

**NOTES FOR INFORMATION OF THE MEETING
WITH PATRICK JAMES, FRIENDLY LINK OFFICER
HELD IN THE COUNCIL CHAMBER, THE GUILDHALL,
FORE STREET, EAST LOOE, PL13 1AA
ON TUESDAY 24TH FEBRUARY 2015 AT 6.00PM**

PRESENT: Chairman – Councillor Mrs M Powell
Councillors J R B Dingle, R Hendy, Mrs E Hannaford,
M Soady, T Stacey (arrival at 6.20pm) and A Toms

ATTENDANCE: Mrs A Keen – Assistant Town Clerk
Mr P James – Friendly Link Officer, Cornwall Council
Mr Michael Couch (Arrived at 6.30pm).

The Chairman introduced Patrick James Friendly Link Officer for Cornwall Council Planning. Councillor Mrs Hannaford informed the Committee that she was in attendance as Portfolio Holder, but Patrick would be taking the lead.

The Chairman handed out the list of questions for Patrick James to answer:

1. Why do we receive planning applications at Looe Town Council for our recommendations before all information is available to us ie on Cornwall Council online portal
2. Pre-application advice/opinion given to applicants by Looe Town Council – Should Looe Town Council give it?
3. Find out when in-house planning training will be available
4. Conservation Area/Article 4 Directive is not always taken into account when determining planning applications particularly the use of UPVC
5. Can we specify the use of heritage grade UPVC in the Conservation Area?
6. Unenforceable Planning Enforcement by Cornwall Council ie EN13/00397
7. Can we get a list of trees in the Looe area that has TPO's on them
8. At times we cannot get hold of certain Planning Officers, if this is the case can we go through yourself for assistance
9. As a Council can we have an emergency contact number for planning enforcement issues or can we again ask you for assistance
10. Why is traffic management/road safety not taken into account when granting planning approval (Reference PA14/11641 in particular)
11. Will development boundaries be re-instated through the Cornwall Local Plan recently submitted.

Answers to Questions as listed as follows:

1. Mr James informed the Committee that whilst considering the application the Planning Officer may discover that he/she needs more information to determine the application and would therefore request this from the relevant body. Looe Town Council can always ask for an extension of time if they feel they need this information to make recommendation on an application.

Councillor Mrs Hannaford informed the Committee that flood risk maps are available from Cornwall Council.

Mr James informed the Committee that Cornwall Council have only two Conservation Officers within the County therefore resources are stretched.

Councillor Mrs Hannaford stressed that communication is key and better decisions are made when more information is available.

2. Mr James stated that there is no harm in letting applicants know the view of Looe Town Council but it must be framed as an opinion only as Looe Town Council are only consultees, it is Cornwall Council's responsibility to determine the application. Councillor Mrs Hannaford suggested that Looe Town Council could advertise and charge for this service. Councillor Dingle expressed concern that Looe Town Council planning members are volunteers and not professionals giving their time freely and he would not feel comfortable with this. Cornwall Council are the paid professionals and has concern that this would be moving towards the role of a District Council. Councillor Mrs Hannaford stated that this would be informal guidance, no technical advice would be given and no one would hold you responsible.

Mr James informed the Committee that Cornwall Council Planning Officers do take into consideration the opinion of the Town and Parish Councils when determining applications.

Councillor Mrs Hannaford informed the Committee that the Localism Act gives us more powers and we would influence rather than make decision. The knowledge of the Town Council is valued.

3. There will no longer be in-house training, the onus will be on the Town and Parish Councils to travel to Cornwall Council training courses. Mr James suggested contacting David Edmundson dedmondson@cornwall.gov.uk to enquire as to when and where the next training courses will be available. Councillor Mrs Hannaford stated that Cornwall Council Planning are producing training videos which will be released in the near future.

4, 5, 6. Councillor Mrs Hannaford stated that the Neighbourhood Plan could dictate the colour and materials used in our Conservation Area. We need to argue strongly about the use of the UPVC in the Conservation Area.

Councillor Dingle stated that Cornwall Council should have been tighter on the rules in the first place. Councillor Mrs Hannaford agreed with Councillor Dingle.

Mr James stated that the Planning Officers want to protect and enhance the front of the properties but are a bit more relaxed for the decisions on the back of the properties.

Mr James stated that we could always state what we would prefer ie heritage grade UPVC when sending recommendation to Cornwall Council.

7. Mr James informed all that this information is not in the public domain but hopefully be with us in a couple of months time. Councillor Mrs Hannaford stated that Cornwall Council are developing a tree policy, this will be go out for consultation and the draft will be out in April.

8. Mr James informed the Committee that he can be contacted at anytime to chase up contact with Planning Officers. Mr James informed the Committee that there are now Customer Service Officers that can be contacted on the 0300 1234 151 number who will be more than happy to help.

9. Mr James informed the Committee that again he would be more than happy to be contacted re emergency enforcement issues or the 0300 1234 151 number can also be used.

10. Councillor Mrs Hannaford stated that the National Policy Framework has changed the bar for highways issues and part of the national drive is to take away barriers. You need strong evidence for highway problems else this will only fail at appeal stage.

11. Councillor Mrs Hannaford stated that the development boundaries would not be re-instated in the Cornwall Local Plan but we should go for this with the Neighbourhood Plan.

The Committee thanked Mr James, Friendly Link Officer who then left the meeting.

Mr Couch was at the meeting to ask the opinion from the Planning Committee for his two proposals A and B for land at Tregarrick, West Looe.

Mr Couch had previously submitted an application for the above land which could not be built financially.

Mr Couch had met with Councillor Mrs Hannaford previously who has expressed her concerns with regard to the costs not being viable, no play area provision, no open space, excavation and does not fit criteria for affordable housing.

Councillor Toms as a non committee member could not comment but suggested that the Planning Committee does not make recommendation on which proposals A or B. Councillor Mrs Hannaford stated that Mr Couch has come to the Committee without all the facts.

The Committee did not make comment on the proposals and Mr Couch thanked the Committee and left the meeting.