



LOOE TOWN COUNCIL

MINUTES OF THE PLANNING AND PUBLIC CONSULTATION COMMITTEE MEETING

Held in the Tourist information Centre, The Guildhall, Fore Street,
East Looe PL13 1AA
on Tuesday 20th August 2019 at 7.00pm

PRESENT: Chairman: Cllr J Lundy
Councillors E Hannaford, M Powell,
B Richardson (arrival at 7.01pm), C Rose and A Toms

IN ATTENDANCE

Mr C Shakespeare – PA19/06020 (arrival 7.02pm)
Mr and Mrs D Marsh – PA19/04742 (arrival 7.05pm)

OFFICERS

Planning Clerk – Annette Keen

		ACTIONS
39.	<u>APOLOGIES</u> Apologies received from Councillors Bryan and Sullivan.	
40.	<u>TO RECEIVE DECLARATIONS OF INTEREST</u> No declarations made.	
41.	<u>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC</u> No questions or statements received. Councillor Richardson arrived at 7.01pm. Mr Shakespeare arrived at 7.02pm. ----0000---- The Chairman requested permission to move the order of the Agenda to accommodate Mr Shakespeare in attendance to discuss planning application PA19/06020. This was unanimously agreed. ----0000----	

<p>42.</p>	<p><u>TO CONSIDER PLANNING APPLICATIONS AS LISTED AND MAKE RECOMMENDATIONS THROUGH THE CLERK DIRECT TO CORNWALL COUNCIL</u></p> <p>Mr Shakespeare explained to the Committee that he had met with Cornwall Council Planning Officer and it would be useful to receive comments from the Town Council to assist a decision being made.</p> <p>Mr Shakespeare stated that the plans had been revised from the original withdrawn application and to fit in with the emerging neighbourhood plan. The plot size has been reduced and the design more in keeping with other properties on Wesley Terrace with a traditional rendered frontage. Councillor Hannaford raised concern with construction traffic and access for residents and land stability, but made comment that these could be conditioned prior to approval for the need for a full construction and transport plan, laying out clearly the access for residents. Also a land stability survey. Councillor Hannaford stated that it would be beneficial to have the bulging wall rebuilt. The Chairman commented, in consistency with previous application, he proposed that no recommendation be made to Cornwall Council due to the close association of land owner as is a fellow Councillor on Looe Town Council Planning Committee, seconded by Councillor Toms, it was:</p> <p><u>RESOLVED</u></p> <p>Unanimously to make no recommendation to Cornwall Council due to the close association of land owner, as is a fellow Councillor on Looe Town Council Planning Committee.</p> <p>Mr and Mrs Marsh arrived during Mr Shakespeare's statement at 7.05pm.</p> <p>Mr Shakespeare thanked the Committee then left the meeting at 7.14pm.</p> <p><u>.2 PA19/04742 – Trevanion, Sandplace Road</u></p> <p>The Chairman invited Mr and Mrs Marsh to make comment on the above application. Mrs Marsh stated that they were now satisfied with the amended plans. The Committee discussed the amended plans and the Chairman proposed to Support the application, seconded by Councillor Toms, but asked for comments as per Appendix 'A' be addressed and sent to the Planning Officer.</p> <p>Mr and Mrs Marsh thanked the Committee then left the meeting at 7.21pm.</p>	
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	The Chairman returned to the proper order of the Agenda.	
43.	<p><u>TO RESOLVE TO APPROVE THE MINUTES OF THE PLANNING AND PUBLIC CONSULTATION COMMITTEE MEETING HELD ON 23RD JULY 2019</u></p> <p>The Chairman proposed to approve the Minutes of the Planning and Public Consultation Committee meeting held on 23rd July 2019, seconded by Councillor Mrs Hannaford, it was: <u>RESOLVED</u></p> <p>With a vote of 4/1 abstention to approve the Minutes of the Planning and Public Consultation Committee Meeting held on 23rd July 2019.</p>	
44.	<p><u>MATTERS ARISING FROM THE MINUTES OF THE PLANNING AND PUBLIC CONSULTATION COMMITTEE MEETING OF 23RD JULY 2019</u></p> <p><u>.1 Minute No 31 – PA19/04646 – 6 Buller Street</u> Planning Officer attended site visit on 29th July and circulated comments to Planning Committee. Planning Committee agreed to Support the application.</p> <p><u>.2 Minute No 32 – Barratts Estate, St Martins</u> A site visit was requested with Barratts, but as an alleged enforcement complaint had been raised, the site visit was deemed not appropriate. Councillor Toms Ward Member for East Looe and St Martin’s had forwarded the photographs that had been taken of the condition of trees on site to both Cornwall Council Planning Officer and Barratt Homes for information. Planning Officer has since responded stating they were currently assessing the potential breach. The Chairman asked the Planning Clerk to chase for an update.</p> <p><u>.3 Minute No 32.2 – Trees in Buller Quay Car Park</u> A meeting had taken place with the Chairman, Councillor Rose, Harbour Master/Chief Executive and Assistant Harbour Master regarding implementation of further trees in the car park. Discussion took place of what steps had been taken to look into the viability of introducing more trees to the area. The Assistant Harbour Master had contacted Nick Cooper (tree specialist) and there is a high level of copper present in the soil which resulted in the loss of the trees previously. The area is unstable due to being made up of a high sand content. Looe Harbour Commission</p>	Planning Clerk to contact Planning Officer for update

	<p>would not be willing to drill further holes in the car park to accommodate the proposed trees as this could add further to instability and flooding. Looe Harbour Commission have looked into this thoroughly so there are no further steps we as a Town Council can take.</p> <p>The Chairman had kindly asked the Harbour Office to formally send this information to LTC office, which has not yet been received.</p> <p><u>Minute No 35 – Planning Applications as Listed for Recommendation</u> <u>PA19/04997 – Jesmond</u></p> <p>At previous planning meeting the Planning Committee objected to the application. The application seeks minor amendments to approved PA18/11490. After correspondence with Planning Officer LTC Planning Committee were not entirely satisfied with the visual impact of the car parking space in the Conservation area, but could not find grounds to continue their objection.</p> <p><u>Minute No 38 – 5 day Protocols</u></p> <p>The Planning Clerk made enquiries to Liskeard Town Council on how they proceed with their 5 day protocols, which was very similar to Looe Town Council. To Report and Note 5 Day Protocols is now a standing Agenda Item on all on our Planning Agendas for meetings.</p> <p><u>Minute No 38.2 – LTC Pre-Application Policy</u></p> <p>This is on the Agenda to be discussed at this planning meeting.</p> <p><u>Minute No 38.3 – CALC Planning Training</u></p> <p>Planning Clerk has sourced up-to-date copies of the Planning Aid ‘Material Planning Considerations’ fact sheet and map of Looe’s Conservation area, and both will be tabled at every planning meeting.</p>	<p>Planning Clerk to contact LHC</p>
<p>45.</p>	<p><u>CORRESPONDENCE (For Information Only)</u> <u>.1 Re: New Development (former Downs Road Garage Site, West Looe)</u></p> <p>A letter had been received from West Looe Town Trust requesting the approval and support for the proposed name ‘Downs Gate Close’ for their new development (former Downs Road Garage Site West Looe).</p> <p>The Committee discussed and unanimously supported West Looe Town Trust in their choice of name for the new development.</p>	<p>Planning Clerk to write letter of approval and support to WLTT</p>

46.	<p><u>TO NOTE DECISION NOTICES</u> The Committee read through Decision Notices as attached Appendix 'B'. Looe Town Council are currently 90% in line with Cornwall Council decisions.</p>	
47.	<p><u>TO REPORT AND NOTE SITE MEETINGS AND PLANNING APPEALS</u> None.</p>	
48.	<p><u>TO REPORT AND NOTE 5 DAY PROTOCOLS RECEIVED</u> No 5 day protocols received since previous Planning meeting held on 23rd July 2019.</p>	
49.	<p><u>TO REVIEW LOOE TOWN COUNCIL PRE-PLANNING CONSULTATION POLICY</u> Following on from discussions held at the previous Planning meeting on 23rd July 2019 the Planning Clerk had sourced and circulated to the Committee for discussion: .1 LTC Pre-application Planning Policy .2 CALC Guiding Principles for Pre-Applications .3 Cornwall Council Commercially Sensitive Checklist The Chairman proposed, seconded by Councillor Rose it was: <u>RESOLVED</u> Unanimously that the 'Pre-determination' paragraph from CALC guiding principles be inserted into the Policy and the Commercially Sensitive Checklist be adapted to represent Looe Town Council. Both documents to be presented to the Clerk for consideration prior to submission to the next Policy, Strategy and Finance meeting for approval.</p>	<p>Planning Clerk to update the LTC Pre-Planning Policy</p>
50.	<p><u>TO CONSIDER PLANNING APPLICATIONS AS LISTED AND MAKE RECOMMENDATIONS THROUGH THE CLERK DIRECT TO CORNWALL COUNCIL</u> The Committee discussed the remaining planning applications as listed and made recommendations as per Appendix 'A'.</p>	
51.	<p><u>TO RECEIVE AN UPDATE ON THE PROGRESS OF THE NEIGHBOURHOOD PLAN</u> Councillor Mrs Hannaford reported that the Project Manager, Steve Besford-Foster is still collating all the responses from the Neighbourhood Plan consultation. Two issues have arisen from the response to Climate Change Emergency. We are reviewing the tourism and accommodation stock in the town and looking at</p>	

	<p>commissioning someone to map all of the tourist and visitor accommodation in the town to find out what is our accommodation stock. We are also investigating whether we could create Policies of what our future needs will be in the town. Once all responses from the consultation have been collated it will need to go to Full Council for approval before being submitted to Cornwall Council. It would be good for all Councillors to familiarise themselves with the Neighbourhood Plan document and Cornwall Local Plan.</p>	
52.	<p><u>TO DISCUSS COMMUNICATION OF KEY MESSAGES</u> No further communication of key messages.</p>	
53.	<p><u>MATTERS FOR FURTHER OR URGENT DISCUSSION AS DETERMINED BY THE CHAIRMAN (FOR INFORMATION ONLY)</u> The Chairman raised the matter of dealing with planning applications of fellow Councillors and asked whether a Policy could be created. Councillor Toms stated he would discuss with the Clerk to see if a Policy could be put in place.</p> <p>The Meeting closed at 8.15pm.</p>	<p>Councillor Toms to discuss Policy with Clerk</p>

Signed

Date