



LOOE TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held in the Tourist Information Centre, The Guildhall, Fore Street, East Looe
on Tuesday 25th November 2014 at 7.00pm

REPORT TO COUNCIL

PRESENT:

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

OFFICERS

Assistant Town Clerk – Annette Keen

IN ATTENDANCE

Councillor A Toms
Mr and Mrs Nicholson – PA14/10319
Mr and Mrs Marshall – PA14/10462
Ms T Hicks – PA14/10541 & PA14/10648
Mr S Huckstep - PA14/10541 & PA14/10648

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The Chairman welcome everyone to the meeting and proposed that Councillor Toms be co-opted for the purpose of this meeting only, this was unanimously approved.

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		ACTIONS
56.	<u>APOLOGIES</u> Apologies were received from Councillor J R B Dingle. <u>ABSENT</u> Councillor T Stacey.	
57.	<u>TO RECEIVE DECLARATIONS OF INTEREST</u> <u>.1 Personal Interest</u> Councillor Hendy declared an interest in any matter raised concerning East Looe Town Trust and Planning Application Nos: PA14/09484 and PA14/10462.	

	<p>Councillor Toms declared an interest in any matter raised concerning Cornwall Council, Looe Harbour Commission, Looe Development Trust and Planning Application No: PA14/09635.</p> <p>Councillor Soady declared an interest in any matter raised concerning Looe Harbour Commission.</p>	
<p>58.</p>	<p><u>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC</u></p> <p>No questions or statements from members of the public had been received. Members of the public present were in attendance to discuss their Planning Application as listed.</p> <p style="text-align: center;">----0000----</p> <p>The Chairman proposed to move the order of the Agenda to discuss Planning Applications as listed to accommodate members of the public present. This was unanimously approved.</p> <p style="text-align: center;">----0000----</p>	
<p>59.</p>	<p><u>TO CONSIDER PLANNING APPLICATIONS AND MAKE OBSERVATIONS THROUGH THE CLERK DIRECT TO CORNWALL COUNCIL</u></p> <p>See Appendix 'A'.</p> <p>.1 <u>PA14/10319 – Kittiwake, Plaidy Park Road, Plaidy, Looe</u></p> <p>Mr Nicholson outlined the proposals for the above development.</p> <p>The Chairman read objections submitted from the Cornwall Council on-line planning portal to the Committee.</p> <p>Councillor Toms informed the Committee that he has had a few residents contact him with their concerns. Councillor Toms stated that Cornwall Council only put planning notices outside the property and inform neighbours either side of the development but no longer inform all surrounding areas. Councillor Toms has taken this matter up with Phil Mason, Head of Planning at Cornwall Council.</p> <p>Councillor Bryan agreed with Councillor Toms and re-iterated that the surrounding areas should be informed and proposed that a letter be sent to Phil Mason, Head of Planning at Cornwall Council supporting Councillor Toms' concerns, this was unanimously approved.</p> <p>Mrs Nicholson informed the Committee that their planning application notice was on the post outside of Kittiwake. Councillor Toms was of the opinion that people do not necessarily read them from posts, but they would take notice of postal notification.</p> <p>Councillor Hendy questioned the concerns with access and parking on the property.</p>	<p>Assistant Clerk to write to Phil Mason.</p>

Mr Nicholson informed the Committee that there is ample parking on the property and there will be no need for on road parking. There is no problem with access.
Councillor Soady stated that the notices were displayed and residents should have taken notice of them.
Councillor Soady proposed that the application be Supported, seconded by Councillor Mrs Powell, was
RESOLVED

With a vote of 4/1 abstention to make recommendation to Cornwall Council to Support the application.

.2 PA14/10462 – Mama J's Italian, Higher Market St, E Looe

Mrs Marshall informed the Committee that they were due to complete shortly on purchasing the The Rusty Bucket and changing it to an Italian Restaurant, serving pizzas. The application is for the installation of a flue for pizza oven.
Mrs Marshall stated that the flue was internal but exit from the back of the building into the courtyard, not noisy and it would not be a food smell but a wood smoke smell. Their plan is to open from 10am to 10pm. They will be applying for a premises licence.

The Chairman read to the Committee the Environmental Health and Planning Liaison comments from the Cornwall Council planning portal.

Councillor Toms asked whether there would be a cowling fitted, Mrs Marsh responded that there would be, but no higher than is currently already there.

Councillor Hendy informed the Committee that he is a neighbour to these premises and has in the past experienced problems when it was the Decker establishment.

Mrs Marshall informed the Committee that they wish it to be a family restaurant.

Councillor Toms asked Mrs Marshall that, if any complaints do come to her, she mitigate them as soon as possible.

Much discussion took place and the Chairman raised concern with regard to the extract ventilation, Councillor Mrs Powell proposed that the application be Supported subject to an extraction ventilation system being installed, as is within a Conservation Area. To only permit the use of the appliance required for the production of the food types specified in the application, this was seconded by Councillor Toms and was
RESOLVED

With a vote of 4/1 abstention to send recommendation as above to Cornwall Council.

.3 PA14/10541 – The Old Sardine Factory, Hannafore Road, West Looe

The Chairman read comments submitted online from the Cornwall Council Planning Portal to the Committee.

Steve Huckstep, Architect read out a statement to the Committee as attached Appendix 'B'.

	<p>Ms Hicks informed the Committee that last summer a consultation was held for the community and 98% were in favour of this development.</p> <p>They have attained grant funding for this project and the Board have been discussing this for three years for what would be best for the town.</p> <p>Ms Hicks stated that the fishermen's stores that are currently placed in the Old Sardine Factory are in a dire state and a Health and Safety issue. They will be installing a hoist to pull the crab pots up to the stores, where currently they are being pulled up by hand. Ms Hicks pointed out that the Harbour Commission have never turned anyone away that required a store because of this development. The Conservation Officer has been consulted</p> <p>Councillor Bryan stated that in his opinion this development will be a benefit to the town and improve the building, he therefore proposed to Support the application, seconded by Councillor Soady it was,</p> <p><u>RESOLVED</u></p> <p>Unanimously to send recommendation to Cornwall Council to Support this application.</p> <p>Councillor Hendy stated that he was happy to support this application but was sympathetic to concerns of sustainability for the fishing industry, a historic building and for the loss of fishermen's stores.</p> <p>Ms Hicks, Mr Huckstep, Mr and Mrs Marshall and Mr and Mrs Nicholson thanked the Committee and then left the meeting.</p>	
<p>60.</p>	<p><u>CORRESPONDENCE</u></p> <p>.1 <u>Cornwall Council Design Guide</u></p> <p>The Chairman informed the Committee that this documentation is very useful and informative and asked the Assistant Clerk to e-mail a copy out to all members.</p> <p>.2 <u>PA14/10838 – Planning Application for the Construction of 85 Dwellings (Market and Affordable Homes) – Land Off St Martin's Road, East Looe (Barratt Homes).</u></p> <p>The Chairman informed the Committee that the above planning application had been received and will be discussed at our next Planning Meeting scheduled for Tuesday 16th December 2014 at 7pm in the Council Chamber. The Chairman asked Councillor Toms to send through the list of outstanding planning conditions and Section 106 Agreements that had still not been met by Barratts on the first phase.</p> <p>.3 <u>E-Mail Received from Mr D Gamblin</u></p> <p>The Chairman read out e-mail received from Mr Gamblin informing that he was expecting Barratt Homes to undertake a community consultation exercise in advance of submitting their planning application for Phase 2 and found it disappointing</p>	<p>Assistant Clerk to e-mail copy out to all Committee members.</p> <p>Councillor Toms to send list to the Chairman.</p>

	<p>that residents have not been given an opportunity to express their views. Mr Gamblin also asks that Barratt Homes should be asked to withdraw their application until proper community engagement had been held.</p> <p>The Chairman stated that Looe Town Council have no control over such an open meeting with Barratts and it would down to Barratt Homes themselves to arrange such a meeting. When this application is discussed by Looe Town Council on 16th December it will be an open meeting and all members of the public are welcome to attend.</p> <p>Councillor Toms stated that he had been informed by Russell Baldwinson that he would contact the Town Council to arrange a meeting with the Town Council prior to the application being submitted.</p> <p>The Chairman informed the Committee that the Town Clerk had left messages for Mr Baldwinson to contact the office to arrange a meeting, but had had no response.</p> <p>Much discussion took place.</p> <p>The Chairman asked the Assistant Clerk to respond to Mr Gamblin informing him of the date of the planning meeting when this application would be discussed.</p> <p><u>.4 Marshalls Building, The Quay, West Looe</u></p> <p>Councillor Bryan stated that he had been informed by Peter Stokes, Architect that a set of plans for above building had been passed to Councillor Mrs Hannaford to view and asked that the plans be forwarded onto the Town Council for their opinion. An e-mail had been sent to Councillor Mrs Hannaford requesting that the plans be passed into the Town Council office, but as yet we have had no reply.</p> <p>The Chairman requested that a follow up e-mail be sent to Councillor Mrs Hannaford.</p> <p><u>.5 Schedule of Works for Monterey Cypress – West Looe Cemetery</u></p> <p>The Chairman informed the Committee that the schedule of works had been received for West Looe Cemetery and it has been decided to retain the tree, plant replacements and move the bench. The Committee were satisfied with this decision.</p>	<p>Assistant Clerk to respond to Mr Gamblin.</p> <p>The Assistant Clerk to e-mail Cllr Mrs Hannaford</p>
61.	<p><u>DECISION NOTICES</u></p> <p>The Committee read through the Decision Notices as attached Appendix 'C'.</p>	
62.	<p><u>PLANNING APPEALS AND SITE MEETINGS</u></p> <p>There were none.</p>	
63.	<p><u>TO RECEIVE REPORTS OF PLANNING CONTRAVENTIONS</u></p> <p>The Chairman informed the Committee that planning enforcement details had been received from Cornwall Council EN14/02093 Braemar, West Looe Hill, West Looe – Alleged</p>	

	unauthorised works to trees within a conservation area.	
64.	<u>MATTERS FOR FURTHER OR URGENT DISCUSSION AS DETERMINED BY THE CHAIRMAN</u> There were none. The meeting closed at 8.30pm.	



STEVE HUCKSTEP ARCHITECTS

Town Council Planning Committee – Sardine Factory Redevelopment – 25/11/2014

We would ask you to support Looe Harbour Commissioners planning application for the redevelopment of the Old Sardine Factory in West Looe including; fisherman's lofts, a fish restaurant, a harbour museum and an outward bound centre for the following six reasons:

1. The old Sardine factory is an important listed building in Looe, but it has fallen into disrepair. These proposals will restore, repair and preserve the building for the future.
2. The proposed harbour museum will provide a wet weather attraction for the town. It will display historically important items from the Harbour Commissioners archives which are not currently available for public view. There will also be opportunities for interactive activities for children including boat building demonstrations, and fact-finding trails.
3. The proposed outward bound centre will provide an all-weather space for young peoples' activities, education, and for the instruction of groups on physical activities such as kayaking and rock climbing. The climbing wall will also be an all-weather facility.
4. The intention to let the prime quality first floor restaurant space to a well known chef will garner positive publicity for the town within Cornwall, the South West and the wider UK. It is anticipated that this will drive up visitor numbers based on unique visits to the town for the restaurant.
5. The new facility will add to the economic regeneration of West Looe. Recent initiatives to increase footfall on the west side of the river include: the May fair, the Looe Music Festival, food and craft fairs, and the arrival of Father Christmas. The proposed new facility will add to, and reinforce these initiatives, and assist in making the West Looe offer more resilient and sustainable.
6. The restaurant, the museum, and the café are new ventures, and it is anticipated that they will provide additional employment for the town.

In summary this is a community based project for the good of the whole town and we seek your support.

Thank you.

Telephone: 01503 26 24 98 Mobile: 07977 50 68 98
Email: steve@stevhuckstep.co.uk Website: www.stevhuckstep.co.uk
Address: 1st Floor, 6 Fore Street, East Looe, Cornwall PL13 1DT

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**LOOE TOWN COUNCIL
PLANNING APPLICATION LIST
COMM. MTG: 25th November 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
22.10.2014	PA14/08883	Mr S Tapal 4 Penarth West Looe Looe	Proposed rear extension to existing bungalow	Support
23.10.2014	PA14/09845	Mr Paul Penhaligan 2 Sunrising Looe PL13 1NA	Proposed dwelling and parking on land adjacent to No 2 Sunrising Estate, including parking and vehicular access to No 2 (re submission of planning refusal PA13/06708)	Object on the grounds of: Over-development of the site. Out of Keeping with neighbouring properties. Lack of Amenity Space. Removal of Trees (Refer to County Forrester). Access to the Site. Traffic Safety - This is a main thoroughfare for children walking to school. Highways Issues and Road Congestion – Inadequate Car Parking available on the development.
24.10.2014	PA14/09719	Mr P Jones Walnut Tree House Shutta East Looe	Application to regularise planning permission E2/06/00887 for construction of a house and external works, to include details of retaining walls	Support
24.10.2014	PA14/09635	Ms Michelle Richards Cornwall Council Housing Ltd Land Adjacent to Glebelands Looe PL13 1NP	Application for Non Material Amendment to PA13/10810 for Residential development to provide 13 affordable rented	Support

			<p>dwellings, public open space and a children's play area on vacant land; namely to raise the apartment building approximately 800 mm higher than shown on the planning drawings</p>	
28.10.2014	PA14/09756	<p>Mr and Mrs Kevin and Maria Cutler Upabft Quay Road West Looe Looe</p>	<p>To alter existing PVC windows replace with a wooden door and 1 x wooden sash sliding window. Creation of a wooden storage area to be used to store recycling.</p>	Support
31.10.2014	PA14/10209	<p>Mrs Caroline Davies-Hunt Tresuan Meadway East Looe</p>	<p>Proposed construction of dormer to side elevation and replacement cladding to first floor</p>	Support
03.11.2014	PA14/09484	<p>Mrs S Catchpole Church House Higher Chapel Street East Looe Looe</p>	<p>Listed building consent for repairs to dwelling including rebuilding chimney, new lead roof flashing, localised slate repairs and associated works</p>	Support
10.11.2014	PA14/10319	<p>Mr and Mrs L Nicholson Kittiwake Plaidy Park Road Plaidy Looe</p>	<p>Change of use of existing artist studio and workshop to ancillary living accommodation/ holiday accommodation</p>	Support
12.11.2014	PA14/10462	<p>Mr and Mrs Marshall Mama J's Italian Higher Market Street East Looe</p>	<p>Proposed installation of flue for pizza oven</p>	<p>Support subject to extraction ventilation system being installed, is within a Conservation Area. To only permit the use of the appliance required for the</p>

				production of the food types specified in the application.
12.11.2014	PA14/10541	Ms Tina Hicks Looe Harbour Commissioners The Old Sardine Factory Hannafore Road West Looe Looe	Redevelopment to include: fisherman's lofts, fish restaurant, harbour museum and outward bound centre. Demolition of existing building with retention of front facade and side return walls. Construction of new 3 storey (1 storey in roof) building to match existing, behind existing facade. Construction of new rear bading bay. Raising level of existing quay and quay wall for flood protection.	Support
12.11.2014	PA14/10648	Ms Tina Hicks Looe Harbour Commissioners The Old Sardine Factory Hannafore Road West Looe Looe	Listed building consent application for redevelopment to include fisherman's lofts, fish restaurant, harbour museum and outward bound centre. Demolition of existing building with retention of front facade and side return walls. Construction of new 3 storey buildings to match existing. Construction of new rear bading bay. Raising level of existing quay wall for flood protection.	Support

17.11.2014	PA14/10793	Mr Nigel Dennis Eddystone Court Portuan Road West Looe	Notification of works to trees in a Conservation Area namely fell three conifers	For Information Only.
17.11.2014	PA14/08520	Mr Patrick Snell East Cliff Looe Cornwall PL13 1DD	Reduction in the height of part of the north boundary wall	Support

DATE RECEIVED NOTIFICATION	REF NO:	NAME AND ADDRESS	DEVELOPMENT	LOOE TOWN COUNCIL RECOMMENDATIONS	CORNWALL COUNCIL DECISION
3 1.10.2014	PA14/05561	Mr M Peacock Coddy Shack Great Tree Farm Shortacross Widegates Looe	Extension to car parking area to serve restaurant and take-away (re-submission of application PA14/03585)	PERMISSION FOR DEVELOPMENT 25th November 2014 Object on the grounds of: Road Safety Noise Levels Area of Great Landscape Value Area of Outstanding Natural Beauty.	APPLICATION WITHDRAWN
31.10.2014	PA14/07804	Mr David Ryan Morvah The Downs West Looe	Raised deck and new doorway	Support Decision made under delegated authority.	Approved
10.11.2014	PA14/08017	Mr John Reed Cornwall Partnership NHS Foundation Trust Looe Community Academy Sunrising Estate East Looe	Proposed modular building for use as childrens services/ support workers with consultation rooms and a meeting room	Supported under Delegated Authority.	Approved with Conditions
14.11.2014	PA14/09527	Mr and Mrs J Miller Cobblers Way West Looe Hill West Looe	Application (with a conservation area) for demolition of existing garage to provide hard standing area	Support	Approved
14.11.2014	PA14/08943	Mr Duncan Samuel The Pines West Looe Hill West Looe PL13 2HP	The removal of the existing balcony to be replaced with a new balcony with glass balustrade and stainless steel handrail.	Support	Approved

			Enlargement of existing dormers and alterations to two existing windows to become sliding folding doors. Addition of balustrades to terraces and steps.		
14.11.2014	PA14/09505	Mr A Sinkowski Alvaston Shutta East Looe	Construction of dwelling and associated external works to include details of retaining wall	Support	Approved
21.11.2014	PA14/08735	Mr and Mrs A Fries Chy-An-Mor Plaidy Park Road Plaidy PL13 1LF	Single storey extension	Support	Approved
21.11.2014	PA14/08956	Mr and Mrs Padfield 1 Topview Chapel Ground West looe	Proposed porch and general alterations, namely windows and boundary treatments	Support	Approved
21.11.2014	PA14/08957	Mr and Mrs Padfield 2 Topview Chapel Ground West looe	Proposed porch, internal re-arrangement and loft conversion along with minor boundary alterations	Support	Approved
21.11.2014	PA14/09038	Mrs E Crossley Middleton's Corner The Quay East Looe	Change of use with no external alterations of beauty salon to residential apartment (resubmission of application PA14/06084)	Support	Approved with Conditions
21.11.2014	PA14/09811	Mrs Jill Jenkins Rose Cottage Hannafore Lane West Looe	Notification of works to trees in a Conservation area namely felling of Leylandi trees	Looe Town Council did not receive this application for recommendation. For information only.	Decided not to make a TPO (TCA apps)

21.11.2014	PA14/10366	Mr Robert Williams Masonic Hall Tower Hill East Looe Looe	<p>Submission of details to discharge condition 3 in respect of decision notice PA14/04409</p> <p>For Information Condition 3</p> <p>3 Prior to the commencement of the works hereby approved and notwithstanding the approved plans full details to a scale of 1:50 of the window (s) to include method of opening, method of construction, materials, finish and distance of set back from the wall shall be submitted. The windows to be replaced within the south west elevation shall be replaced with black upvc windows only, shall be obscure glazed and have restricted openings. Full details of above shall be submitted to and approved in writing by the Local Planning Authority prior to any commencement of works. The works shall be carried out in strict accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To secure a satisfactory form of works within the Looe Conservation Area in accordance with Development Plan Policies EV2 of the Caradon Local Plan 1999, Policy ALT2 of the Caradon Local Plan</p>		S52/S106 and Discharge of Condition apps
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			Alteration 2007 and Cornwall Local Plan, Strategic Policies 2010-2030 Pre-Submission Document approved by Cornwall Council on 12th February 2013 Policy 1, Policy 13 and Policy 23 and National Planning Policy Framework 2012 Sections 7 and 11.		