chairman explained that a number of changes had been made to this document and responses to these changes are to be submitted to Cornwall Council by 28th April 2014.

Much discussion took place and concern was raised regarding the rise in housing allocation and suggested development sites for our area. The proposed sites being two at East Looe and one at West Looe. Comments had been received by the Ward Member for East Looe and St Martin's, Councillor Armand Toms and email received from Mr David Gamblin, Looe Strategy Group. The Chairman read these comments to the Committee.

Councillor Soady had great concern with the provision of schools and doctors in the area if housing allocation rises, this will all need to be taken into account.

The Chairman suggested that all members should visit the Cornwall Council website www.cornwall.gov.uk/localplancornwall to access all information. The Chairman asked all Committee members to consider and compile their responses and bring back to a further meeting, the agreed date was Tuesday 15th April at 7pm. The Chairman informed the Committee that they can all respond as individuals but we as a Council will respond collectively.

.2 Landscape and cumulative impact guidance for wind & solar development training

The Chairman read out details of the above training to be held on Tuesday 8th April at Exhibition Hall, Kinglsey Village, Penhale, Fraddon, between 7.00pm – 9.00pm. Councillor Hendy asked for this information to be forwarded to consider.

.3 The Arches, Hannafore Lane, West Looe

The Chairman informed the Committee that The Arches, Hannafore Lane, West Looe was to be discussed at East Sub-Area Planning Committee Meeting on Monday 31st March at 2.00pm in Liskeard and asked for a volunteer Councillor to attend this meeting. Councillor Mrs Powell agreed to attend.

.4 Phase 1 Barratt Homes, St Martin's Road, East Looe

An email had been received from Mr Gamblin with concerns that no progress had been made with regard to planting on the Barratt's site and that Barratt's now wished to alter the previously agreed landscaping proposals.

The Committee discussed this matter and the Chairman proposed to send a letter to Mr Kirby, Principal Development Officer, Cornwall Council asking that no dilution or compromise of the original approved plans be made. The Chairman also requested that the draft letter compiled by Councillor Soady and Mr Gamblin in response to Mr Kirby's letter of 29 November be sent as unresolved issues still remain. This was unanimously agreed to send a letter to Mr Kirby.

107. DECISION NOTICES

As attached Appendix 'A'.

The Committee read through the decision notices.

108. PLANNING APPEALS AND SITE MEETINGS

No Planning Appeals or Site Meetings had been received.

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

The Chairman requested to move the order of the Planning Applications listed to accommodate Mr and Mrs Fries who were present to listen and answers any questions re Planning Application No PA14/01317 Corinth House, Plaidy Park Road, Plaidy, Looe. This was unanimously agreed.

.1 PA14/01317 – Corinth House, Plaidy Park Road, Plaidy, Looe

The Chairman read comments made on the Cornwall Council online planning to the Committee.

The Chairman asked if Mr or Mrs Fries would like to speak, Mrs Fries responded as attached Appendix 'B'.

Councillor Soady informed the Committee that he had previously owned this property.

The Committee viewed the plans and had concern that the property 'Mordros' which was owned by one of the objectors was not on the maps supplied. Councillor Soady questioned the fact that one of the objectors had overlooking issues when the property they own was built a long time after Corinth House.

Much discussion took place and Mrs Fries responded to questions and concerns. Mrs Fries stated that they were quite happy to use obscure glass and that the building line will not be extended on the south side.

The Chairman asked the Committee for a proposal. Councillor Soady proposed to Support this application, seconded by Councillor Hendy this was:

RESOLVED

With a vote of 2/4 abstentions to send recommendation as follows to Cornwall Council:

Support on the grounds that obscure glass/opaque material is used. Concerns that property 'Mordros' is not shown on the plans supplied.

Mr and Mrs Fries thanked the Committee and then left the meeting.

The Committee discussed the remainder of the Planning Applications as attached Appendix 'C'.

110. 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 'D'.

Councillor Soady commented on EN14/00170 Alleged complete derelict state of the building (Article 4) - Marshall House, The Quay, West Looe and the result that no breach had been found. Councillor Soady made comment that this property was a disgrace in the heart of the town and has been for a very long time and feels that the owner should be made to tidy the property up. The Chairman asked that the

Assistant Clerk write to Paul Pockett to ascertain whether anything further could be done. Councillor Gregory suggested we write asking them revisit under the Section 115 of the Town and Country Planning Act. This was unanimously agreed.

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

There were no matters to be discussed.

The Meeting closed at 8.35pm.

Appendix 'B'

Good evening Everyone, We are Carol and Alex Fries and we have bought Corinth House, Plaidy Park Road for our own home and as it has not been touched since it was last sold 30 years ago we hope to remodel and refurbish it to bring it up to date and more energy efficient. We wish to take the roof off and not raise the ridge height, but turn it into our lounge with a flat roofed extension. This is not extending past the building line that is currently there on the southside. This extension will be set back and so does not overshadow the neighbours properties to either side. The new balcony is set behind the existing one and we will be happy to put obscure panels to the side. This is south facing and so again cannot overshadow the neighbours. Again the small extension side windows to the north we are happy to obscure as this is hallway . The kitchen window that is there at present will be smaller. We are not going to increase the building to any great degree and we feel this is a modest application and also will improve the visual side of things from both roads and for the neighbours. We hope you will feel the same. Thank you.

**LOOE TOWN COUNCIL
PLANNING APPLICATION LIST
COMM. MTG: 25th March 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
20.02.2014	PA14/01156	Mr Ian Soady Lobs Cottage Meadway Looe	Hard standing parking in front garden, enlarge existing dormer on north elevation, form balcony over sun room on south elevation	Support
20.02.2014	PA14/01420	Ms T Hicks (with Tanners Holdings and Tamar View Fruiterers) Looe Harbour Commissioners The Fish Kitchen 2A Buller Quay Quay Street East Looe	Change of use from B1/B2 business/general industrial– fish processing and packing unit to A5 hot food takeaway and A1 retail vegetable and butchers shop use. Associated minor external alterations. (Resubmission of PA13/10516).	Support
24.02.2014	PA14/01317	Mr and Mrs A Fries Corinth House Plaidy Park Road Plaidy Looe	Remodel and refurbish existing home works to include the construction of off road parking area with access to house. Extensions to north and south elevations. Construction of new flat roof.	Support on the grounds that obscure glass/opaque material is used. Concerns that property 'Mordros' is not shown on plans supplied.
24.02.2014	PA14/01412	Mr Jason Edwards Edward's Hotels Ltd Portbyhan Hotel Quay Road West Looe Looe	Application for advertisement consent for the siting of 2 halo illuminated static fascia signs	Support on the grounds that soft lighting be used.
27.02.2014	PA14/00911	Mr Tom Shaw Curlews 2 Meadway Looe	Construction of detached garage	Support

27.02.2014	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.
03.03.2014	PA14/01465	Mr Simon Chin Westings West Looe Hill Looe	Construction of a four bedroom dwelling to replace an existing dormer bungalow now demolished (amended design)	Support on the grounds that solar panels are not used as in a Conservation area.

DATE RECEIVED NOTIFICATION	REF NO:	NAME AND ADDRESS	DEVELOPMENT	LOOE TOWN COUNCIL RECOMMENDATIONS	CORNWALL COUNCIL DECISION
26.02.2014	PA14/00248	Mr Jason Edwards Portbyhan Hotel Quay Road West Looe	Submission of details to discharge conditions 3 in relation to PA13/07419 dated 7.10.13	PERMISSION FOR DEVELOPMENT 25th March 2014 Looe Town Council did not receive this application for recommendation, for information only.	S52/S106 and discharge of condition apps
03.03.2014	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, for information only.	Submission of details to discharge condition 3 in respect of Decision Number PA12/10829
03.03.2014	PA14/01597	Mr John Parker and Miss Elizabeth-Maria Walsh East Cliffe House Barbican Hill East Looe	Discharge of condition 3 of Planning Application PA13/08809 – replacement of eleven 1970s aluminium framed windows with eleven UPVC windows	Looe Town Council did not receive this application for recommendation, for information only.	S52/S106 and Discharge of Condition apps
28.02.2014	PA14/00422	Mr B Horsfield 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	Approved with Conditions

06.03.2014	PA14/01140	West Looe Town Trust West Looe Square Looe PL13 2EU	Submission of details to discharge condition 3 in respect of decision notice PA13/09103	Looe Town Council did not receive this application for recommendation, for information only.	S52/S106 and Discharge of Condition apps
12.03.2014	PA14/01493	Mr Mike Briggs Polvellan Terrace North Road West Looe	Submission of details to discharge condition 3 (details and design of windows) in respect of decision notice PA13/08454	Looe Town Council did not receive this application for recommendation, for information only.	S52/S106 and Discharge of Condition apps
17.03.2014	PA14/00631	Mr P Crossley 1 Littlebrook Shutta East Looe	Variation of condition 10 (windows and doors to be timber only) to allow use of white UPVC and other alterations to window and door openings. Application Number E2/08/02131/FUL Dated 27/05/09 relates.	Object on the grounds of use of UPVC in a Conservation Area. Refer to Conservation Officer.	Approved with Conditions.
14.03.2014	PA14/01738	Land adjacent to Rame View East Looe	Screening option for a mixed open market and affordable housing development	Looe Town Council did not receive this application for recommendation. For information only.	Screening Option – EIA Not Required

				REFUSAL FOR DEVELOPMENT 25th March 2014	
06.03.2014	PA14/00246	Mr and Mrs K Bonaker 8 Rame View East Looe Looe	Loft conversion and construction of new rear dormer with balcony	Support	REFUSED

<u>DATE INFORMED</u>	<u>CASE REFERENCE</u>	<u>CASE OFFICER</u>	<u>NATURE</u>	<u>SITE ADDRESS</u>	<u>REASON CLOSED</u>
			25th March 2014 PLANNING ENFORCEMENT REPORTED		
03.03.2014	EN13/02488	Paul Pockett	Erection of fences	Cauldron Cottage West Looe Hill West Looe PL13 2HQ	PD or Deemed Consent
03.03.2014	EN13/02844	Paul Pockett	Untidy Site	Land adjacent to Sparrow Perch 23 Portbyhan Road West Looe PL13 2QH	No Breach Found
03.03.2014	EN14/00170	Paul Pockett	Alleged complete derelict state of the building (Art 4)	Marshall House Quay Road West Looe Looe	No Breach Found